Item 3
RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD, GLADESVILLE FROM COMMUNITY TO OPERATIONAL LAND

Report prepared by: Student Planner
Report approved by: Acting Senior Coordinator - City Places; Executive Officer - City Places; General Manager - City Shaping
Report dated: 03 July 2023 **File Number:** LEP2022/14/4 - BP23/389

City of Ryde
Local Planning Panel Report

Site Address and Ward	4 Pittwater Road, Gladesville East Ward
Current Planning Provisions	Zoning – MU1 Mixed Use Maximum Height of Building – 22m Maximum Floor Space Ratio – 2.6:1
Planning Proposal Overview	It is proposed to amend Schedule 4 of *Ryde Local Environmental Plan 2014* (RLEP) to include the reclassification from 'Community' to 'Operational' land.
Property Owner	Hunter's Hill Council
Applicant	Hunter's Hill Council
Report Author	Student Planner, Leslie Kuisma
Lodgement Date	28 March 2023 (Complete for assessment 24 July 2023)
Reason for Referral	Required by Ministerial Direction made under Section 9.1 of the *Environmental Planning and Assessment Act 1979* dated 27 September 2018
Recommendation	That the Ryde Local Planning Panel recommend to Council that the Planning Proposal to reclassify land at 4 Pittwater Road, Gladesville, being Lot 1 DP 816692, from Community to Operational land, be submitted for Gateway Determination under s3.34 of the *Environmental Planning and Assessment Act 1979.*
Attachments	**Attachment 1** – Planning Proposal **Attachment 2** – RLEP 2014 Maps

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	Attachment 3 – Consistency of Planning Proposal with State Environmental Planning Policies **Attachment 4** – Consistency of Planning Proposal with Section 9.1 Directions **Attachment 5** – Certificate of Title for Lot 1 in DP 816692 **Attachment 6** – Deposited Plan 816692 **Attachment 7** – Requirements of LEP Practice Note PLN 16-001 **Attachment 8** – Hunter's Hill Council – Council Meeting Report and Minutes – 20 September 2021 **Attachment 9** – Summary of Council's interest in the land – Lot 1 DP 816692 **Attachment 10** – Hunter's Hill Council – Council Meeting Report – 19 April 2021 **Attachment 11** – Response to Pre-Lodgment Meeting prepared by SJB Planning **Attachment 12** – Dealing – D394665 – Memorandum of Transfer dated 30 May 1945 **Attachment 13** – Correspondence from Hunter's Hill Council to Sydney Water 24 April 2023 **Attachment 14** – Correspondence from Sydney Water to Hunter's Hill Council 5 June 2023

1. Executive Summary

The Planning Proposal seeks to amend Schedule 4 of the RLEP 2014 by reclassifying the land at 4 Pittwater Road, Gladesville, being Lot 1 DP 816692 from Community to Operational land. The Planning Proposal has been prepared on behalf of Hunter's Hill Council, the owners of the land, with the site currently being occupied by a childcare centre.

The intent of the Planning Proposal is to reclassify the land from Community to Operational land to enable Hunter's Hill Council to consider opportunities for the future use of the land.

It is also noted that Hunter's Hill Council sought legal advice in relation to the land reclassification. The advice directed that Hunter's Hill Council must apply to the City

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of Ryde for the reclassification of the land and that owner's consent was required for the application.

Part 6 - Planning Assessment of this report provides an assessment against relevant elements of the strategic framework and an assessment of the key social and economic impacts. The proposal has been prepared in accordance with the Department of Planning and Environment's *'Local Environmental Plan Making Guideline'* dated September 2022 and the LEP Practice Note PN16-001 *Classification and reclassification of public land through a local environmental plan*, dated 5 October 2016.

2. The Site and Locality

The site is known as 4 Pittwater Road, Gladesville and consists of one allotment being Lot 1 DP 816692 (see Figure 1). The site is irregular in shape, has an area of approximately 704m^2 and is occupied by Gladesville Occasional Child Care Centre, a not-for-profit community based childcare centre.

The site has a single frontage to Pittwater Road as its southern boundary. Adjoining the site to the east is Gladesville Library. Adjoining the site to the west and north is City of Ryde's John Wilson public car park.



Figure 1. Site and Locality

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The land is zoned MU1 Mixed Use under the RLEP 2014 (see Figure 2). The adjoining land and surrounding area are mostly mixed or residential in use with land to the north/northwest being zoned MU1 Mixed Use or R4 High Density Residential and land in the south/southeast being zoned MU1 Mixed Use or R4 High Density Residential or R2 Low Density Residential. The Planning Proposal does not seek to change the site's existing zoning.

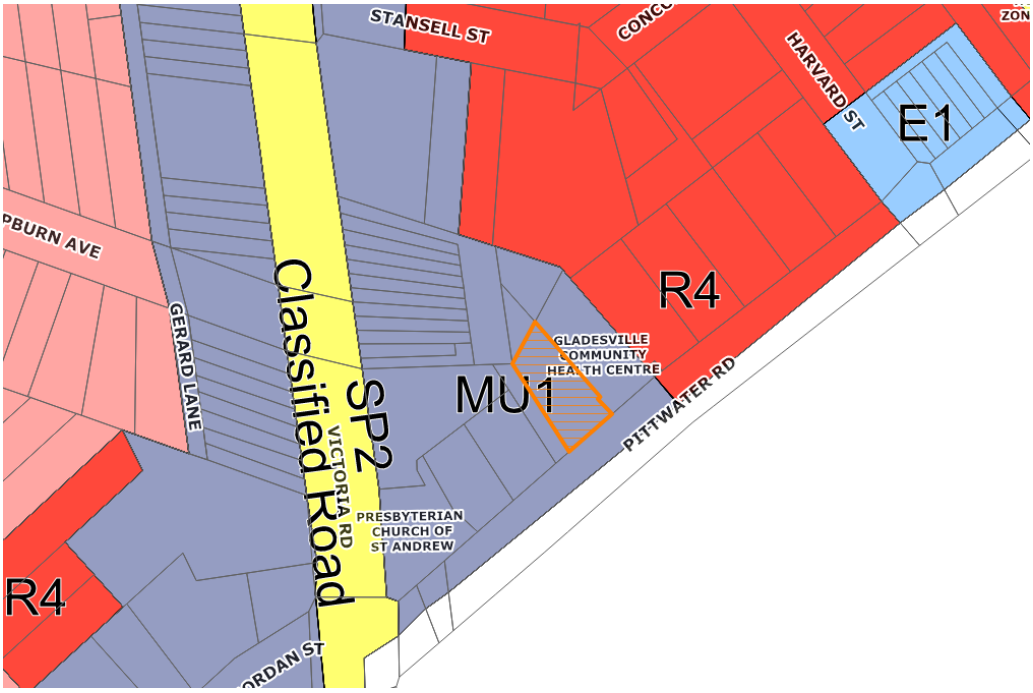

Figure 2. Land Use Zoning under RLEP

The site is subject to a height of building development standard of 22m (see Figure 3). The Planning Proposal does not seek to change the site's existing height of building standard.

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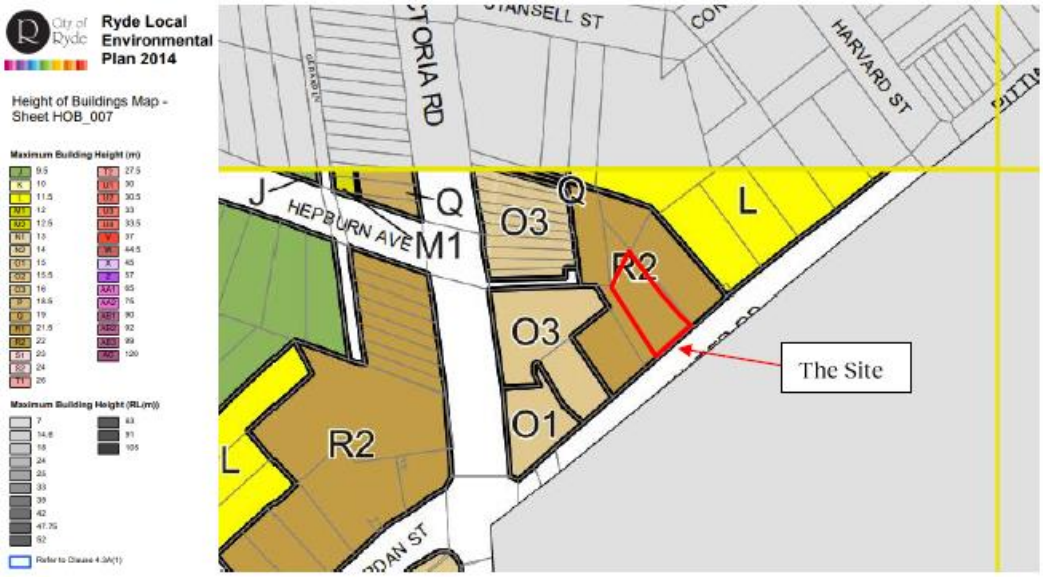

Figure 3. Height of Building under RLEP

The site is subject to a maximum floor space ratio (FSR) of 2.6:1 (see Figure 4). The Planning Proposal does not seek to change the site's existing maximum FSR standard.

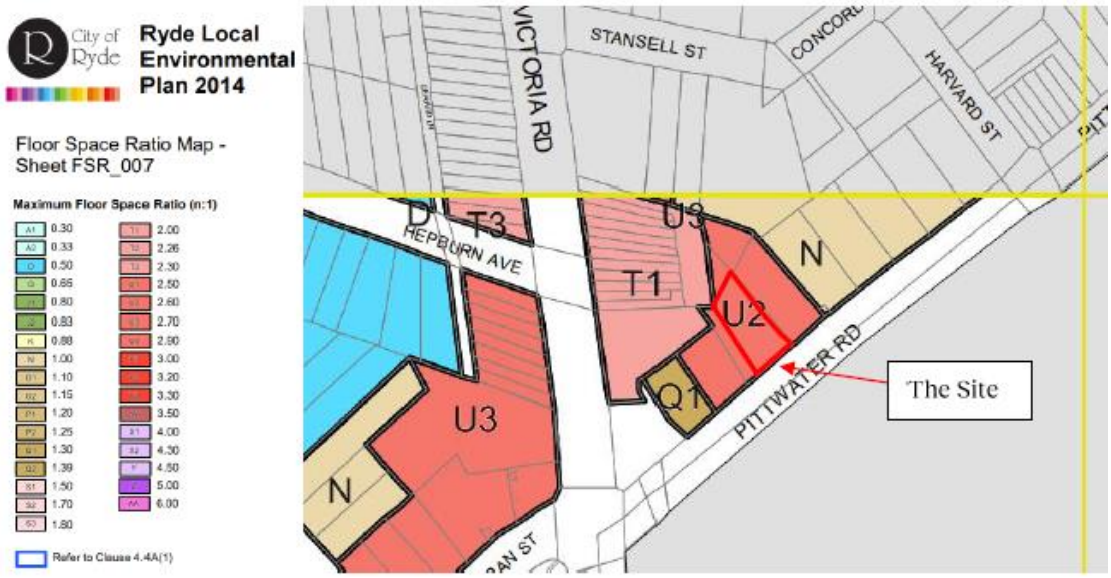

Figure 4. FSR under RLEP

The site is designated as being within the Gladesville Town Centre under the RLEP 2014 Centres map (see Figure 5). The site is also identified under Part 4.6 Gladesville Town Centre and Victoria Road Corridor under Ryde Development Control Plan (RDCP) 2014. In particular, the site is located within the Town Centre Precinct identified within the Precincts Vision Plan (see Figure 6).

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Figure 5. Centres Map under RLEP

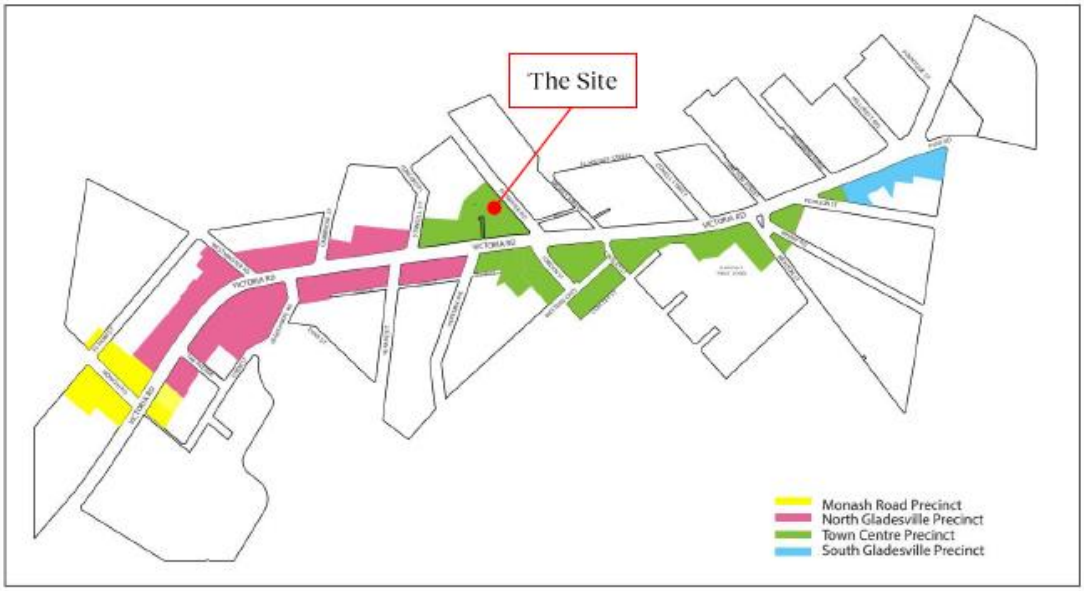

Figure 6. Town Centre Precinct under RDCP

There are four local heritage items listed in the RLEP 2014 that are within proximity of the site (see Figure 7):

- Local heritage item 54 ‘Great North Road’ located on Victoria Road, within 100m of the site.
- Local heritage item 139 ‘Gates’ located on 220 Victoria Road, within 200m of the site.

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- Local heritage item 140 'Church' located on 220 Victoria Road, within 200m of the site.
- Local heritage item 142 'Church' located on 265A Victoria Road, within 100m of the site.

There is a heritage conservation area (HCA) located within 100m of the site. However, the Planning Proposal will not have any impact on these heritage items or HCA.



Figure 7. Heritage Items and HCA under RLEP

3. The Planning Proposal

The Planning Proposal as submitted (refer to **ATTACHMENT 1**) is considered to be generally in accordance with the requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment's *'Local Environmental Plan Making Guideline'* (dated September 2022). The Planning Proposal adequately sets out the following:

- A statement of the objectives or intended outcomes of the proposed amending LEP;
- An explanation of the provisions that are to be included in the proposed amending LEP;
- Justification for those objectives, outcomes and provisions and the process for their implementation;
- Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies;
- Details of the community consultation that is to be undertaken on the Planning Proposal; and
- A project timeline.

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4. Background

A formal pre-lodgement meeting was held between Hunter's Hill Council, their consultants and City of Ryde (Council) on 23 February 2023. Council advised that the Planning Proposal, in addition to the requirements of the Department of Planning and Environment's guidelines, must address the following:

- NSW Government's LEP Practice Note PN 16-00 by providing information relating to Council's interests in the land.
- Confirmation of the easement details for DP 390503.
- Clarification of 'Council' as to when the document is referring to Hunter's Hill Council and/or landowner and City of Ryde Council.
- Removal of incorrect references.
- Consistency of references to future development with proposed outcomes noting the potential community interest in the proposal.

The submitted Planning Proposal and accompanying reports (see **ATTACHMENTS 1-12**) have adequately addressed these matters.

5. Referrals

As part of the assessment of the Planning Proposal, the application was referred internally to Council's Executive Leadership Team (ELT) for comments. No objections were raised in the comments received from the ELT referrals.

As the Title of the land contained a restriction imposed by Sydney Water at the time of dedication of the land to Hunter's Hill Council, the matter was referred by the applicant to Sydney Water for comment. The Sydney Water response is included in the Planning Proposal.

6. Planning Assessment

The assessment of the subject Planning Proposal has been undertaken in accordance with the NSW Department of Planning and Environment's *'Local Environmental Plan Making Guideline'* (dated September 2022).

- **Part 1 Objectives or intended outcomes**

The intended outcomes of the recommended proposed changes to the RLEP 2014 are as follows:

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- *to enable the reclassification of Hunter's Hill Council owned land, known as 4 Pittwater Road, Gladesville, Lot 1 DP 816692, from Community Land to Operational Land; and*
- *to enable the land classification to be consistent with the current zoning and provide Hunter's Hill Council with flexibility to ensure it can deliver improved community infrastructure via redevelopment of the site or possible sale and redirection of funds to other community infrastructure.*

- **Part 2 Explanation of provisions**

The submitted Planning Proposal as lodged by the proponent seeks to amend the RLEP 2014 as follows:

- Amend Schedule 4, Classification and Reclassification of Public Land, by inserting 4 Pittwater Road, Gladesville being Lot 1 DP 816692 under Part 1 Land classified, or reclassified, as operational - no interests changed.

The proposal does not involve any change to the existing zone and/or development standards that apply to the subject site. There are no interests in the land that Hunter's Hill Council is seeking to discharge.

- **Part 3 Justification**

Need for the Planning Proposal

The NSW Department of Planning and Environment's *'Local Environmental Plan Making Guideline'* requires the following two questions be answered to demonstrate the need for the proposal:

1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

Yes, the Planning Proposal is the result of Hunter's Hill Council's Property Strategy (see **ATTACHMENT 10**) that identifies the site as surplus to the needs of Hunter's Hill Council. It is also informed by City of Ryde's LSPS to establish existing zones, permissible land uses, development standards and detailed design controls for the site and wider Gladesville Town Centre under RLEP 2014 and RDCP 2014.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The site is currently classified as Community Land, meaning that Hunter's Hill Council is not able to sell, exchange or dispose of Community Land under the provisions of the *Local Government Act 1993*. The reclassification sought as part of this proposal is the only means available to achieve the objective and intended outcome of this

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Planning Proposal and enable Hunter's Hill Council to consider the future use of the land that reflects the current MU1 Mixed Use zoning.

Relationship to Strategic Planning Framework – The Strategic Merit Test

A strategic merit test is provided in the following table.

Strategic Merit Issue	**Comment**
State Environmental Planning Policies and Local Directions	The Planning Proposal is generally consistent with the relevant State Environmental Planning Policies and Local Planning Directions under Section 9.1 of the environmental Planning and assessment Act 1979. An analysis of compliance with these policies is provided in the attached Planning Proposal (see **ATTACHMENT 1**).
Greater Sydney Region Plan - A Metropolis of Three Cities	The Planning Proposal is generally consistent with the Greater Sydney Region Plan - A Metropolis of Three Cities (see **ATTACHMENT 1**).
North District Plan	The Planning Proposal is generally consistent with the North District Plan (see **ATTACHMENT 1**).
Ryde Local Strategic Planning Statement	The Planning Proposal is generally consistent with the Ryde Local Strategic Planning Statement (see **ATTACHMENT 1**).
Requirements for Proposals to Reclassify Public Land	The Planning Proposal is prepared in accordance with LEP Practice Note PN 16-001 (see **ATTACHMENT 7**). The most relevant part of that Practice Note is Attachment 1 as follows: • The land is not a 'public reserve' as defined by the *Local Government Act 1993.* • Hunter's Hill Council's property records indicate the site was transferred from Sydney Water (formerly known as Metropolitan Water and Sewerage and Drainage Board) to Hunter's Hill Council for the purpose of a baby health centre in 1945 and a restriction was placed on the Title for this use at dedication to Hunter's Hill Council (see **ATTACHMENT 12**). As such, Hunter's Hill Council consulted with Sydney Water on 24 April 2023 (see **ATTACHMENT 13**). On 5 June 2023, comments were received from Sydney Water who raised no objection to the reclassification (**ATTACHMENT 14).** • There are no interests in the land that Hunter's Hill Council is seeking to discharge. This may be required prior to the sale of the property, which can

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Strategic Merit Issue	Comment
	be completed as a separate matter to this Planning Proposal. • The proposal will not affect any current uses or leases on the land. • The proposal does not involve any change to the existing zoning and/or planning controls that apply to the site. • The land is not proposed for sale at this time. However, the proposal will enable Hunter's Hill Council to sell, exchange or otherwise divest and deal with the parcel of land to assist in facilitating the redevelopment of the land, whilst capitalising on the returns to Hunter's Hill Council and the potential community benefits including public domain upgrades. • There are no sales or changes to the property at this time, but if sold, Hunter's Hill Council will be required to appropriately account for the funds acquired as required by PN 16-001.

Key Assessment Issues

An assessment of the key issues relevant to the Planning Proposal is provided in the following table.

Site Specific Issues	Assessment
Social and economic impact	The reclassification has the potential to have positive social and economic benefits for the community, in that it enables Hunter's Hill Council to consider potential future development of land for uses consistent with the MU1 Mixed Use zoning under RLEP 2014. Furthermore, the reclassification may assist in the delivery of mixed-use development outcomes to improve economic and social vitality of the area and strengthen the economic performance of the Gladesville Town Centre.
Environmental impact	The reclassification does not result in any direct environmental impacts. It will, however, enable development of the land in accordance with the current MU1 Mixed Use zoning. Any environmental

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Site Specific Issues	Assessment
	impacts likely to arise as a result of any future development proposal will be assessed as part of the Development Application process.
Heritage	The site is not affected by any heritage listing and the nearby heritage items and HCA are located 100m to 200m from the site. There is no impact on the heritage items or HCA.

7. Conclusion

The Planning Proposal proposes to reclassify land at 4 Pittwater Road, Gladesville, being Lot 1 DP 816692 from Community to Operational under Schedule 4 of the RLEP 2014.

Given the proposal and its supporting documentation provides an analysis of the strategic planning opportunities for the site and considers the relevant environmental, social and economic impacts, it is recommended that the Planning Proposal be supported.

8. Recommendation

That the Ryde Local Planning Panel recommend to Council that the Planning Proposal to reclassify land at 4 Pittwater Road, Gladesville, being Lot 1 DP 816692 from Community to Operational land be submitted for Gateway Determination under s3.34 of the *Environmental Planning and Assessment Act 1979*.

ATTACHMENTS

1 Amended Planning Proposal_Final_ 230716_PP-2022-3966
2 Ryde LEP 2014 Maps - 4 Pittwater Rd, Gladesville_PP-2022-3966 (1)
3 Consistency of PP with SEPPs - 4 Pittwater Rd, Gladesville_PP-2022-3966 (1)
4 Consistency of PP with S9.1 Directions - 4 Pittwater Rd, Gladesville_PP-2022-3966 (1)
5 Certificate of Title for Lot 1 in DP 816692 - 4 Pittwater Rd, Gladesville_PP-2022-3966 (2)
6 Deposited Plan 816692 - 4 Pittwater Rd, Gladesville_PP-2022-3966 (2)
7 Amended Requirements of LEP Practice Note PN 16-001 - 4 Pittwater Rd, Gladesville_PP-2022-3966
8 Council Meeting_Report & Minutes_20 September 2021 - 4 Pittwater Rd, Gladesville_PP-2022-3966 (1)
9 Amended Summary of Councils interest in the land_PP-2022-3966
10 Council Meeting_Report_19 April 2021 - 4 Pittwater Rd, Gladesville_PP-2022-3966 (2)

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11 Response to Pre-Lodgement Meeting - 4 Pittwater Rd, Gladesville_PP-2022-3966
12 Dealing - D394665 - Memorandum of Transfer - 4 Pittwater Rd, Gladesville_PP-2022-3966
13 Correspondence from Council to Sydney Water dated 24 April 2023_PP-2022-3966 (2)
14 Correspondence from Sydney Water to Council dated 5 June 2023_PP-2022-3966

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4 Pittwater Road, Gladesville

Planning Proposal

July 2023

FINAL

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REF: #9354

Ver	Description	Date	Prepared By	Checked By
1	Draft	May 2022	PM	MB
2	Draft	November 2022	PM	
3	Final	March 2023	PM	

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4	Updated following RCC review	July 2023	KM

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Attachment 2: *Consistency of Planning Proposal with State Environmental Planning Policies*
Attachment 3: *Consistency of Planning Proposal with Section 9.1 Directions*
Attachment 4: *Certificate of Title for Lot 1 in DP 816692*
Attachment 5: *Deposited Plan 816692*
Attachment 6: *Requirements of LEP Practice Note PN 16-001*
Attachment 7: *Council Meeting Report and Minutes - 20 September 2021*
Attachment 8: *Summary of Council's interest in the land - Lot 1 DP 816692*
Attachment 9: *Council Meeting Report - 19 April 2021*
Attachment 10: *Response to Pre-Lodgement Meeting prepared by SJB Planning*
Attachment 11: *Dealing - D394665 - Memorandum of Transfer dated 30th May 1945*

Attachment 12: Correspondence from Council to Sydney Water dated 24 April 2023

Attachment 13: Correspondence from Sydney Water to Council dated 5 June 2023

Executive Summary

This Planning Proposal has been prepared on behalf of Hunters Hill Council, the owners of the land known as 4 Pittwater Road, Gladesville ('the site'). The site has a legal description of Lot 1 in DP 816692.

The submission of the Planning Proposal follows a pre-lodgement meeting with City of Ryde Council (City of Ryde) on 23 February 2023. Our summarised comments in response to City of Ryde's notes of the 23 February meeting are included at **Attachment 10**.

The holding has an area of approximately 704m^2. The site has frontages to Pittwater Road to the south and Council car park to its north. Gladesville Library adjoins the site to the east, while the Council car park continues to adjoin the site to the west. The site and adjoining lands are zoned B4 Mixed Use under *Ryde Local Environmental Plan 2014* (RLEP 2014).

The site is currently occupied by a childcare centre.

This Planning Proposal seeks to amend the RLEP 2014, in the following manner:

— Amend Schedule 4 to include the reclassification of 4 Pittwater Road, Gladesville, being Lot 1 DP 816692, from Community to Operational.

This Planning Proposal considers the relevant environmental, social, and economic impacts of the proposal and its strategic and site-specific merits.

It is requested that arising from the consideration of this Planning Proposal, City of Ryde resolve to support the changes to RLEP 2014 as detailed in this Planning Proposal and forward the Planning Proposal for a Gateway Determination.

1. Introduction

1.1 Purpose of the Planning Proposal

This Planning Proposal has been prepared for Hunters Hill Council, the owners of the site.

The Planning Proposal (the Proposal) seeks to amend the *Ryde Local Environmental Plan 2014* (RLEP 2014) to reclassify land at 4 Pittwater Road, Gladesville ('the site'), from Community Land to Operational Land.

The site is owned by Hunters Hill Council and is currently occupied by Gladesville Occasional Child Care Centre, a not-for-profit community based childcare centre.

The Planning Proposal applies to the land described as Lot 1 in DP 816692, shown at Figure 1 below.



Figure 1: Aerial view of site and locality (Source: SIX Maps)

The holding has an area of approximately 704m². The site has a single frontage to Gladesville Road at its south. Adjoining the site to the east is Gladesville Library. Adjoining the site to its west and north is an at-grade Ryde Council owned public car park.

The land is not a 'public reserve' as defined under the *Local Government Act 1993* and as such, there are no restrictions on the title in relation to this. A copy of the Certificate of Title for the site is provided at **Attachment 4**.



Figure 2: Cadastral view of site (Source: SIX Maps)

The land is zoned B4 Mixed Use under RLEP 2014 and has been identified by Hunters Hill Council as a potential asset for future redevelopment. The reclassification does not include a proposal to develop or sell the land. This would need to be pursued as a separate process.

The proposed reclassification will enable Hunters Hill Council to consider opportunities for the future use of the land, and this may include options for the development or sale of the site.

Therefore, the proposed reclassification will provide the opportunity to unlock the existing development potential, to stimulate growth and development within the local government area (LGA), in an appropriate location within Gladesville town centre.

The Planning Proposal has been prepared in accordance with the Department of Planning, Industry and Environment's (DPIE) '*Local Environmental Plan Making Guideline*', dated September 2022, and LEP Practice Note PN 16-001 Classification and reclassification of public land though a local environmental plan, dated 5 October 2016.

1.2 Background

Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hills Council for the purpose of a baby health centre in 1945 (refer to **Attachment 11**).

The site was subsequently subdivided in 1992 to create Lot 1 and Lot 2 in DP 816692, being No. 4 and No. 6 Pittwater Road, Gladesville (refer to Deposited Plan at **Attachment 5**).

Hunters Hill Council's Fit for the Future Improvement Proposal 2015 (p 144 - 145) contained a number of property related initiatives including:

> *6 Pittwater Road (Early Childhood Centre): This site is located in the Ryde City Council area and adjoins the Gladesville Library. There is a possibility that the City of Ryde Council (CoR) may seek an opportunity to re-develop their substantial land holdings in this area in conjunction with the Gladesville Masterplan and it would be logical that this site is included in any future proposals. CoR has recently commissioned consultants to consider development options for the site. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works.*

To assist in the progression of these initiatives, Hunters Hill Council at its meeting held on 25 June 2018 resolved:

> *1. Hunter's Hill Council re-establish the Committee in order to provide recommendations to Council with regards to:*
>
> *I. Evaluating Council's property assets to determine if they are providing community benefit;*
> *II. Developing strategies for the future of Council's assets;*
> *III. Investigating opportunities to invest/reinvest in property assets.*
>
> *2. The Property Advisory Committee consist of three (3) councillors and three (3) community members;*
>
> *3. Hunter's Hill Council advertise for community members to join the Property Advisory Committee as soon as is practicable;*
>
> *4. The inaugural Property Advisory Committee Meeting for this term of Council be held in early August.*

Further, to ensure that a strategic view was taken to the property holdings of Hunters Hill Council, it was agreed that a Property Strategy would be developed. This was flagged in late 2018 in the report of 12 December 2018 where it was again highlighted there was a need to look for additional revenues to supplement rates income. As part of this report, it was highlighted:

> *'...the options presented are only one measure that is required. There is a need to look at both expenditure and revenues over the coming 12 - 18 months. In relation to expenditure this will include reviewing organisational practices to streamline processes and harness technology to drive business improvement and efficiency; developing a property strategy; expansion of shared services as well as actively pursuing grant opportunities.'*

In response to this, the Sustainable and Thriving Strategy was developed that brought together these elements into a cohesive framework to guide Hunters Hill Council to take actions to be financially sustainable and thrive into the future.

Further to a range of operational changes, the Strategy provides for three big moves that will significantly move the dial on the finances of Hunters Hill Council, and reduce the existing heavy reliance on rates revenue, including the development of a Community Infrastructure Plan (CIP). The development of a Property Strategy is aimed at optimising properties owned by Hunters Hill Council, and land capable of development, sale or lease, for community benefit.

At its meeting of 19 April 2021, Hunters Hill Councillors received a report providing details on the outcome of the community consultation process undertaken as part of the exhibition and finalisation of the Community Infrastructure Plan (CIP) (refer to **Attachment 9**). The report noted the CIP was prepared to provide Hunters Hill Council and the community with a clear picture of Hunters Hill Council's property portfolio and provide a cohesive strategy on how it should be managed. The Strategy also outlines the

prioritisation of future expenditure regarding the assets of Hunters Hill Council in order to provide for existing and future community needs.

The Property Strategy has four (4) elements incorporating assets owned by Hunters Hill Council within the Gladesville commercial centre. With respect to No. 4 Pittwater Road, Gladesville, the Strategy notes that the current occasional care centre (OCC) land use needs updating and is surplus to Hunter's Hill Council requirements. It states that options to realise its value will be investigated, whilst still retaining the OCC in the area. A copy of the Strategy is provided as an attachment to the Hunters Hill Council report at **Attachment 9**.

Hunters Hill Councillors were advised by staff that in order for Hunters Hill Council to reclassify No.4 Pittwater Road, Gladesville to Operational Land it must submit a planning proposal to the City of Ryde requesting the reclassification. City of Ryde Council must then assess and hold a public hearing as required under Section 29 of the *Local Government Act 1993*.

Hunters Hill Council staff sought legal advice to confirm the above process given the land is not within Hunters Hill Council's jurisdiction. The advice confirmed that Hunters Hill Council must apply to the City of Ryde for the reclassification of the land and that owner's consent was required for the application.

Following this advice, a report was prepared by staff to be considered by Hunters Hill Councillors. At its meeting of 20 September 2021, Hunters Hill Councillors resolved to prepare and lodge a Planning Proposal with the City of Ryde for the reclassification of No.4 Pittwater Road Gladesville to Operational Land (refer to **Attachment 7**).

2. Existing Planning Controls

2.1 Ryde Local Environmental Plan

The *Ryde Local Environmental Plan 2014* (RLEP2014) contains zoning and principal development standards for the site. These are discussed below.

2.1.1 Zoning (Clause 2.3)

The site is zoned B4 Mixed Use under the RLEP 2014 as shown in the extract at Figure 3. The zone permits a broad range of uses, including commercial premises, community facilities, education facilities, hotel and motel accommodation as well as residential accommodation.

The objectives of the B4 Mixed Use zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure employment and educational activities within the Macquarie University campus are integrated with other businesses and activities.*
- *To promote strong links between Macquarie University and research institutions and businesses within the Macquarie Park corridor.*

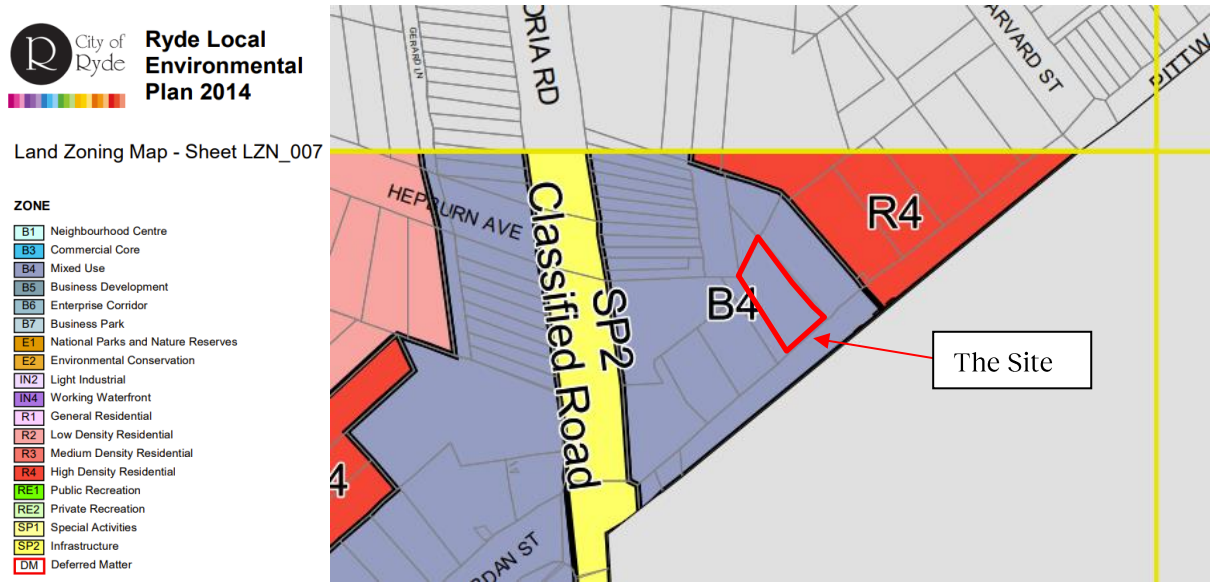


Figure 3: Extract of RLEP 2014 Land Zoning Map

The zone permits the following uses with consent:

> *3 Permitted with consent*
> *Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Waste or resource transfer stations; Any other development not specified in item 2 or 4*

This Planning Proposal does not seek to change the site's existing zoning.

2.1.2 Height of Buildings (Clause 4.3)

The site is subject to a height of buildings development standard of 22m (refer to Figure 4).

The Planning Proposal does not seek to change the site's existing height of building standard.

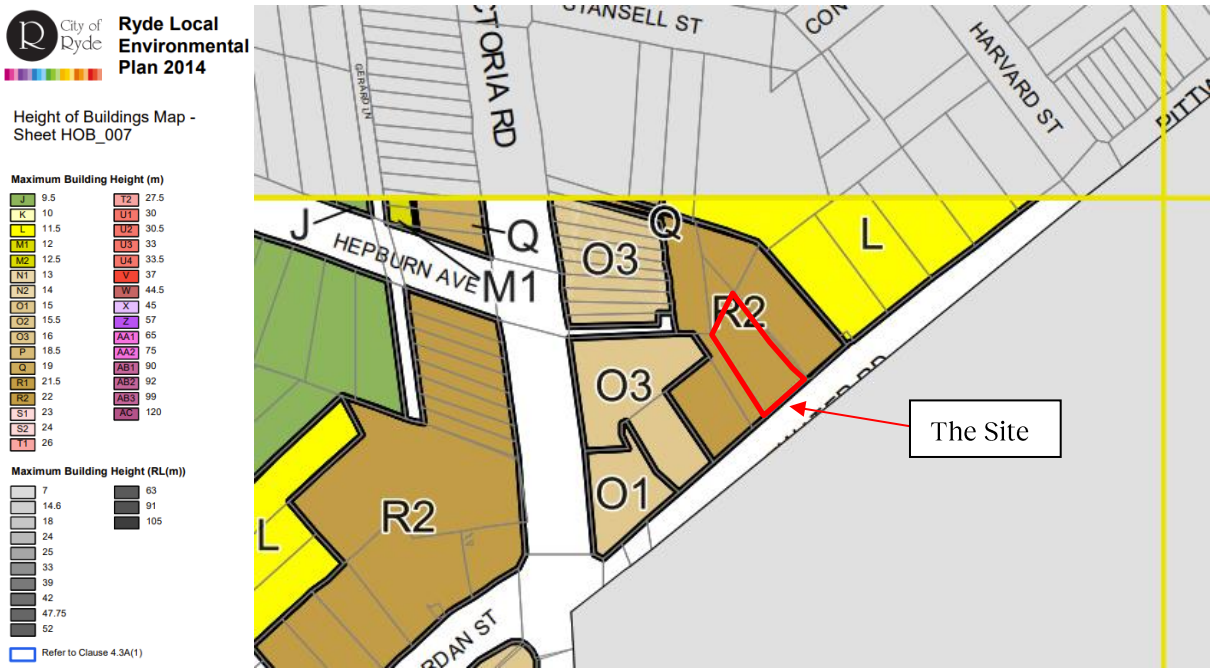


Figure 4: Extract of RLEP 2014 Height of Buildings Map

2.1.3 Floor Space Ratio (Clause 4.4)

The site is subject to a maximum FSR of 2.6:1 (refer to Figure 5).

The site is designated as being within the Gladesville Town Centre on the centres map (refer to Figure 6). Clause 4.4 requires that land identified as being within a Centre on the centres map is to consolidate development and encourage sustainable development patterns around key public transport infrastructure.

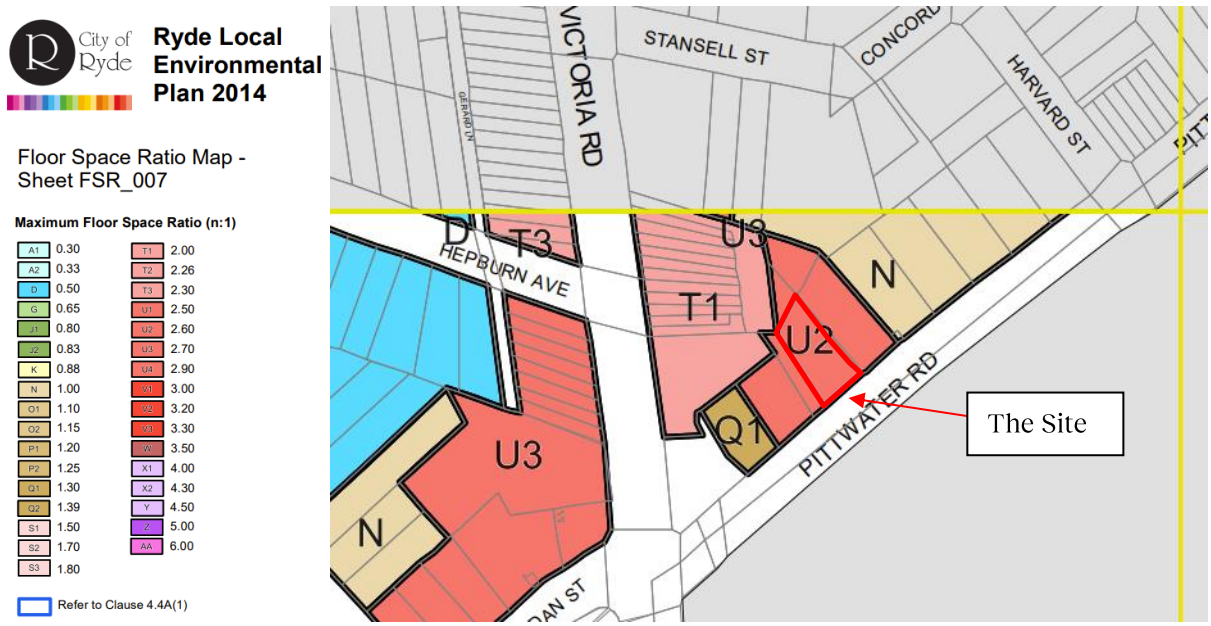


Figure 5: Extract from RLEP 2014 FSR Map

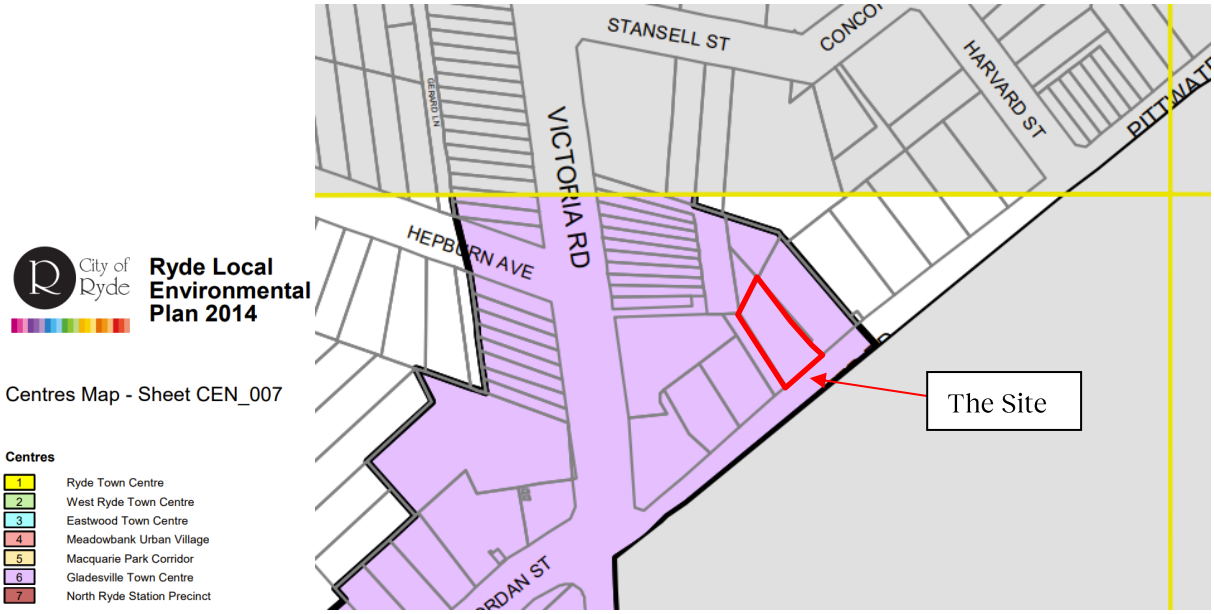


Figure 6: Extract from RLEP 2014 Centres Map

2.1.4 Heritage Conservation (Clause 5.10)

The site is located in proximity to an adjacent local heritage listed church and conservation area, listed in Schedule 5 of RLEP 2014 (refer to Figure 7).

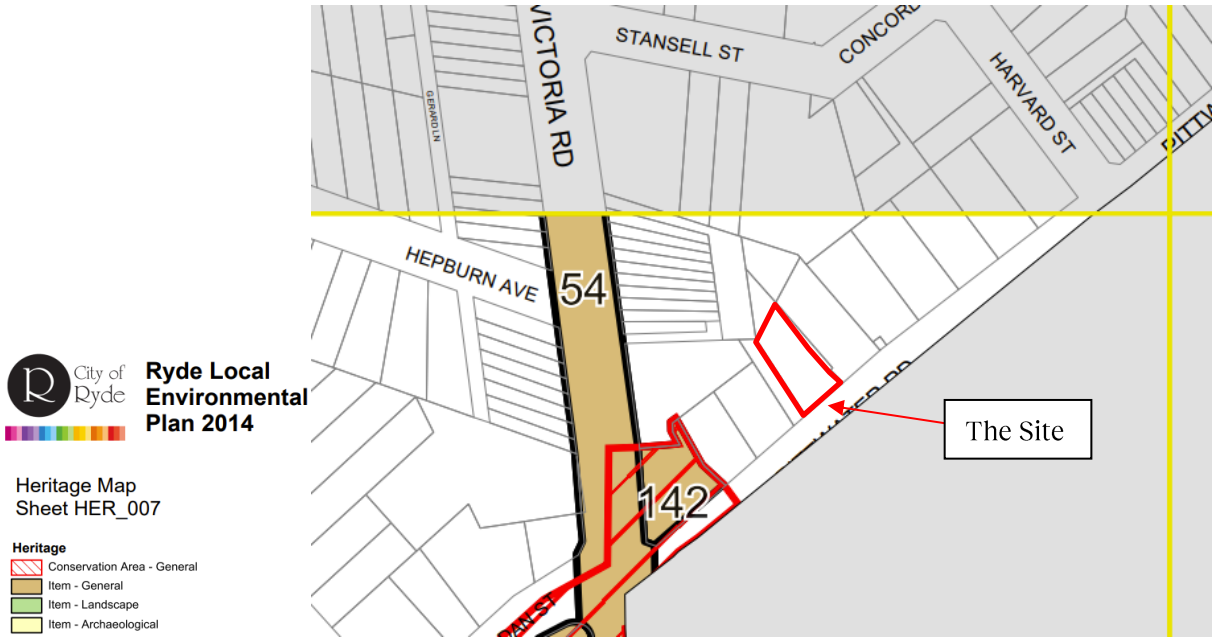


Figure 7: Extract from RLEP 2014 Heritage Map

2.1.5 Classification and Reclassification of Public Land (Clause 5.2)

Clause 5.2 enables the City of Ryde to reclassify public land as "operational land" or "community land" in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

Accordingly, the proposal seeks to describe the site, in Part 1 of Schedule 4, as reclassified to operational land for the purposes of the *Local Government Act 1993*.

2.2 City of Ryde Development Control Plan 2014

2.2.1 Gladesville Town Centre and Victoria Road Corridor (Part 4.6)

Part 4.6 of the City of Ryde Development Control Plan 2014 (RDCP 2014) provides a vision and development controls for the long-term redevelopment of the Gladesville Town Centre and Victoria Road Corridor.

The site is located within the Town Centre Precinct identified within the Precincts Vision Plan (refer to Figure 8).

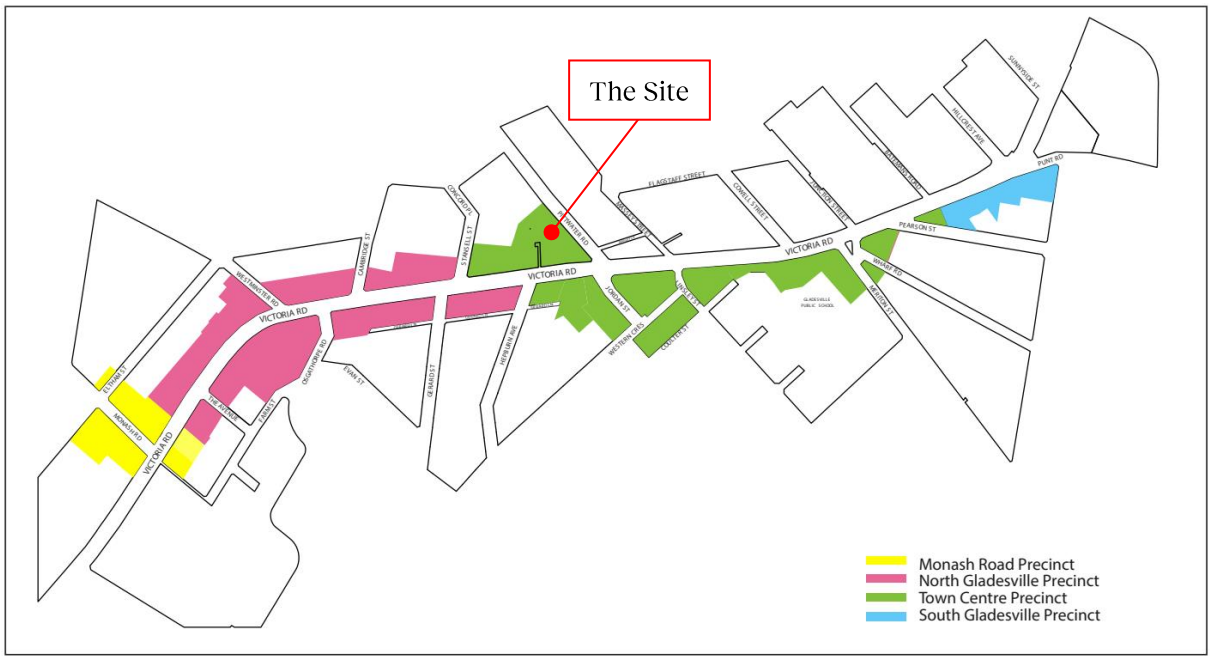


Figure 8: Extract of Precincts Vision Plan (RDCP 2014)



Figure 9: Extract of Key Sites Plan (RDCP 2014)

Intended for the Block 11 (Council carpark) key site is a mixed-use area, with a range of community, commercial, retail or residential uses along Victoria Road and Pittwater Road. Built form controls proposed across the site include building envelopes up to six (6) storeys and public open space at ground level.

3. The Planning Proposal

This Planning Proposal is generally structured in accordance with the Department of Planning, Industry and Environment's document, '*Local Environmental Plan Making Guideline (September 2022)*'.

This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification of strategic and site specific merit;
- Maps;
- Community consultation; and
- Project timeline.

3.1 Part 1 - Objectives and Intended Outcomes

To enable the reclassification of Hunters Hill Council owned land, known as No. 4 Pittwater Road Gladesville, Lot 1 DP 816692, from Community Land to Operational Land.

The reclassification would enable the land classification to be consistent with the current zoning and provide Hunters Hill Council with flexibility to ensure it can deliver improved community infrastructure via redevelopment of the site or possible sale and redirection of funds to other community infrastructure projects.

3.2 Part 2 - Explanation of Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by amending Schedule 4 of RLEP 2014, Classification and Reclassification of Public Land, in the following manner:

- To insert the locality and property description under Columns 1 and 2 of Part 1 (Land Classified, or reclassified, as operational land - no interests changed) as shown in Table 1 below:

Insert into Column 1 - Locality	Insert into Column 2 - Description
4 Pittwater Road, Gladesville	Lot 1 of DP 816692

Table 1: Proposed amendments to Schedule 4 of RLEP 2014

The proposal does not involve any change to the existing zone and/or development standards that apply to the subject site. The Planning Proposal does not recommend any changes to the maps in RLEP 2014.

3.3 Part 3 - Justification of strategic and site-specific merit

This part of the Planning Proposal outlines the need for the proposed amendments to RLEP 2014, the relationship with the strategic planning framework, the environmental, social, and economic impacts of the proposed changes, and State and Commonwealth interests.

3.3.1 Section A - Need for the Planning Proposal

Q1. Is the planning proposal the result of an endorsed LSPS, strategic study or report?

Yes, the planning proposal is the result of Hunters Hill Council's Property Strategy (refer to **Attachment 9**) that identifies the site as surplus to the needs of Hunters Hill Council. It is also informed by Ryde Council's LSPS, and urban design work undertaken to establish existing zones, permissible land uses, development standards and detailed design controls for the site and the wider Gladesville town centre under RLEP 2014 and RDCP 2014.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The site is currently classified as Community Land, meaning that Hunters Hill Council is not able to develop, sell, exchange, or dispose of Community Land under the provisions of the *Local Government Act 1993*. The reclassification sought as part of this proposal is the only means available to achieve the objectives and intended outcome of this planning proposal and enable Hunters Hill Council to consider opportunities for the future use of the land that reflect the current B4 Mixed Use zoning.

It will allow for the effective management of Hunters Hill Council's assets.

3.3.2 Section B - Relationship to the strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Greater Sydney Region Plan

The Greater Sydney Region Plan was released on 18 March 2018 and seeks to manage growth and change and guide infrastructure delivery across the region. It sets a strategy for Greater Sydney that district plans implement at a local level. The plan was developed with the Metropolitan Transport Plan, Future Transport 2056 and the State Infrastructure Strategy. These plans identify state infrastructure to support broad-scale land-use planning.

The Plan is built on a vision of three (3) cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To achieve this, it provides a framework to guide land use planning over the next 20 years and established key directions and actions to guide Sydney's productivity, liveability, and sustainability, including the delivery of housing, employment, infrastructure, and open space.

The Plan is built around the following ten (10) directions:

1. Infrastructure supporting new developments;
2. Working together to grow a Greater Sydney;
3. Celebrating diversity and putting people at the heart of planning;
4. Giving people housing choices;
5. Designing places for people;
6. Developing a more accessible and walkable city;
7. Creating the conditions for a stronger economy;
8. Valuing green spaces and landscape;
9. Using resources wisely; and
10. Adapting to a changing world.

The Planning Proposal would allow for the reclassification of the site and enable Hunters Hill Council to consider future land use options that reflect the current B4 Mixed Use zoning of the land, including the highest and best use.

The Plan's focus is on providing greater flexibility for the site to deliver outcomes associated with its zoning and intended built form outcomes prescribed in RDCP 2014. This would result in greater options for improved community facilities, as well as greater choice of dwelling types and employment in well serviced locations. In this regard, Directions 2, 3, 4, 6 and 7 are relevant to the Planning Proposal, as future potential development outcomes are likely to include improved community facilities, as well as residential and commercial development options that will provide housing and employment choices to meet the needs of the community and in a centre location.

The Planning Proposal aligns with the aforementioned directions and would support the provision of additional community infrastructure and services, housing supply and employment opportunities in an area that is well serviced by public transport.

North District Plan

The North District Plan supports the implementation of the Greater Sydney Region Plan at a district level. The district plan contains planning priorities and actions to guide the growth of the North District while improving its social, economic and environmental assets.

The Proposal is consistent with the District Plan in its ability to demonstrate consistencies with a number of its planning priorities. The priorities relevant to this Planning Proposal and the above directions are as follows:

— Planning Priority N3. - Providing services and social infrastructure to meet people's changing needs

  The proposed reclassification will provide increased opportunities for the delivery of integrated and targeted services to support the growth of Gladesville town centre and wider Ryde community, whist considering the provision and mix of local services. It will provide greater flexibility in allowing the site to respond to the changing demands of the community and co-location of uses and facilities across the site and adjoining sites, including existing library.

  An ability to redevelop the site in line with the City of Ryde's vision for Gladesville town centre will enable development of the site to be approached more holistically in line with City of Ryde's vision and allow for the provision of future facilities accessible with direct and safe access by people of all ages and abilities.

  Improving safety, accessibility and inclusion by co-locating activities benefits all residents and visitors when supported by a fine grain urban form and land use mix which provides a greater diversity of uses and users, liveability can be improved.

— Planning Priority N4. - Fostering healthy, creative, culturally rich and socially connected communities

  The proposed reclassification will provide greater opportunities for delivering fine grain urban form and local mixed-use places that can provide better access to local goods and services, together with opportunities for people to participate a range of social and cultural activities associated with community facilities.

  An ability to redevelop the site in line with City of Ryde's vision for Gladesville Town Centre will enable better implementation of place-based planning outcomes that responds to the district's cultural diversity and people's social and economic aspirations and specific needs relating to improved health and wellbeing outcomes.

— Planning Priority N5. - Providing housing supply, choice and affordability, with access to jobs, services and public transport

  The proposed reclassification will enable Hunters Hill Council to consider the future redevelopment of the site to support the provision of additional housing supply and choice, close to jobs and services.

  Greater flexibility for the development of the site arising from the reclassification will allow for urban renewal outcomes that support community needs in a highly accessible location in proximity to services and facilities.

— Planning Priority N6. - Creating and renewing great places and local centres, and respecting the District's heritage

  The proposed reclassification will allow for greater flexibility in the delivery of high quality, community specific and place-based outcomes that align with City of Ryde's vision for Gladesville town centre as represented in its LSPS, LEP and DCP.

  Furthermore, the proposal will ensure redevelopment of the site can be undertaken holistically with surrounding lots in line with proposed built form outcomes represented in RDCP 2014.

  By allowing for this approach, it will enable a precinct-wide application of public domain outcomes, and a method by which redevelopment of Gladesville town centre will align with the community's shared values and strengths, and the place's locally distinctive attributes.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Community Strategic Plan - Our Vision for Ryde 2028

The Plan establishes a vision and coordinates direction for the LGA that addresses a range of planning, community and environmental issues to guide short, medium and long-term strategic planning policies for job and dwelling creation to 2028. City of Ryde's vision for the Ryde LGA as outlined in the Plan is as follows:

Our current and liveable city

The Proposal is consistent with City of Ryde's vision in that it promotes opportunities for urban renewal and the creation of opportunities for greater land use diversity, active places and spaces that are well-connected and that encourage social interaction within the Gladesville town centre. The proposal has the opportunity to offer greater choice in the types, places to meet and socialise, as well as opportunities to prioritise the delivery of improved community facilities and affordable housing.

The Proposal is consistent with the Community Plan and aligns with the intended outcomes and strategies to accommodate future growth and facilitate development to meet the needs of the community. The proposed reclassification will support this outcome.

Planning Ryde - Local Strategic Planning Statement 2020

Yes, the Planning Proposal is consistent with City of Ryde's adopted local strategic planning statement (LSPS).

Planning Ryde Local Strategic Planning Statement 2020 outlines how the City of Ryde will deliver a high-quality lifestyle, and increased opportunities to work, live and play across the Ryde LGA. It guides all future local planning priorities, decisions and actions. The LSPS will guide the content and direction of City of Ryde's land use planning strategic and instruments, including LEP and DCP. The Proposal supports the relevant priorities and actions of the Ryde LSPS, particularly the priorities of 'Housing the city', 'A city for

people', 'A city of great place', 'A well-connected city' and 'A city in its landscape'. These are outlined in Table 2.

Planning Ryde Local Strategic Planning Statement 2020	Proposal
3.2 Centres	
3.2.5 Planning priorities and actions	
Planning Priority – C5 Ensure the vitality of Ryde's Centres and support resilience	The proposal is able to demonstrate consistency with this priority in that it will: — ensure employment opportunities through future diversity in land uses and its redevelopment phase; — ensure mixed uses are delivered and residential development does not displace commercial development in mixed-use zones; and — encourage investment in Gladesville town centre.
Planning Priority C6 – Prioritise liveability through an attractive, sustainable and well-designed environment.	The Proposal will allow redevelopment of the site consistent with the vision for the Gladesville town centre precinct as detailed in RDCP 2014, which seeks: — an enhanced pedestrian network and new public spaces off Victoria Road; — better pedestrian amenity on and around Victoria Road; and — a greater range of services to revitalise the town centre as the focus of urban life for the communities on both sides of the town centre. These outcomes, consistent with City of Ryde's DCP vison, will create opportunities for multifunctional urban spaces and places, as well as improved diversity of land uses to serve the local community and support a vibrant and growing town centre.
3.2.7 Town centres	
3.2.7.3 Gladesville Town Centre	The Proposal allows Hunters Hill Council to better utilise the site, as a key site within the Gladesville town centre, encouraging its redevelopment as a

Planning Ryde Local Strategic Planning Statement 2020	Proposal
	catalyst for change and to deliver new community benefits. It will ensure that future built form and landscaped public domain outcomes can be undertaken in a cohesive manner to provide improved amenity while also building on the historical elements of the centre.

Table 2: Consistency with Ryde Local Strategic Planning Statement (LSPS)

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes, the Proposal will not contradict or hinder the implementation of state and regional strategies that apply to site, including the Future Transport Strategy 2056, and the State Infrastructure Strategy 2018-2038.

Q6. Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs), as demonstrated in the table provided at **Attachment 2**.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

The Planning Proposal is consistent with the applicable Ministerial Directions (issued under Section 9.1 of the *EP&A Act 1979*), as demonstrated in the table provided at **Attachment 3**.

3.3.3 Section C – Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The Proposal does not apply to land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

In addition, this Planning Proposal does not recommend changing the application or intent of the provisions in RLEP 2014 that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation and the management of stormwater. These provisions will continue to apply to the Land.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The proposed reclassification does not result in any direct environmental impacts. It will, however, enable development of the land in accordance the current B4 Mixed Use zoning. Any environmental impacts likely to arise as a result of any future development proposal will be assessed as part of the Development Application (DA) process.

This Planning Proposal does not seek to amend any of the provisions in RLEP 2014 that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation, as well as the management of stormwater. These provisions will continue to apply to the subject land.

Q10. Has the planning proposal adequately addressed any social and economic effects?

In consideration of interests in the site as well as potential future uses, records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hill Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at **Attachment 11**).

The nominated easement created by transfer (Dealing No. 394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at **Attachment 11**.

On 24 April 2023, Hunters Hill Council Staff consulted with Sydney Water regarding restriction on the future use of the land as noted in "(3)" of the abovementioned Dealing. This restriction is detailed below:

(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.

The above interest would restrict the use of the land solely for the use as a "Baby Health Centre" and, as such, this would restrict Hunters Hill Council from selling or developing the land for any other purpose.

Given the above, Council's correspondence of 24 April 2023 (refer to **Attachment 12**) sought to clarify the abovementioned interest in the land to better understand potential future uses of the site or to seek release of the restriction.

On 5 June 2023, Sydney Water responded to Council in relation to this matter (refer to **Attachment 13**). This correspondence included the following statement:

'*Sydney Water does not object to the land being reclassified. However, we note that the proposed site is traversed by the Northern Suburbs Ocean Outfall Sewer (NSOOS) critical trunk sewer main (oviform 2819x2362) as well as a shaft to access the tunnel.*'

Given the above, in consideration of the correspondence from Sydney Water to Council dated 5 June 2023, Council is satisfied that Sydney Water does not object to the proposed land reclassification.

The reclassification has the potential to have positive social and economic benefits for the community, in that it enables Hunters Hill Council to consider the potential future development of land for uses consistent with the B4 Mixed Use zoning under RLEP 2014 (i.e. opportunity for greater diversity in community facilities, commercial and housing supply to meet the needs of the community close to services and transport).

Development enabled by this Planning Proposal may assist in the delivery of mixed-use development outcomes, including residential and commercial (likely the highest and best use), contributing to the provision of diverse housing stock and employment opportunities to cater to a range of demographic needs. The proposal has the potential to provide new housing and jobs closer to one another, transport, as well as improving the prospect of reducing commute times, with consequent social benefits.

The Planning Proposal provides an opportunity for Hunters Hill Council to consider the redevelopment of the site, integrating permissible land uses to improve economic and social vitality of the area, and strengthen the economic performance of the Gladesville town centre. The Planning Proposal will unlock the development potential of the site and enable Hunters Hill Council to consider the provision of not only community facilities and serviced but high-quality housing stock, commercial uses, as well as open space and public domain improvements. In doing so, the Planning Proposal presents opportunities for local employment and provision of services.

As such, the Planning Proposal, and resultant development opportunity created, aligns with City of Ryde's strategic direction for the site and Gladesville town centre.

3.3.4 Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The proposed reclassification allows Hunters Hill Council to consider the redevelopment of the site, which may result in a minor increase in demand for services in an existing urban area.

Given the site's town centre location, adequate services are available in the vicinity of the subject site.

Future infrastructure requirements would be considered as part of any redevelopment of the site, which would likely be considered with the development of surrounding sites given the strategic intent for redevelopment detailed in RDCP 2014.

Further, public infrastructure requirements associated with any future development on the land would be assessed in detail as part of any development application(s) submitted for the site.

3.3.5 Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation with State and Commonwealth agencies will be undertaken in accordance with Part 5 of this Planning Proposal.

3.4 Part 4 – Maps

This Planning Proposal does not recommend any changes to the maps in RLEP 2014. Copies of the current RLEP 2014 maps are provided at **Attachment 1**. Alternatively, the maps can be viewed online on the NSW Legislation website: www.legislation.nsw.gov.au.

3.5 Part 5 – Community Consultation

Part 1 of Schedule of the *EP&A Act 1979* requires the relevant planning authority to consult with the community in accordance with the Gateway Determination.

Accordingly, public consultation will be undertaken in accordance with the requirements of the Gateway Determination, the publication Local Environmental Plan Making Guideline, and Practice Note PN16-001, and City of Ryde's community engagement framework, including its Communications and Engagement Strategy.

It is expected that community consultation will be pursued consistent with standard practice of:

- Notification of surrounding land owners;
- Public notification in local newspaper/s;
- Notification on City of Ryde's website; and
- Availability at City of Ryde's customer service centre.

Should further consultation be required, this can be managed through the Gateway Process.

Consultation with public authorities will also be undertaken in accordance with the requirements of the Gateway Determination.

An independently chaired public hearing will be held (as required under the *Local Government Act 1993*) approximately three (3) weeks after the close of the public exhibition. Notice of the public hearing will be given in local papers and on City of Ryde's website. Notification letters will also be sent to any person or organisation who makes a submission in response to the public exhibition.

3.6 Part 6 – Project Timeline

Key stages in the plan making process are outlined in the indicative project timeline, shown below in Table 3.

Milestone	Timeframe
Stage 1 – Pre-lodgement	November 2022 - March 2023
Stage 2 – Planning Proposal, including City of Ryde's decision and issuing of Planning Proposal to DPE	March – May 2023
Stage 3 – Gateway Determination	June 2023
Stage 4 – Post Gateway	July 2023
Stage 5 – Public hearing (21 days public notice), public exhibition and public authority consultation	July – September 2023

Milestone	Timeframe
Stage 6 Finalisation; including consideration of submissions, port-exhibition reporting, LEP drafting, LEP making and notification	October 2023

Table 3: Indicative Project Timeline

4. Conclusions and Recommendations

This Planning Proposal for 4 Pittwater Road, Gladesville has been prepared in accordance with Section 3.33 of the *EP&A Act 1979* and the relevant guidelines prepared by NSW Department of Planning Infrastructure and Environment, including '*Local Environmental Plan Making Guideline*', September 2022.

This Planning Proposal seeks to amend the RLEP 2014, in the following manner:

- Amend Schedule 4 to include the reclassification of 4 Pittwater Road, Gladesville, being Lot 1 DP 816692, from Community land to Operational land.

This Proposal and its supporting documentation provides an analysis of the physical and strategic planning constraints and the opportunities of the site, and considers the relevant environmental, social, and economic impacts of the proposal and its strategic merit against the strategic framework it is set within.

5. Attachments

Attachment 1: RLEP 2014 Maps

Attachment 2: Consistency of Planning Proposal with State Environmental Planning Policies

Attachment 3: Consistency of Planning Proposal with Section 9.1 Directions

Attachment 4: Certificate of Title for Lot 1 in DP 816692

Attachment 5: Deposited Plan 816692

Attachment 6: Requirements of LEP Practice Note PN 16-001

Attachment 7: Council Meeting Report and Minutes - 20 September 2021

Attachment 8: Summary of Council's interest in the land - Lot 1 DP 816692

Attachment 9: Council Meeting Report – 19 April 2021

Attachment 10: Response to Pre-Lodgement Meeting prepared by SJB Planning

Attachment 11: Dealing – D394665 – Memorandum of Transfer dated 30th May 1945

Attachment 12: Correspondence from Council to Sydney Water dated 24 April 2023

Attachment 13: Correspondence from Sydney Water to Council dated 5 June 2023

Ryde Local Environmental Plan 2014

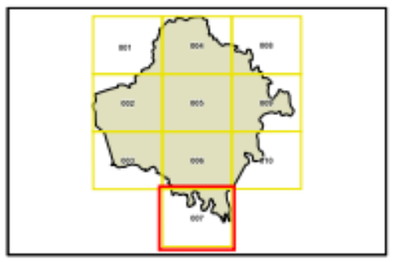
Acid Sulfate Soils Map
Sheet ASS_007

Acid Sulfate Soils

- Class 1
- Class 2
- Class 3
- Class 5

Cadastre

Cadastre 15/03/2013 © City of Ryde



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Projection GDA 1994
MGA Zone 56

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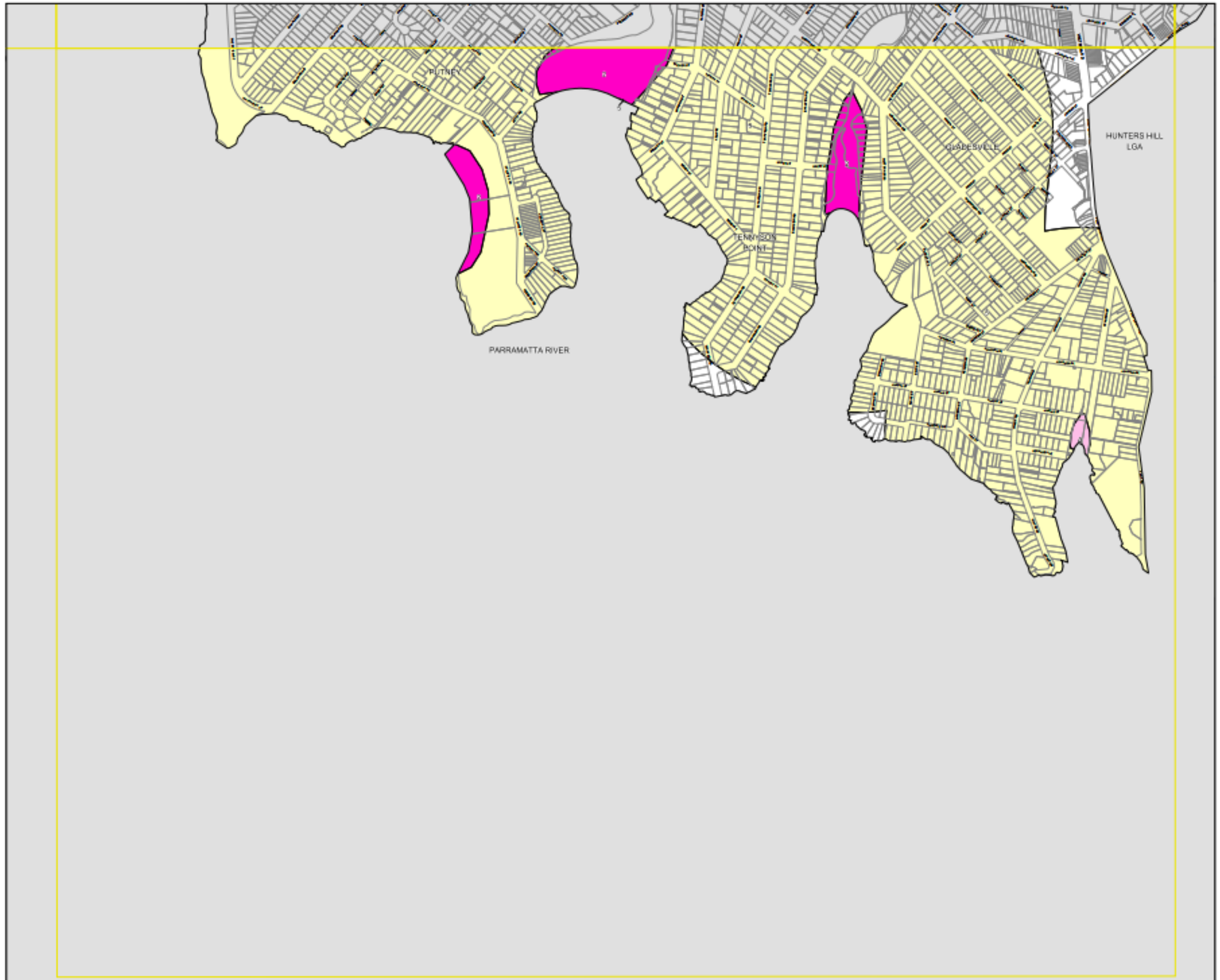


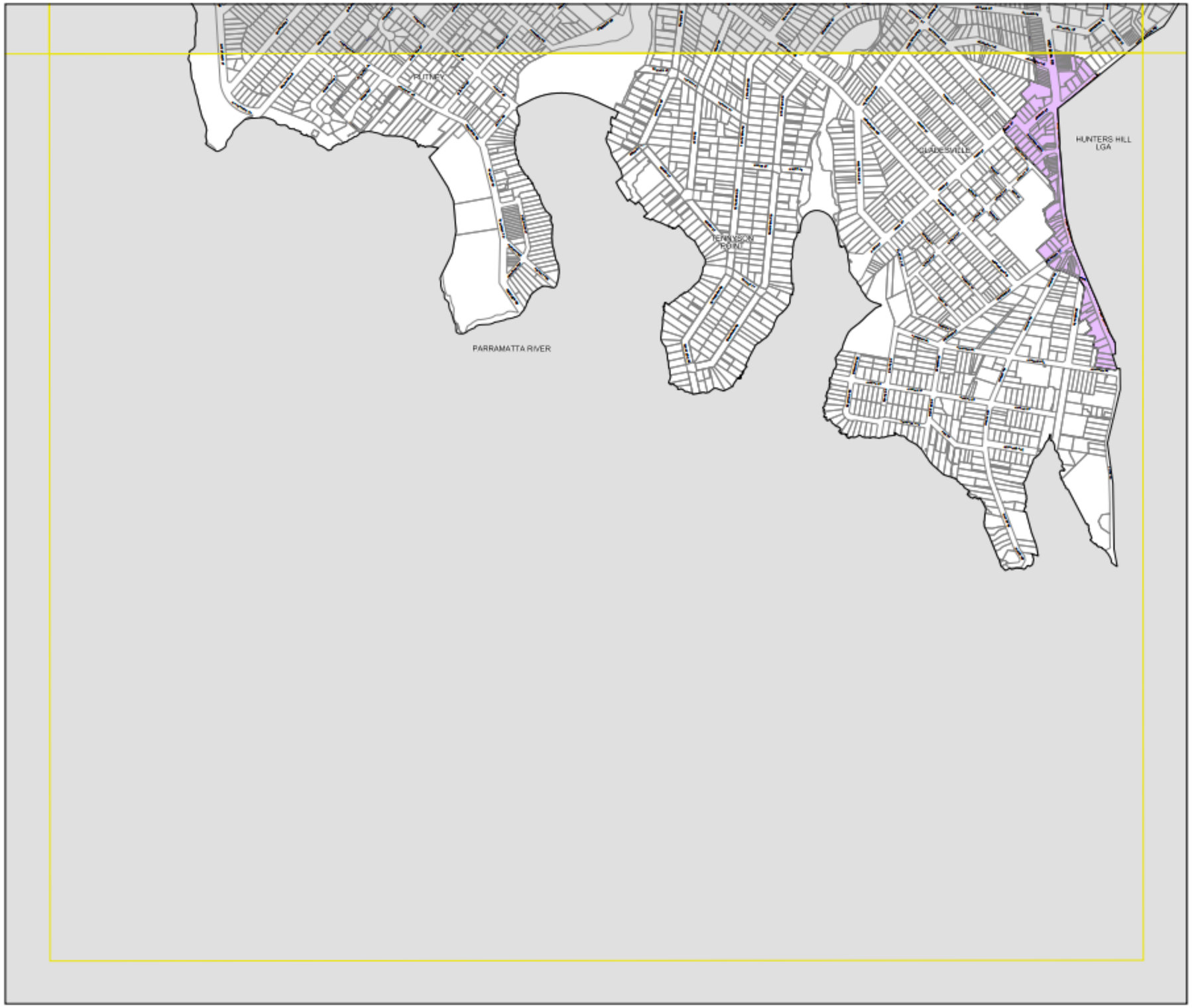
City of Ryde

Ryde Local Environmental Plan 2014

Centres Map - Sheet CEN_007

Centres

1. Ryde Town Centre
2. West Ryde Town Centre
3. Eastwood Town Centre
4. Meadowbank Urban Village
5. Macquarie Park Corridor
6. Gladesville Town Centre
7. North Ryde Station Precinct



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Cadastre 14/11/2014 © City of Ryde



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Projection: MGA Zone 56
Datum: GDA 94

Map Identification Number
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City of Ryde

Ryde Local Environmental Plan 2014

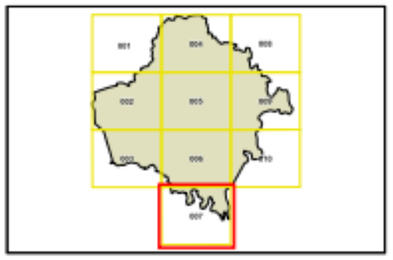
Foreshore Building Line Map
Sheet FBL_007

Foreshore Building Line

- Foreshore Area
- Foreshore Building Line

Cadastre

- Cadastre 15/03/2013 © City of Ryde



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Projection GDA 1994
MGA Zone 56

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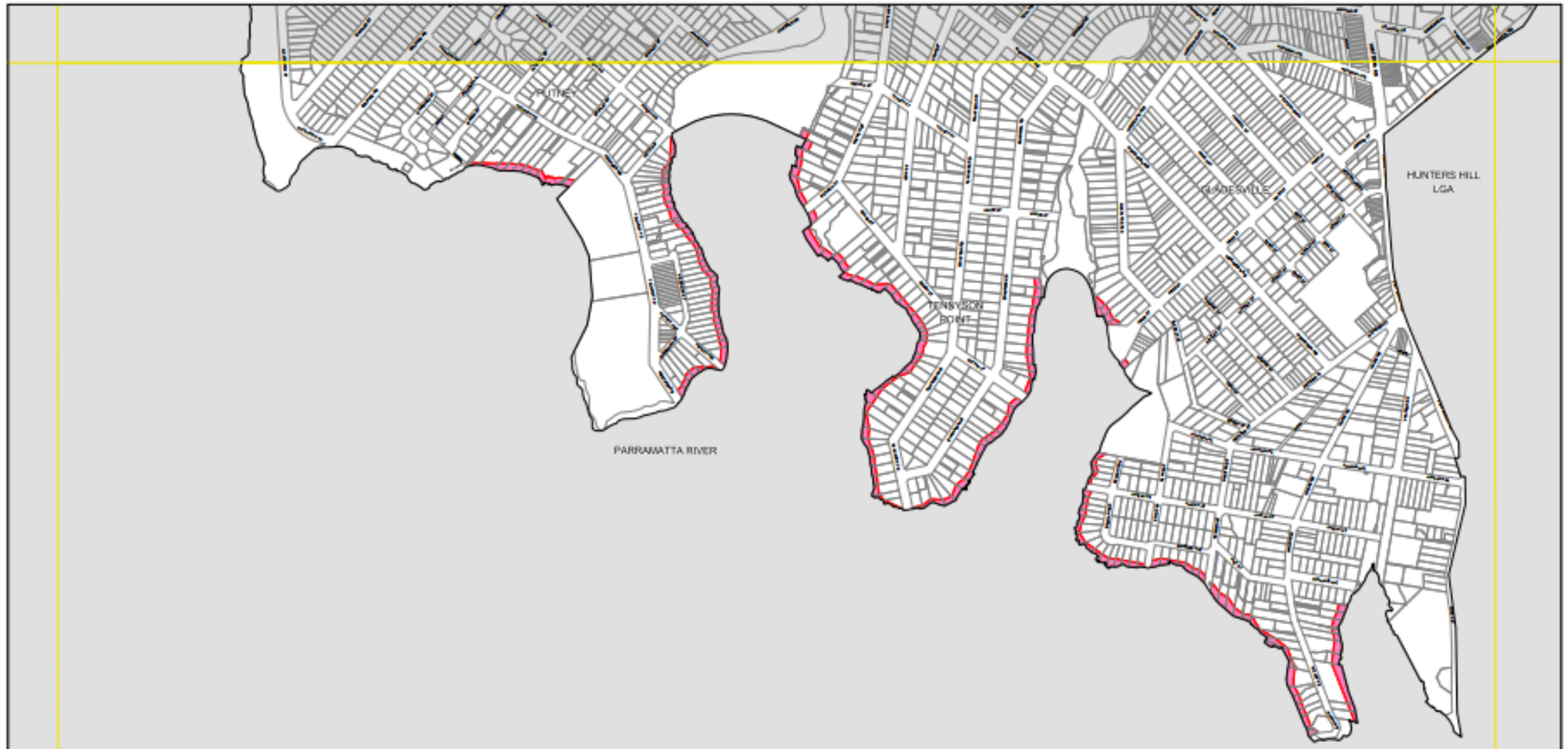


City of Ryde

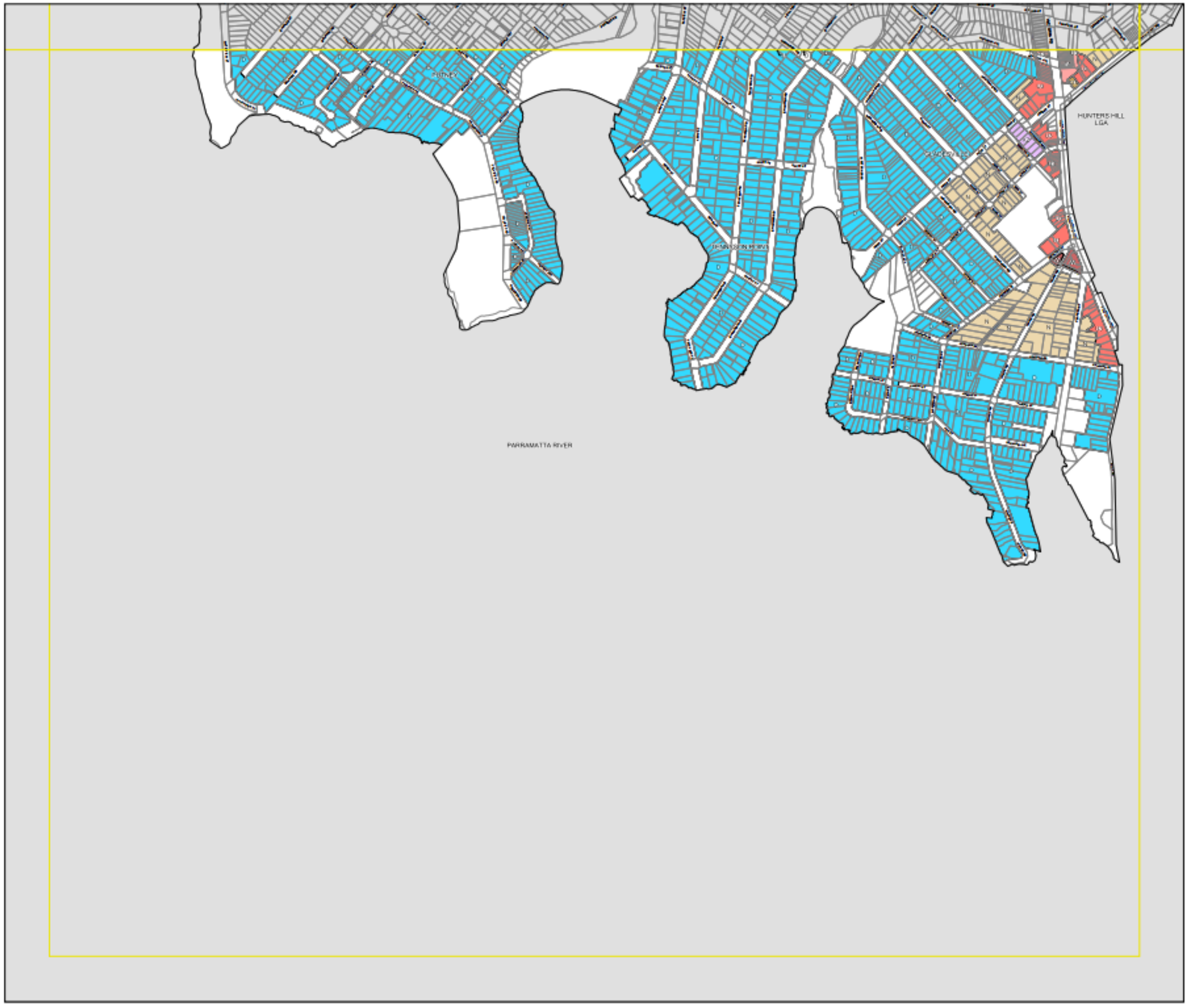
Ryde Local Environmental Plan 2014

Floor Space Ratio Map - Sheet FSR_007

Maximum Floor Space Ratio (n:1)

A1	0.30	F2	2.00
A2	0.33	F3	2.26
B	0.50	G	2.30
C1	0.65	H1	2.50
C2	0.80	H2	2.60
C3	0.83	H3	2.70
K	0.88	I1	2.90
M	1.00	I2	3.00
O1	1.10	I3	3.20
O2	1.15	I4	3.30
P1	1.20	W	3.50
P2	1.25	X1	4.00
P3	1.30	X2	4.30
P4	1.39	Y	4.50
S1	1.50	Z	5.00
S2	1.70	ZZ	6.00
S3	1.80		

Refer to Clause 4.4A(1)



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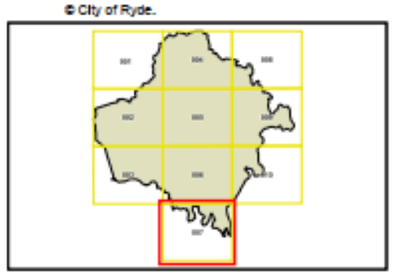

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Projection GDA 1994 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number: 6700_COM_FSR_007_010_20170418

Ryde Local Environmental Plan 2014

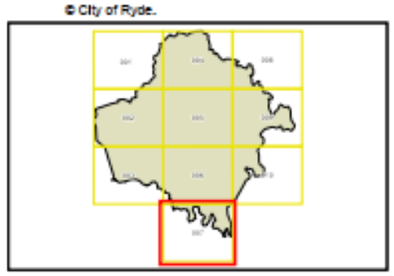
Heritage Map
Sheet HER_007

Heritage

- Conservation Area - General
- Item - General
- Item - Landscape
- Item - Archaeological

Cadastre

Base data 01/01/1999. © NSW Spatial Services Addendum data 10/12/2019. © City of Ryde.



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Projection GDA 1994 MGA Zone 56

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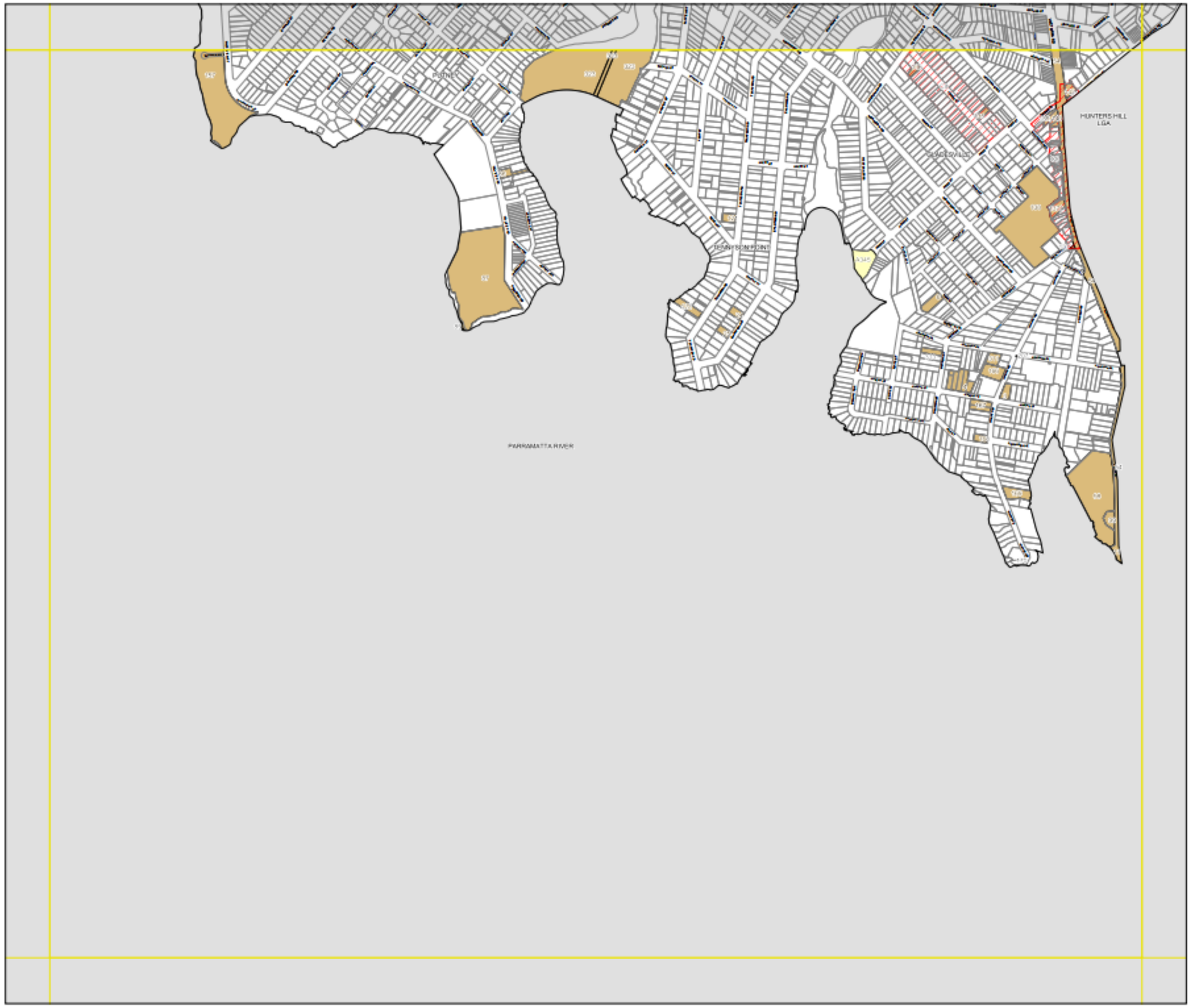

City of Ryde

Ryde Local Environmental Plan 2014

Height of Buildings Map - Sheet HOB_007

Maximum Building Height (m)

J	9.5	T2	27.5
K	10	U1	30
L	11.5	U2	30.5
M1	12	U3	33
M2	12.5	U4	33.5
N1	13	V	37
N2	14	W	44.5
O1	15	X	45
O2	15.5	Z	57
O3	16	AA1	65
P	18.5	AA2	75
Q	19	AB1	90
R1	21.5	AB2	92
R2	22	AB3	99
S1	23	AC	120
S2	24		
T1	26		

Maximum Building Height (RL(m))

7	63
14.6	91
18	105
24	
25	
33	
39	
42	
47.75	
52	

Refer to Clause 4.3A(1)

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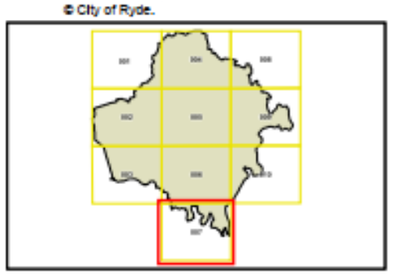

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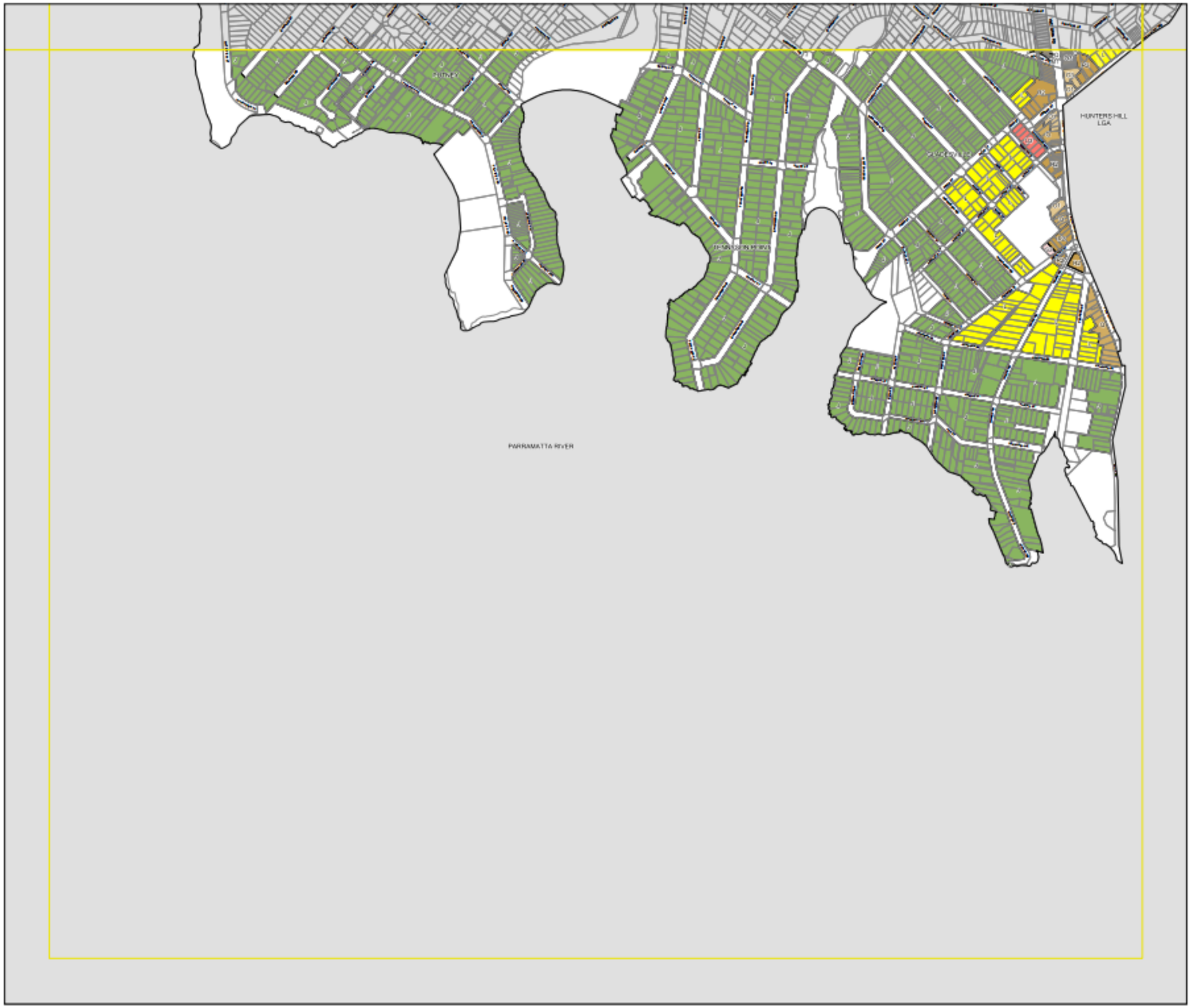
Projection GDA 1994 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number: 6700_COM_HOB_007_010_20161121



Ryde Local Environmental Plan 2014

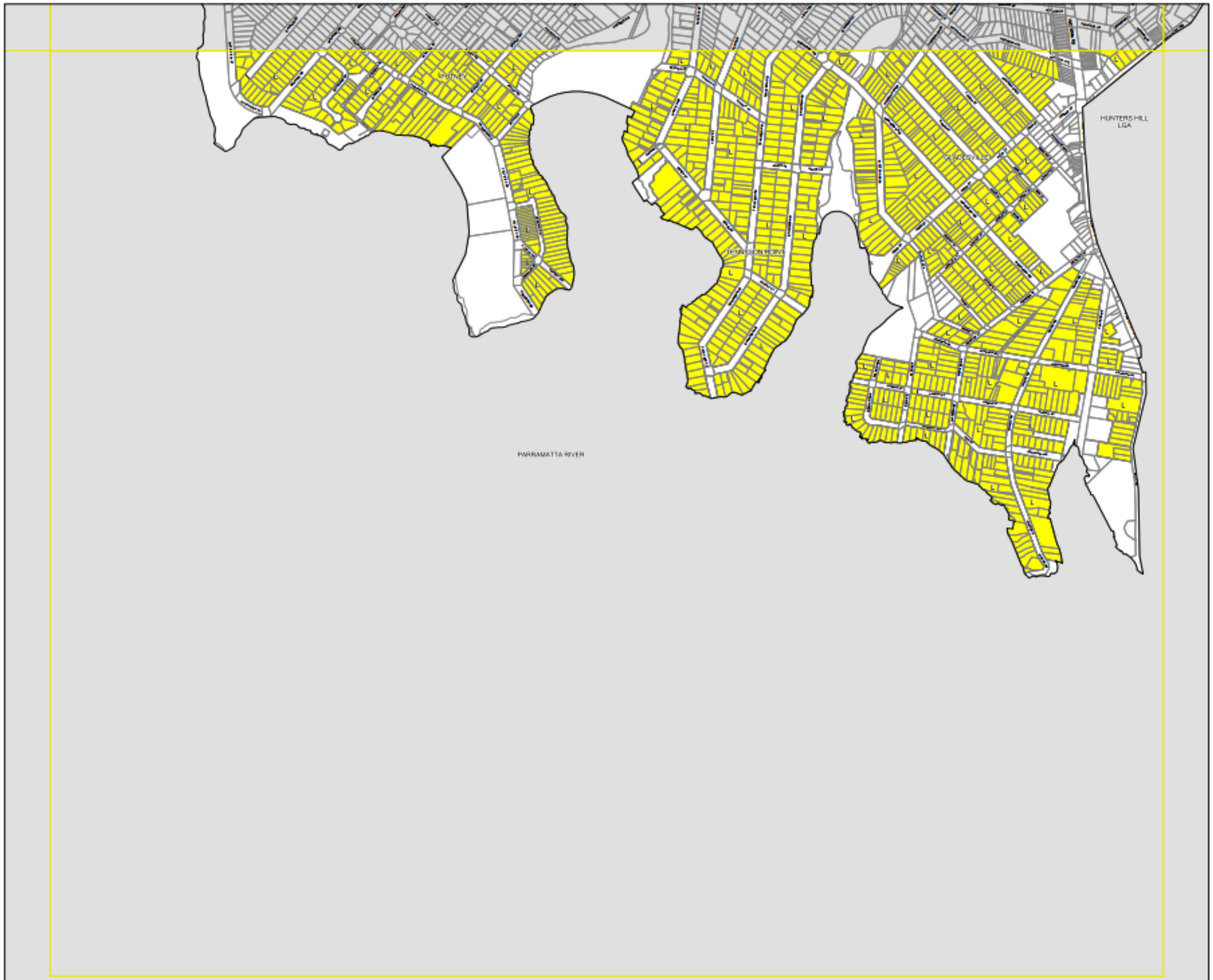
Lot Size Map - Sheet LSZ_007

Minimum Lot Size (sq.m)

L 580

R 1800

Refer Clause 4.1C Minimum Lot Size for battle-axe lots



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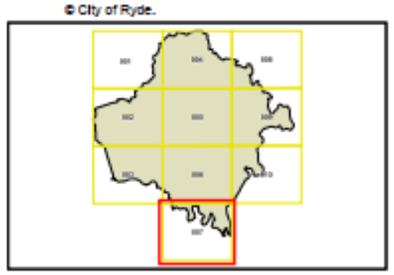

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Projection:GDA 1994 MGA Zone 56

Scale: 1:10,000 @ A3

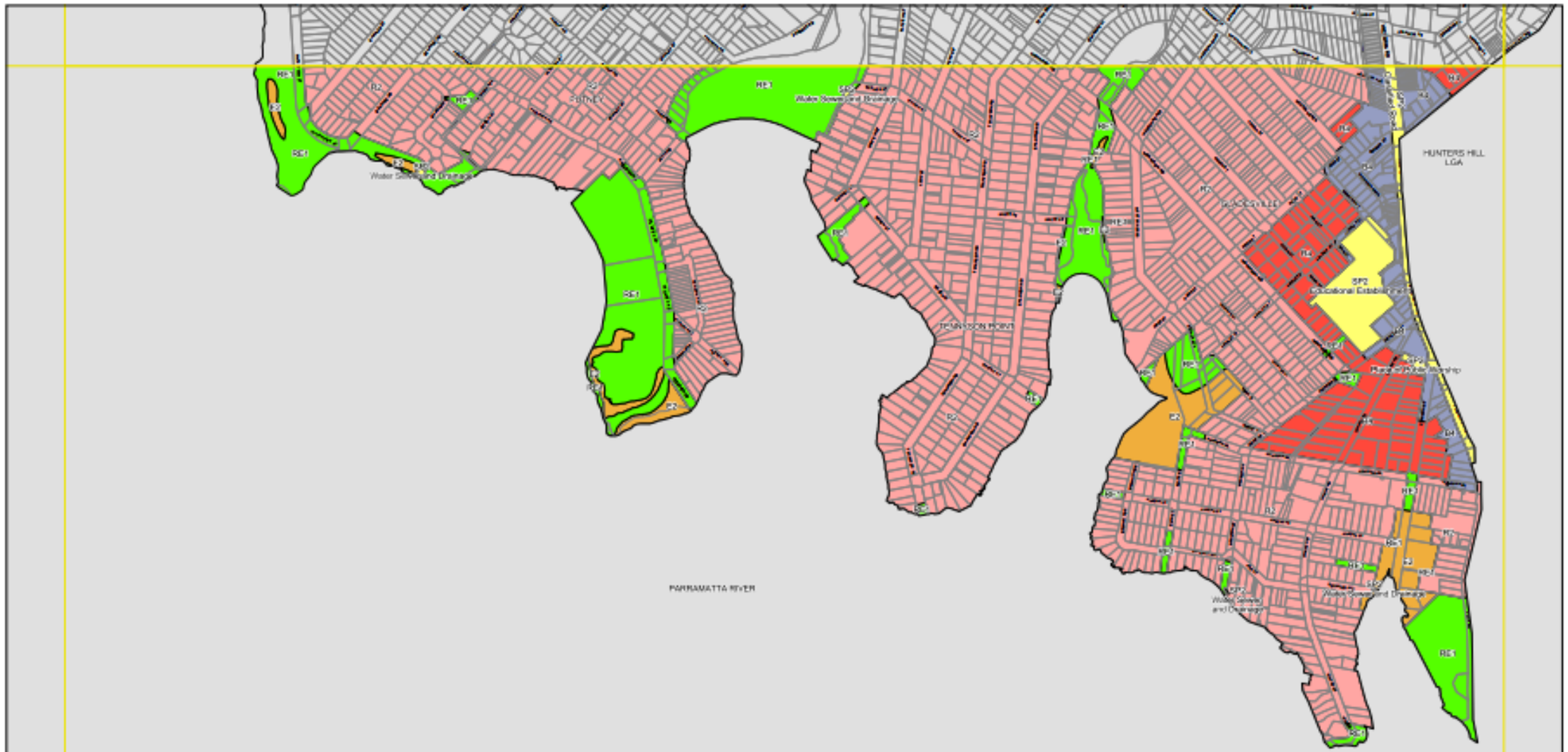
Map identification number: 6700_COM_LSZ_007_010_20161121

Ryde Local Environmental Plan 2014

Land Zoning Map - Sheet LZN_007

ZONE

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- IN2 Light Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- DM Deferred Matter



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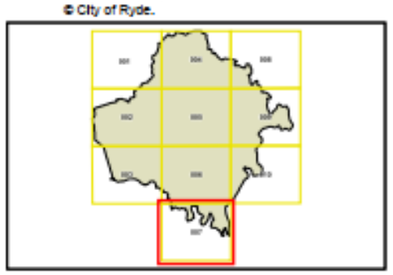

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Projection GDA 1994 MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number: 6700_COM_LZN_007_010_20161121

SEPP Title	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Housing) 2021	Yes	The Proposal does not contradict or hinder the application of this SEPP.
SEPP (Industry and Employment) 2021	N/A	
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (2002)	N/A	
SEPP (Planning Systems) 2021	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Precincts—Central River City) 2021	N/A	
SEPP (Precincts—Eastern Harbour City) 2021	N/A	
SEPP (Precincts—Regional) 2021	N/A	
SEPP (Precincts—Western Parkland City) 2021	N/A	
SEPP (Primary Production) 2021	N/A	
SEPP (Resilience and Hazards) 2021	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP. The Resilience and Hazards SEPP will need to be addressed as part of any future DA on the site.
SEPP (Resources and Energy) 2021	N/A	
SEPP (Transport and Infrastructure) 2021	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP. The Transport and Infrastructure SEPP will need to be addressed as part of any future DA on the site.

S9.1 Direction Title	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The Proposal provides opportunity for the site to be developed in accordance with the vision, strategy, goals and directions contained in the Regional Plan.
1.2 Development of Aboriginal Land Council land	N/A	
1.3 Approval and Referral Requirements	Yes	The Proposal does not include any provisions that would require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4 Site Specific Provisions	Yes	The Proposal seeks to reclassify the land from community to operational in order to allow Hunters Hills Council greater flexibility in its management and use of the land. The Planning Proposal supports the existing B4 Mixed Use zoning for the site by reclassifying land from Community to Operational to enable the redevelopment of property No. 4 Pittwater Road Gladesville. The Planning Proposal will not impose any new development standards.
Focus area 1: Planning Systems – Place Based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	
1.10 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	

S9.1 Direction Title	Consistency	Comment
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	
1.14 Implementation of Greater Macarthur 2040	N/A	
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	
1.16 North West Rail Link Corridor Strategy	N/A	
1.17 Implementation of the Bays West Place Strategy	N/A	
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	
1.19 Implementation of the Westmead Place Strategy	N/A	
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	
3.2 Heritage Conservation	N/A	
3.3 Sydney Drinking Water Catchments	N/A	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3.5 Recreation Vehicle Areas	N/A	
3.6 Strategic Conservation Planning	N/A	
Focus area 4: Resilience and Hazards		
4.1 Flooding	N/A	
4.2 Coastal Management	N/A	
4.3 Planning for Bushfire Protection	N/A	
4.4 Remediation of Contaminated Land	N/A	
4.5 Acid Sulfate Soils	N/A	
4.6 Mine Subsidence and Unstable Land	N/A	
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	N/A	
5.2 Reserving Land for Public Purposes	N/A	
5.3 Development Near Regulated Airports and Defence Airfields	N/A	

S9.1 Direction Title		Consistency	Comment
5.4	Shooting Ranges	N/A	
Focus area 6: Housing			
6.1	Residential Zones	Yes	The site included within the Proposal is located within an established mixed use area, incorporating residential uses, with access to existing infrastructure and services. The Proposal retains the current density provisions. Accordingly, the Proposal is not inconsistent with this direction.
6.2	Caravan Parks and Manufactured Home Estates	N/A	
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	N/A	
7.2	Reduction in non-hosted short term rental accommodation period	N/A	
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	N/A	
Focus area 9: Primary Production			
9.1	Rural Zones	N/A	
9.2	Rural Lands	N/A	
9.3	Oyster Aquaculture	N/A	
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	

Title Search

24/05/2022 11:18 AM

Client Reference: DI-SJB 9354

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/816692

SEARCH DATE	TIME	EDITION NO	DATE
24/5/2022	11:18 AM	1	20/11/1992

LAND

LOT 1 IN DEPOSITED PLAN 816692
AT GLADESVILLE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP816692

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF HUNTERS HILL

SECOND SCHEDULE (3 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
3 D394665 EASEMENT AFFECTING THE LAND FULLY SET OUT IN DEALING

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND REGISTRY SERVICES

Direct Info
Quick and easy online

DI-SJB 9354 PRINTED ON 24/5/2022

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.
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LAND REGISTRY SERVICES

Direct Info
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24/05/2022 11:25 AM

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Req:R874124 /Doc:DP 0816692 P /Rev:13-Sep-1993 /NSW LRS /Pgs:ALL /Prt:24-May-2022 11:23 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-SJB 9354

PLAN FORM 1

Plan Drawing only to appear in this space

*OFFICE USE ONLY

DP 816692

Registered: 19.11.1992

C.A: No.4790 OF 14.1.1992

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0952-44#

Last Plan: DP 390503

PLAN OF SUBDIVISION OF LOTS A AND B IN D.P. 390503

Lengths are in metres. Reduction Ratio 1:500

CITY: ~~Mun./Shire City~~ RYDE

Locality: GLADESVILLE

Parish: HUNTERS HILL

County: CUMBERLAND

Plans used in preparation of ~~survey~~/compilation.
D.P. 390503

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

The Common Seal of the Council of the Municipality of Hunter's Hill was hereto affixed in pursuance of a resolution carried at a duly convened meeting on 10th February, 1992.

Ross L. William
Mayor

Town Clerk

The Common Seal of the Council of the City of Ryde was hereto affixed this 25th day of March 1992, in pursuance of a Resolution passed by Council on the 24th March 1992.

COUNCIL OF THE CITY OF RYDE Common Seal

Mayor

General Manager

Crown Lands Office Approval

PLAN APPROVED .....
Authorised Officer

Land District .....

Paper No. .....

Field Book ..... *pages* .....

Council Clerk's Certificate

I hereby certify that —

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

**(b) the requirements of Part 3 Division 2 of the † Water Board Act 1987 and ~~† Water Supply Authorities Act 1987~~*

have been complied with by the applicant in relation to the proposed Subdivision
(Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No 4790

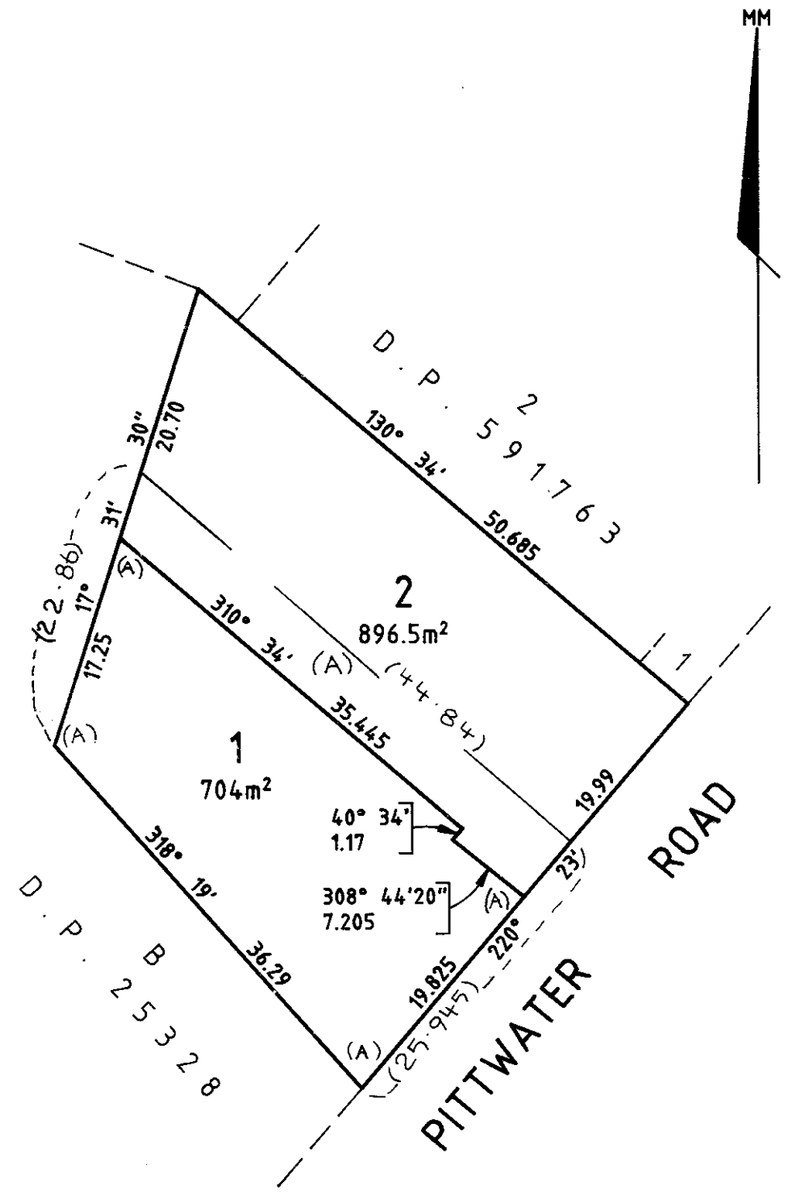
Date 14/1/92

(Signature) .....
Council Clerk

Council File No. .....

**This part of the certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land is to be subdivided is wholly outside the areas of operations of the Metopolitan Water Sewerage and Drainage Board and the Hunter District Water Board.*

† Delete if inapplicable



(A) EASEMENT CREATED BY TRANSFER D394665.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 Table of mm

I, JOHN JOSEPH VOLLMER
of RYDE MUNICIPAL COUNCIL
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan
is accurate ~~and has been made in accordance with the Survey Practice Regulations, 1980 and any special requirements of the Department of Lands~~, and was completed on
28th NOVEMBER 1991
Signature .....
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth.
#Insert date of survey.

PLAN AMENDED IN LT.O.8-2-93.

SURVEYOR'S REFERENCE: LIBRARY - RYDE / HUNTERS HILL MPD

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE

10 20 30 40 50 60 70 Table of mm 110 120 130 140

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 12th February 1993

LEP Practice Note: PN 16-001 Classification and reclassification of public land through a Local Environmental Plan	
Requirement	Response
The current and proposed classification of the land;	The land is currently classified Community Land. It is proposed to reclassify the site to Operational Land. Refer to *Part 1 – Objectives or Intended Outcomes* of the Planning Proposal
Whether the land is a 'public reserve' (defined in the LG Act);	The land is not a Public Reserve under the *Local Government Act 1993.*
The strategic and site specific merits of the reclassification and evidence to support this;	Refer to *Part 3 – Justification* of the Planning Proposal
Whether the planning proposal is the result of a strategic study or report;	Refer to *Background* and *Part 3 – Justification* of the Planning Proposal
Whether the planning proposal is consistent with council's community plan or other local strategic plan;	Refer to *Part 3 – Justification* of the Planning Proposal
A summary of council's interests in the land, including: - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) - if council does not own the land, the land owner's consent; - the nature of any trusts, dedications etc;	Refer to Background of the Planning Proposal. Refer also to **Attachment 9**
Whether an interest in the land is proposed to be discharged, and if so, an explanation of the reasons why;	Refer to *Part 2 – Explanation of Provisions* of the Planning Proposal
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);	Refer to *Part 3 – Justification* of the Planning Proposal
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);	Refer to *Background* of the Planning Proposal
Current use(s) of the land, and whether uses are authorised or unauthorised;	Refer to *Background* of the Planning Proposal
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls;	Any proposed and historic leases / agreements applying to the land are all short term, including an agreement in place between Hunters Hill Council and City of Ryde Council relating to the

LEP Practice Note: PN 16-001 Classification and reclassification of public land through a Local Environmental Plan	
	management, operation and financing of the existing land use.
Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);	There are no current or proposed business dealings associated with the land.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);	No rezoning of the land is proposed.
How council may or will benefit financially, and how these funds will be used;	This information is also found in Part 3, Section A of the Planning Proposal. The Planning Proposal will enable Council to sell, exchange, or otherwise divest or deal with the parcel of land to assist in facilitating the redevelopment of the land, whilst capitalising on the returns to Council and the potential community benefits including public domain upgrades. Council's strategic planning framework, including the CIP and Property Strategy 2021, outlines this approach identifying the site as surplus to Councils' needs. Should the site be divested or developed in future, all proceedings will be placed in an internally restricted reserve.
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;	The Planning Proposal will enable a positive public economic impact in facilitating the orderly and economic development of a Council asset and consequential improvements to the public domain.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	N/A

Planning & Environment

LEP practice note

LOCAL PLANNING

Ref No.	PN 16-001
Issued	5 October 2016
Related	Supersedes PN 09-003

Classification and reclassification of public land through a local environmental plan

The purpose of this practice note is to update guidance on classifying and reclassifying public land through a local environmental plan (LEP). This practice note emphasises the need for councils to demonstrate strategic and site specific merit, includes a comprehensive information checklist and clarifies issues arising for public reserves and interests in land. It should be read in conjunction with *A guide to preparing local environmental plans* and *A guide to preparing planning proposals*.

Classification of public land

Public land is managed under the *Local Government Act 1993* (LG Act) based on its classification. All public land must be classified as either community land or operational land (LG Act ss.25, 26).

- *Community* land – is land council makes available for use by the general public, for example, parks, reserves or sports grounds.
- *Operational* land – is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

What is public land?

Public land is defined in the LG Act as any land (including a *public reserve*) vested in, or under council control. Exceptions include a public road, land to which the *Crown Lands Act 1989* applies, a common, land subject to the *Trustees of Schools of Arts Enabling Act 1902* or a regional park under the *National Parks and Wildlife Act 1974*.

Why classify public land?

The purpose of classification is to identify clearly that land made available for use by the general public (community) and that land which need not (operational). How public land is classified determines the ease or difficulty a council can have dealings in public land, including its sale, leasing or licensing. It also provides for transparency in council's strategic asset management or disposal of public land.

Community land must not be sold, exchanged or otherwise disposed of by a council. It can be leased, but there are restrictions on the grant of leases and licences, and also on the way community land can be used. A plan of management (PoM), adopted by council, is required for all community land, and details the specific uses and management of the land.

There are no special restrictions on council powers to manage, develop, dispose, or change the nature and use of operational land.

How is public land classified or reclassified?

Depending on circumstances, this is undertaken by either:

- council resolution under ss.31, 32, or 33 (through LG Act s.27(2)), or
- an LEP under the *Environmental Planning and Assessment Act* (through LG Act s.27(1)).

Councils are encouraged to classify or reclassify land by council resolution where suitable.

Classification of public land occurs when it is first acquired by a council and classified as either community or operational.

Reclassification of public land occurs when its classification is changed from community to operational, or from operational to community.

Reclassification through an LEP

Classification and reclassification of public land through an LEP is subject to both the local plan-making process in the EP&A Act and the public land management requirements of the LG Act.

A planning proposal to classify or reclassify public land, will need to be prepared in accordance with this practice note and the additional matters specified in Attachment 1 to this practice note.

Reclassification through an LEP is the mechanism with which council can remove any public reserve status applying to land, as well as any interests affecting all or part of public land (LG Act s.30).

It is critical that all interests are identified upfront as part of any planning proposal. If public land is reclassified from community to operational, without relevant interests being identified and discharged, then the land will need to be reclassified back to community (usually by council resolution under LG Act s.33[1]) before being reclassified in a new planning proposal to operational, to explicitly discharge any interests.

While a reclassification proposal to remove the public reserve status of land and/or discharge interests may not necessarily result in the immediate sale or disposal of the land, the community should be aware the public land in question is no longer protected under the LG Act from potential future sale once it has been reclassified to operational.

Councils should obtain their own advice when proposing to discharge any interests and be aware that this may attract a claim for compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Where land has been dedicated to council by a State agency for a particular purpose and a trust exists, it is advisable for council to seek the views of that agency prior to council commencing any planning proposal affecting the land.

Public reserve is defined in the LG Act and includes a public park and land declared or dedicated as a public reserve.

Land can be dedicated as a public reserve by either:

- registering a deposited plan with a statement creating a lot(s) as 'public reserve', or
- publishing a notification in the Government Gazette for an existing parcel.

Interests in land refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants and mortgages.

For the purpose of reclassification through an LEP, 'interests' means trusts, estates, dedications, conditions, restrictions and covenants affecting the land.

A legal owner of land may not be the only person with an interest in the land. For example, one person may have the benefit of an easement for services, such as water, electricity or sewerage over someone else's land.

Certain interests are registered on title to ensure they are on record and cannot be disregarded if sold to a new owner. An electronic title search is generally conducted to determine the land owner, correct land description and the type of interests which may affect the land.

Standard Instrument LEP requirements

Clause 5.2—Classification and reclassification of public land in Standard Instrument LEPs enables councils to classify or reclassify public land as operational land or community land in accordance with the LG Act. The land to be reclassified or classified is described in Schedule 4 of the LEP.

Schedule 4 is not to refer to any land already classified or reclassified.

Where there is no public land to be classified, or reclassified, through a principal LEP (i.e. the LEP applies to the whole of a local government area), Schedule 4 will appear blank.

Note: At a later stage council may lodge a planning proposal to remove previous listings in Schedule 4. This will not affect the classification status of these parcels of land.

Department assessment

A proposal to classify or reclassify public land through an LEP must have planning merit. The Department will undertake an assessment to determine whether the proposal demonstrates strategic and site specific merit.

Community consultation

Planning proposals to reclassify public land are to be publicly exhibited for at least 28 days.

A copy of this practice note is to be included in the public exhibition materials.

[1] Note: Council is required to give public notice of the proposed resolution and provide a period of at least 28 days during which submissions may be made (LG Act s.34).

Public hearings

Councils must hold a public hearing when reclassifying public land from community to operational (EP&A Act s.57 & LG Act s.29). This gives the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

After the exhibition period has ended, at least 21 days public notice is to be given before the hearing. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised.

There are specific requirements for the independence of the person chairing the hearing, their preparation of a public hearing report and council making the report publicly available (LG Act s.47G).

Governor's approval

The Governor's approval is required when a reclassification proposal seeks to remove any public reserve status and/or discharge any interests affecting public land (s.30).

When a council reports back to the Department on the community consultation undertaken and requests the Department make the LEP, the Department will arrange legal drafting of the LEP, including recommending the Governor approve the provisions before the LEP can be legally made.

Where the Governor's approval is required, the council's report accompanying the final planning proposal must address:

- council's interests in the land;
- whether the land is a 'public reserve';
- the effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status;
- the strategic and site specific merits of the reclassification and evidence to support this;
- any current use of the land, and whether uses are authorised or unauthorised;
- how funds obtained from any future sale of the land will be used;
- the dates the planning proposal was publicly exhibited and when the public hearing was held;
- issues raised in any relevant submissions made by public authorities and the community;
- an explanation of how written and verbal submissions were addressed or resolved; and
- the public hearing report and council resolution.

Authorisation of delegation

Local plan making functions are now largely delegated to councils.

A Written Authorisation to Exercise Delegation is issued to a council as part of the Gateway determination. However, where an LEP requires the Governor's approval, this council delegation cannot be issued. In this instance, the council must request the Department make the LEP.

A decision to classify or reclassify public land cannot be sub-delegated by council to the general manager or any other person or body (LG Act s.377(1)(l)).

Background

On July 1, 1993 when the LG Act commenced, the following land under council ownership or control, was automatically classified as *community* land:

- land comprising a public reserve,
- land subject to a trust for a public purpose,
- land dedicated as a condition of consent under s.94 of the EP&A Act,
- land reserved, zoned or otherwise designated for use under an environmental planning instrument as open space,
- land controlled by council and vested in Corporation Sole - Minister administering the EP&A Act.

Councils must keep a register of land under their ownership or control (LG Act s.53) and anybody can apply to a council to obtain a certificate of classification (LG Act s.54).

Further information

A copy of this practice note, *A guide to preparing planning proposals* and *A guide to preparing local environmental plans* is available at:
http://www.planning.nsw.gov.au

For further information, please contact the Department of Planning and Environment's Information Centre by one of the following:

Post: GPO Box 39, Sydney NSW 2001.
Tel: 1300 305 695
Email: information@planning.nsw.gov.au

Authorised by:
Carolyn McNally
Secretary

Important note: This practice note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this practice note.

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ATTACHMENT 1 – INFORMATION CHECKLIST FOR PROPOSALS TO CLASSIFY OR RECLASSIFY PUBLIC LAND THROUGH AN LEP

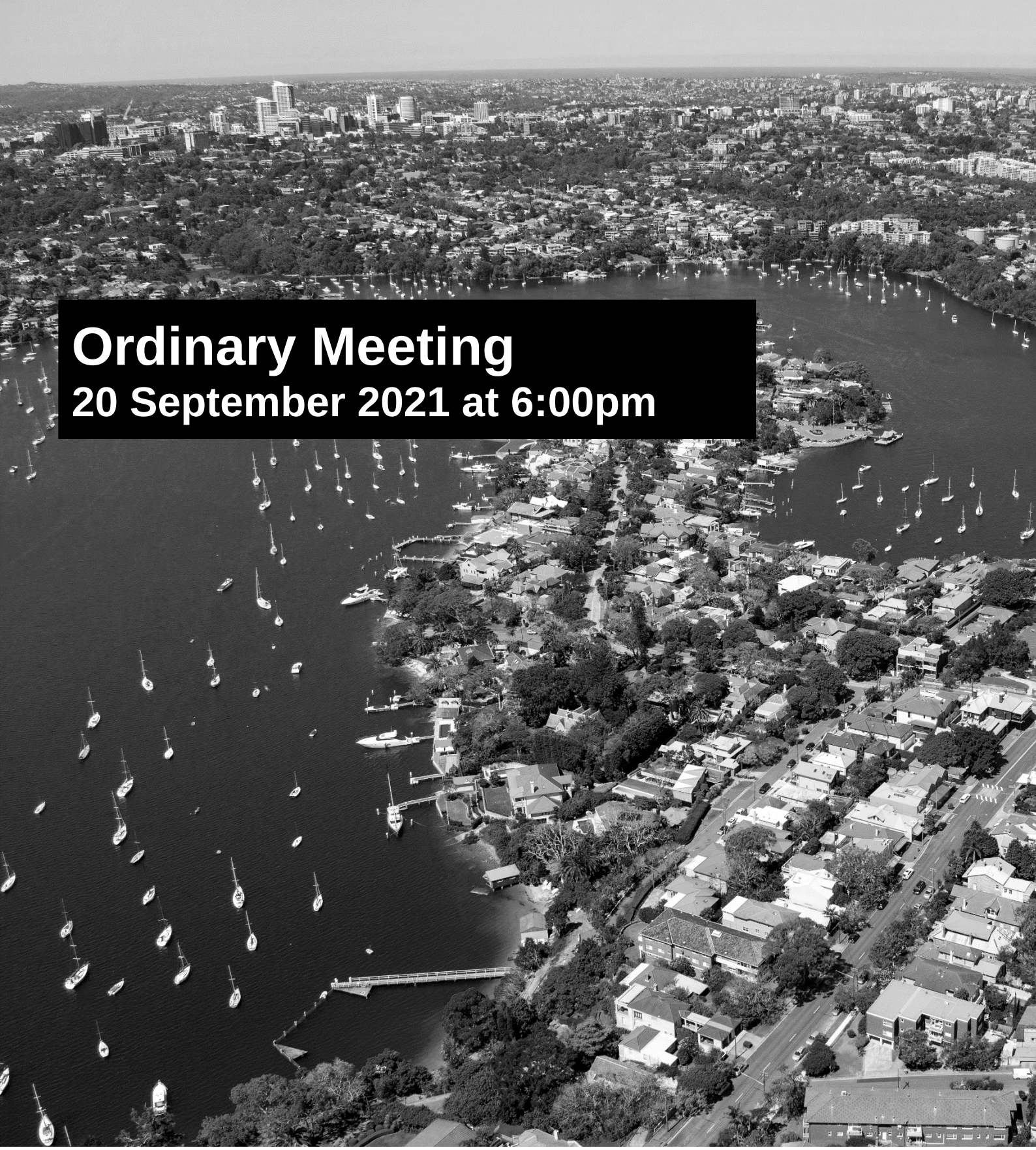
The process for plan-making under the EP&A Act is detailed in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*.

Importantly, *A guide to preparing local environmental plans* contains the Secretary's requirements for matters that must be addressed in the justification of all planning proposals to reclassify public land. Councils must ensure the Secretary's requirements are addressed.

Councils must also comply with any obligations under the LG Act when classifying or reclassifying public land. More information on this can be found in *Practice Note No. 1 - Public Land Management* (Department of Local Government, 2000).

All planning proposals classifying or reclassifying public land must address the following matters for Gateway consideration. These are in addition to the requirements for all planning proposals under section 55(a) – (e) of the EP&A Act (and further explained in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*).

- ❑ the current and proposed classification of the land;
- ❑ whether the land is a 'public reserve' (defined in the LG Act);
- ❑ the strategic and site specific merits of the reclassification and evidence to support this;
- ❑ whether the planning proposal is the result of a strategic study or report;
- ❑ whether the planning proposal is consistent with council's community plan or other local strategic plan;
- ❑ a summary of council's interests in the land, including:
  - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
  - if council does not own the land, the land owner's consent;
  - the nature of any trusts, dedications etc;
- ❑ whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;
- ❑ the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);
- ❑ evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);
- ❑ current use(s) of the land, and whether uses are authorised or unauthorised;
- ❑ current or proposed lease or agreements applying to the land, together with their duration, terms and controls;
- ❑ current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);
- ❑ any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);
- ❑ how council may or will benefit financially, and how these funds will be used;
- ❑ how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;
- ❑ a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and
- ❑ preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.



Ordinary Meeting

20 September 2021 at 6:00pm

ORDER OF BUSINESS

Attendance, Apologies,
Declarations of Interests

1 Confirmation of Minutes

2 Business Arising

3 Reports

4 Other Business

Charter of Respectful Behaviour

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

HUNTER'S HILL COUNCIL
ORDINARY MEETING OF COUNCIL
20 September 2021

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5 - CORRESPONDENCE

Nil

6 - GENERAL BUSINESS

Nil

7 - QUESTIONS WITH NOTICE

7.1 Question with Notice 237

COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6:00pm.

IN ATTENDANCE

The Mayor Ross Williams, Deputy Mayor Jim Sanderson, Councillors Ben Collins, Elizabeth Krassoi, Justine McLaughlin, and Zac Miles.

ALSO PRESENT

The Acting General Manager Nick Tobin, the Director Development and Regulatory Services Steve Kourepis, Director Finance and Corporate Strategy, Maria Kenny, Director Service Delivery and Special Projects Stuart Dutton, Manager Place and Projects Bec Ho, Randa Gerges (minutes and recording).

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor declared a non-significant non-pecuniary conflict of interest in item 4.3 (Development applications determined under delegated authority), the reason being that he is a neighbour of an applicant.

CONFIRMATION OF MINUTES

419/21 RESOLVED on the MOTION of Councillor McLaughlin, seconded Councillor Krassoi

That the Minutes of Ordinary Meeting No. 4498, 2021 be confirmed.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

3.1 MOTION TO REFUND SPORTING GROUPS AND WAIVING OF FEES DURING LOCKDOWN

PROCEEDINGS IN BRIEF

MOTION WITHDRAWN by Councillor Miles and seconder Councillor Collins, as it is covered in item 4.1.

3.2 MOTION TO SUPPORT BUSINESSES DURING LOCKDOWN

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Councillor Miles, seconded Councillor Collins

That Hunter's Hill Council:

1. Provide support to Hunters Hill businesses that are adversely affected by the current lockdowns through:
    a. The creation of an online portal for local businesses to post their services and products;*
    b. Publishing the data collected through the online survey and the business forum held on 11/08/2021 in a report to council; and
    c. The creation of a public campaign to help encourage people to shop locally and support local businesses through the pandemic.
2. Communicate to all commercial ratepayers that they are eligible to apply for rates relief under the Hardship Policy;
3. Investigate the cost of providing a one-off $400 rates rebate to all those eligible for State or Federal COVID Support; and
4. Bring back a report to the next council meeting outlining options for implementing rate rebates with an eligibility criteria to support to individuals, small businesses and sporting/community groups affected by the pandemic.

*See https://shoplanecove.com.au/listings/ as an example of a similar such portal.

Deputy Mayor Sanderson moved an AMENDMENT on the MOTION, seconded Mayor Williams

That point 3 be removed from the motion.

AMENDMENT LOST.

RECORD OF VOTING	
For	Against
Deputy Mayor Jim Sanderson	Mayor Ross Williams
	Councillor Ben Collins
	Councillor Elizabeth Krassoi
	Councillor Justine McLaughlin

	Councillor Zac Miles

Councillor Krassoi moved an AMENDMENT to the MOTION, seconded Mayor Williams

That point 1.a) be removed from the motion.

AMENDMENT LOST.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	Councillor Justine McLaughlin
Councillor Elizabeth Krassoi	Councillor Zac Miles
	Councillor Ben Collins
	Deputy Mayor Jim Sanderson

420/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins

That Hunter's Hill Council:

1. Provide support to Hunters Hill businesses that are adversely affected by the current lockdowns through:
    a. The creation of an online portal for local businesses to post their services and products;*
    b. Publishing the data collected through the online survey and the business forum held on 11/08/2021 in a report to council; and
    c. The creation of a public campaign to help encourage people to shop locally and support local businesses through the pandemic.
2. Communicate to all commercial ratepayers that they are eligible to apply for rates relief under the Hardship Policy;
3. Investigate the cost of providing a one-off $400 rates rebate to all those eligible for State or Federal COVID Support; and
4. Bring back a report to the next council meeting outlining options for implementing rate rebates with an eligibility criteria to support to individuals, small businesses and sporting/community groups affected by the pandemic.

*See https://shoplanecove.com.au/listings/ as an example of a similar such portal.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

3.3 MOTION TO AMEND THE MODEL CODE OF CONDUCT

PROCEEDINGS IN BRIEF

The following speakers addressed the Council:

- Dr Alistair Sharp
- Ms Heather Armstrong

MOVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin

To grant an extension of time for Ms Armstrong.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

MOVED on the MOTION of Councillor Collins, seconded Councillor Miles

1. That Hunters Hill Council amend the Code of Conduct Policy (CORP.S.3) and extending part 5.9 (f) to read:

   (f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision. For the purposes of this part, a broader class of people must consist of at least 250 identifiable people.

2. That Council write to the NSW Office of Local Government advising them of the change, and recommend updating the Model Code of Conduct to incorporate more rigid guidelines around significant non-pecuniary interests.

Councillor Krassoi moved an AMENDMENT to the MOTION, seconded Councillor McLaughlin

That point 1 of the motion be amended to reflect that a broader class of people must consist of at least 10 identifiable people.

Amendment withdrawn with agreement from seconder.

MOTION LOST

RECORD OF VOTING	
For	Against
Councillor Ben Collins	Mayor Ross Williams

Councillor Zac Miles	Councillor Elizabeth Krassoi
	Councillor Justine McLaughlin
	Deputy Mayor Jim Sanderson

Due to technical difficulties, Councillor Collins left the meeting at 6:55pm.

PROCEDURAL MOTION

421/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor Krassoi

That items 3.4, 3.5 and 3.6 be dealt with later in the meeting when Councillor Collins' technical issues are resolved.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

Councillor Collins returned to the meeting at 6:58pm.

4.1 COUNCIL COMMUNITY SUPPORT IN RESPONSE TO COVID19

PROCEEDINGS IN BRIEF

422/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin

1. That Council receive and note the report.
2. That Council note and endorse the measures taken by the Acting General Manager to date:
    a. Waiving of on street dining fees for local businesses to 31 December 2021.
    b. Waiving of sporting field hire fees to 31 December 2021.
    c. Waiving of community centre/ hall hire fees to 31 December 2021
3. That Council note the work undertaken to date to support the Hunters Hill community, community organisations and local business.
4. That Council endorse the Community Response package as set out in this report which is focused around:
    a. Community Initiatives
    b. Economic stimulus projects and grant program - locally
5. That as part of the Community Response Package, Council approve the waiving of license fees associated with the hire of fields by sporting

organisations for a period of six months, that is until 31 December 2021, with an estimated financial impact of $30,000

6. That as part of the Community Response Package, Council approve the waiving of on street dining fees for a period of up to 6 months, that is until 31 December 2021, equating to approximately $15,000 detailed in the report.
7. That as part of the Community Response Package, Council approve the waiving of fees for the regular hire of community facilities until 31 December 2021, estimated at $50,000
8. That Council note the impact on the 2021/22 budget
9. That Council, to expedite assistance, delegate authority jointly to the Mayor and Acting General Manager to make amendments to the Community and Business Support Program as necessary to avoid overlaps with the State and Federal Government assistance packages when released and keep Councillors informed of such amendments and their budgetary impacts.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

3.4 MOTION TO RELEASE ALL KERB AND FOOTPATH DATA

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Councillor Collins, seconded Councillor Miles

1. That Hunter's Hill Council release all raw data collected on the footpath, roads and kerb network during the most recent asset review.
2. That the data be published to the Hunters Hill Council website by the end of August 2021.

Councillor Collins tabled the Acting General Manager's email responding to the Notices of Motion, to be published in the business paper of the next Council Meeting.

Councillor McLaughlin FORESHADOWED a MOTION if the motion before Council is lost

That a report be brought back to Council regarding the cost and timeframe to release all raw data connected to the footbath, roads and kerb network during the most recent asset review.

MOVED on the MOTION of Councillor Collins, seconded Councillor Miles

1. That Hunter's Hill Council release all raw data collected on the footpath, roads and kerb network during the most recent asset review.
2. That the data be published to the Hunters Hill Council website by the end of August 2021.

MOTION LOST

RECORD OF VOTING	
For	Against
Councillor Ben Collins	Mayor Ross Williams
Councillor Zac Miles	Councillor Elizabeth Krassoi
	Councillor Justine McLaughlin
	Deputy Mayor Jim Sanderson

The MOTION before Council was LOST and the FORESHADOWED MOTION became the MOTION

423/21 RESOLVED on the MOTION of Councillor McLaughlin, seconded Councillor Krassoi

That a report be brought back to Council regarding the cost and timeframe to release all raw data connected to the footbath, roads and kerb network during the most recent asset review.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

3.5 MOTION TO PRODUCE MODELLING ON ASSET RENEWAL

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Councillor Collins, seconded Councillor Miles

That Hunter's Hill Council produce - and make public - modelling to demonstrate how bringing forward all asset renewal programs affects future maintenance costs over the next 10 years.

Councillor Sanderson FORESHADOWED a MOTION if the motion before Council is lost

That the General Manager bring back a report on agreed service levels for maintaining Council's infrastructure as part of the report on the Special Rate Variation consultation, and in the interim hold a Councillor workshop to finalise agreed service levels.

FORESHADOWED MOTION WITHDRAWN.

424/21 RESOLVED on the MOTION of Councillor Collins, seconded Councillor Miles

That Hunter's Hill Council produce - and make public - modelling to demonstrate how bringing forward all asset renewal programs affects future maintenance costs over the next 10 years.

MOTION LOST on the casting vote of Mayor Ross Williams.

RECORD OF VOTING	
For	Against
Councillor Ben Collins	Mayor Ross Williams
Councillor Justine McLaughlin	Councillor Elizabeth Krassoi
Councillor Zac Miles	Deputy Mayor Jim Sanderson

PROCEDURAL MOTION

425/21 RESOLVED on the MOTION of Councillor Miles, seconded Deputy Mayor Sanderson

That the order of business be altered so that item 4.6 be dealt with before the remaining items.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	

Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.6 REALLOCATION OF PLAYSPACE UPGRADE FUNDS

PROCEEDINGS IN BRIEF

Mrs Sally Oakman addressed the Council.

A statement was read out by a Council Officer on behalf of Mrs Rowena Brownie.

MOVED on the MOTION of Councillor Collins, seconded Deputy Mayor Sanderson

1. That the report be received and noted and;
2. That Council approves the reprioritisation of playspace upgrade funding from Harding Memorial Park to Weil Park Playspace.

Councillor Collins moved an AMENDMENT to the MOTION, seconded Councillor Miles

1. That the report be received and noted and that;
2. That Council allocate $20,000 from the community initiatives and minor capital works account to upgrade the Weil Park Playspace.
3. That Council reallocate the $23,430 Croquet Club kitchen upgrade funding to the upgrade of Weil Park, and the kitchen upgrade to be deferred to the next financial year.

Councillor Krassoi moved an AMENDMENT to the MOTION, seconded Councillor McLaughlin

1. That the report be received and noted and that;
2. That Council approves the reprioritisation of playspace upgrade funding from Harding Memorial Park to Weil Park Playspace;
3. That Council also allocates $20,000 from the community initiatives and minor capital works account to upgrade the Weil Park Playspace, giving a total of $50,000 for some staged upgrades of Weil Park.

AMENDMENT CARRIED.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	Councillor Ben Collins
Councillor Elizabeth Krassoi	Councillor Zac Miles
Councillor Justine McLaughlin	
Deputy Mayor Jim Sanderson	

426/21 RESOLVED on the MOTION of Councillor Krassoi, seconded Councillor McLaughlin

1. That the report be received and noted and that;

2. That Council approves the reprioritisation of playspace upgrade funding from Harding Memorial Park to Weil Park Playspace;
3. That Council also allocates $20,000 from the community initiatives and minor capital works account to upgrade the Weil Park Playspace, giving a total of $50,000 for some staged upgrades of Weil Park.

MOTION CARRIED.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	Councillor Ben Collins
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

Councillor McLaughlin left the meeting at 08:11pm.

Councillor McLaughlin returned to the meeting at 08:13pm.

3.6 MOTION TO ADDRESS THE MAINTENANCE BACKLOG

PROCEEDINGS IN BRIEF

427/21 RESOLVED on the MOTION of Councillor Collins, seconded Councillor Miles

1. That Council adopts a policy of restoring sealed roads, footpaths, kerbs and guttering, and other road assets to the agreed level of service set by council;

2. That Council adopts a policy of budgeting for all required maintenance and restoration costs on infrastructure assets in the annual budget delivered each year.

MOTION CARRIED.

RECORD OF VOTING	
For	Against
Councillor Ben Collins	Mayor Ross Williams
Councillor Justine McLaughlin	Deputy Mayor Jim Sanderson
Councillor Elizabeth Krassoi	
Councillor Zac Miles	

COUNCIL REPORTS

4.2 DRAFT STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

PROCEEDINGS IN BRIEF

428/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

Mayor Williams left the meeting at 08:23pm and Deputy Mayor Sanderson took the Chair.

4.3 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN JULY 2021

PROCEEDINGS IN BRIEF

429/21 RESOLVED on the MOTION of Councillor McLaughlin, seconded Councillor Krassoi

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

Mayor Williams returned to the meeting at 08:24pm and resumed the Chair.

4.4 ANNUAL REPORT FROM THE AUDIT RISK AND IMPROVEMENT COMMITTEE CHAIR

PROCEEDINGS IN BRIEF

430/21 RESOLVED on the MOTION of Councillor Krassoi, seconded Councillor McLaughlin

That the Audit, Risk & Improvement Committee Annual Report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.5 MINUTES OF THE CONSERVATION ADVISORY PANEL HELD 21 JULY 2021

PROCEEDINGS IN BRIEF

431/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.7 REPORT OF LEGAL MATTERS - JULY 2021

PROCEEDINGS IN BRIEF

432/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Krassoi

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.8 SUMMARY OF COUNCIL INVESTMENTS AS AT 31 JULY 2021

PROCEEDINGS IN BRIEF

433/21 RESOLVED on the MOTION of Councillor Miles, seconded Deputy Mayor Sanderson

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

QUESTIONS WITH OR WITHOUT NOTICE

7.1 QUESTION WITH NOTICE – COUNCILLOR COLLINS

PROCEEDINGS IN BRIEF

QUESTION:

Following the Climate Emergency declared on the 24th of February 2020, a Sustainability Committee was formed and a Sustainability Action Plan was adopted.

As Hunters Hill Council has committed to a 100% Renewable Energy Target by 2030, can you please advise:

1. What proportion of renewable energy was Hunters Hill Council using before declaring a Climate Emergency; and
2. What proportion of renewable energy is Hunters Hill Council using currently?

OFFICER'S RESPONSE:

Council has been sourcing 26% Renewable Energy since 2016/17 under its existing Energy contract. This contract has recently been tendered and based on the rates received Council will be able to move to 100% renewables on 1 July 2022.

7.2 QUESTION WITHOUT NOTICE - COUNCILLOR KRASSOI

QUESTION:

In light of recent announcements from Ausgrid regarding proposed power outages over coming weeks, can Council urgently make contact with Ausgrid, our State Member Anthony Roberts and Minister for Education and Early Childhood Learning Sarah Mitchell to support our H.S.C. students as they begin their trials this week, already under difficult conditions.

I understand that schools have already been contacted and told that there will be local outages. Students and their parents are stressed. I'm not certain what can be done, however I feel that with five local high schools in our area we need, as a community to champion support.

e.g. checklist for having maximum charge and using minimum power, spare backup battery loans?

OFFICER'S RESPONSE:

Council staff will make representations to Ausgrid and the State Member Anthony Roberts and Minister for Education and Early Childhood Learning Sarah Mitchell and circulate any feedback received.

CONCLUSION

The meeting concluded at 8:33pm.

I confirm that these minutes are a true and accurate record of Ordinary Meeting No. 4499 held on 16 August 2021.

....

Councillor Ross Williams Nick Tobin

MAYOR ACTING GENERAL MANAGER

ITEM NO	:	2.1
SUBJECT	:	CELEBRATING 20 YEARS OF THE HARBOUR TRUST
STRATEGIC OUTCOME	:	THE COMMUNITY IS INFORMED AND INVOLVED IN DECISIONS
ACTION	:	IMPROVE COMMUNITY ENGAGEMENT (E.G. COUNCILLORS PRECINCT FORUMS AND INVESTIGATE COMMUNITY LED GOVERNANCE
REPORTING OFFICER	:	ROSS WILLIAMS

Ref:541254

RECOMMENDATION

That this Mayoral Minute be received and noted.

BACKGROUND

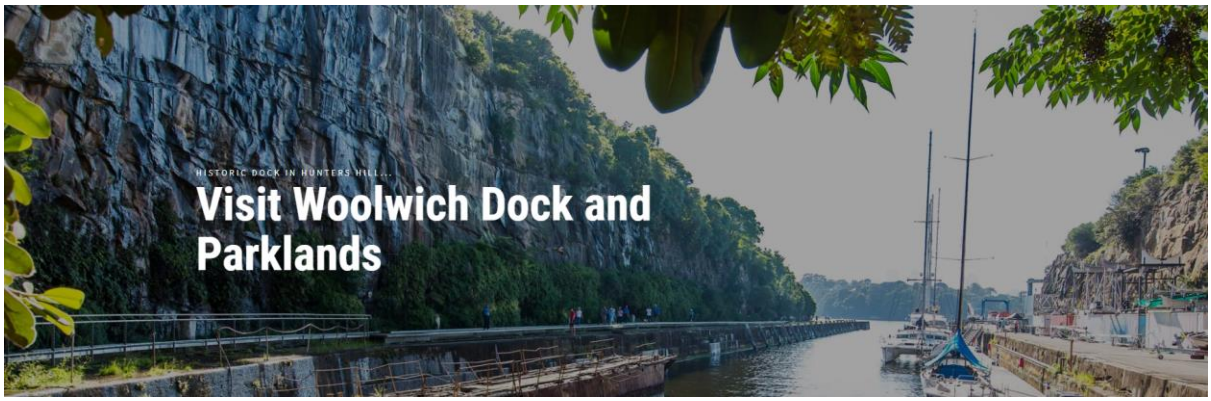
Today, 20th September 2021 marks 20 years since the proclamation of the *Sydney Harbour Federation Trust Act, 2001* enabling the formation of the Harbour Trust.

It is a time to celebrate the fighting spirit, efforts and commitment many in our community made to ensure these important lands were saved. These sites at North Head, Middle Head, Georges Heights, Woolwich and Cockatoo Island are places of national significance, magnificent natural areas on the Harbour containing an incredible array of our cultural history, including indigenous, convict, colonial, military and naval.

REPORT

Hunters Hill and Battle for Sydney Harbour 1996-2001:

What Hunters Hill Municipality was facing in 1996 and early 1997 was a Commonwealth Government and a Department of Defence that had already made a decision to sell off the vast majority of Woolwich Dock and the adjoining Parklands to private developers. These were public lands that had been occupied by Defence, but were in the process of being vacated. What was being proposed was a four-storey development and private marina in the Dock, and multi-storey units over much of the Horse paddock land.



A public meeting was called in early 1997 and local citizens quickly formed two groups to combat Defence. One was Foreshore 2000 Woolwich, which had many local members including Alysoun Ryves and Richard White. Another aligned group was the Community Reference Group led by Phil Jenkyn, which had a number of interesting meetings with the Defence Property Disposal Unit.

Both community groups were implacably opposed to any sale of these lands to private developers.

The community's view was that these significance lands must remain in the public domain, and be properly protected and conserved.

Phil Jenkyn was instrumental in getting the Woolwich group and other groups around the Harbour, who were fighting similar battles over Defence sites being vacated at North Head, Middle Head, Georges Heights, Cockatoo Island and elsewhere, to come together in a coalition called the Defenders of Sydney Harbour Foreshores.

A significant battle ensued against the Government. Hunters Hill Council strongly supported the community. The then Mayor Sue Hoopmann and General Manager Barry Smith were both involved, including giving evidence with others before the Senate Inquiry in June 2000.

Eventually the Government backed down, and the lands properly protected in public ownership in an Act of Parliament proclaimed on 20 September 2001, called the *Sydney Harbour Federation Trust Act 2001*.

The Harbour Trust has been a careful custodian of these sites for the past 20 years. The future has been secured following a Review that recommended that the Trust be extended in perpetuity. Strong representations from the community also resulted in appropriate safeguards against long leases. These changes were recently unanimously passed by the Commonwealth Parliament.



The Trust is celebrating its first 20 years this year, including releasing a series of videos in September about its history.

It has a keen eye on the future with an extensive process to develop Master Plans for both Cockatoo Island and North Head. I'm our representative on the Community Advisory Committee working through the many opportunities and issues posed by these complex sites. As these plans move forward Council and the community need to be engaged and to work with our good neighbour, Cockatoo Island, to ensure future use does not generate parking, transport and noise impacts in our community.

CONCLUSION

We should all be grateful to those in our community and around the Harbour who stood up and were counted, and who achieved a significant victory, not only for Hunters Hill and Sydney, but for all Australia.

The Trust has the strong support of the community and of all politics. Let us as a Nation fund it properly so that all sites can be brought up to best practice. Then they can truly be viewed and appreciated by all as, in the words of John Howard, "a jewel in the Australian crown."

FINANCIAL IMPACT ASSESSMENT

There is no financial impact as existing communication channels will be used to promote the positive features of Hunters Hill and its achievements.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	3.1
SUBJECT	:	MOTION TO RESTORE UPGRADE FUNDING FOR HARDING MEMORIAL PLAYGROUND
STRATEGIC OUTCOME	:	PUBLIC PLACES ARE VIBRANT AND ACTIVE
ACTION	:	MAINTAIN PUBLIC PLACES TO ENSURE THEY ARE CLEAN AND ATTRACTIVE
REPORTING OFFICER	:	BEN COLLINS

Ref:541246

We the undersigned Councillors wish to move the following Notice of Motion at Ordinary Meeting 4500 on 20 September 2021:

Councillor Ben Collins Councillor Zac Miles

RECOMMENDATION

That Hunters Hill Council:

1. Restore $30k funding for the Harding Memorial Playground upgrade that was real; located at the last council meeting

2. That the funding be reallocated from either:
   a) The $55,430 allocated to the Croquet Club upgrades; or
   b) General reserves; or
   c) Anywhere else the General Manager considers appropriate

ATTACHMENTS

There were no attachments to this report.

ITEM NO	:	4.1
SUBJECT	:	LGNSW 2021 ANNUAL CONFERENCE
STRATEGIC OUTCOME	:	COUNCILLORS ARE SUPPORTED WITHIN A DEMOCRATIC GOVERNANCE FRAMEWORK
ACTION	:	PROVIDE PROFESSIONAL DEVELOPMENT OPPORTUNITIES FOR COUNCILLORS
REPORTING OFFICER	:	NICK TOBIN

Ref:497390

PURPOSE

This report advises of the annual LGNSW Annual Conference to be held online on Monday 29 November 2021 (Time to be advised).

This year the Annual Conference will deal with 2 items, the Annual Financial Statements and the Annual Report.

RECOMMENDATION

1. That the report be received and noted.
2. That Council confirm the second voting delegate, in addition to the Mayor.

REPORT

Attached are emails from the CEO of LGNSW setting out details for this years Annual Conference together with a letter from the Australian Electoral Commission setting out the election process for LGNSW Board Members.

Voting Delegates

To vote at the LGNSW Annual Conference, delegates must be an elected member of a council, county council, the Norfolk Island Regional Council (NIRC), a Related Local Government Body (RLGB) or an Administrator appointed in accordance with the Local Government Act 1993.

Ordinary members and Associate members need to advise LGNSW of the name(s) of their nominated voting delegate(s) for voting on motions.

Members are required to advise LGNSW of the names of their nominated voting delegates by 5pm (AEDT) on Tuesday 5 October 2021. Nominations received after this time/date cannot be accepted, however, a member may, subject to the LGNSW rules, notify LGNSW of a change to the name of an already nominated voting delegate (a substitute delegate) after this time/date (visit LGNSW website for information on substituting voting delegates).

Voting delegates must be registered to attend the Conference and be registered as a nominated voting delegate. **These delegates will also be eligible to vote for Board Members.**

Voting entitlements

The formula for calculating members' voting entitlements is prescribed at rule 23 of the LGNSW rules. Hunter's Hill Council is entitled to have two (2) voting members.

FINANCIAL IMPACT ASSESSMENT

There is no cost associated with attending this year's online annual conference.

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. Letter ⇩
2. Timetable ⇩

Sent: Friday, 13 August 2021 4:25 PM
Subject: KEY DATES: LGNSW BOARD ELECTION AND ANNUAL CONFERENCE

LGNSW BOARD ELECTIONS 2021

The AEC has given formal notice that nominations for LGNSW Board Elections open on 7 September 2021 and close at 12pm on 5 October 2021. (I *Attach* a full Board Election timetable which I encourage you to share with all councillors).

ACTION: Please advise LGNSW of Council's voting delegates for Board Elections by 5pm (AEDT) on Tuesday 5 October 2021.

LGNSW ANNUAL CONFERENCE – 29 November 2021

You will have seen earlier correspondence advising that we have moved our in-person annual conference (now called 'Special Conference') to 28 Feb to 2 Mar 2022. Conference Motions etc will be dealt with at that Conference. However, the Fair Work (Registered Organisations) Act requires us to still hold an Annual Conference this calendar year.

To meet our legislative obligation, we will be conducting an online Annual Conference on 29 November 2021 at which time we will present the Financial Statements and the Annual Report. The Annual Conference will run for approximately 1 hour. We still need councils to nominate voting delegates for this meeting (which will be at no cost to councils).

I am very aware that this meeting will take place right in the middle of pre-polling for local government elections. For reasons I won't explain here, there was nothing we could do to avoid this clash. I would very much appreciate you encouraging your councillors to register for this very short online meeting.

ACTION: Please advise LGNSW of voting delegates for the 29 November 2021 LGNSW Annual Conference by 5pm (AEDT) on Tuesday 5 October 2021.

LGNSW 'SPECIAL CONFERENCE' MOTIONS – 28 Feb to 2 Mar 2022

I have attached/linked information about the 'Special Conference' to be held in February next year. Whilst I recognise that councils will not know who their councillors will be until late December, I encourage you to submit your motions to the conference as early as possible. I also encourage councils to nominate voting delegates to the Special Conference as early as possible, noting that you can substitute delegates if one or a number of councillors don't survive the local government elections in December.

ACTION: Please consider submitting Conference Motions to LGNSW as early as practicable.

CHECKLIST ACTION	CUT-OFF DATE
Advise Council's voting delegates for Board Elections	5pm (AEDT) Tuesday, 5 October 2021

Advise Council's voting delegates for the 29 November 2021 LGNSW Annual Conference	5pm (AEDT) Tuesday, 5 October 2021
Submit Conference Motions to LGNSW	As early as practicable

LGNSW Special Conference

FAQs

Board Election Voting Delegate Form

Thank you for your assistance. Could you please ask your meeting secretariat to let us know if you believe you will have any difficulties putting a report to your August or September General Meeting? Unfortunately, I have little wriggle room on all of this.

Stay safe – Get jabbed!
Scott
Scott Phillips
Chief Executive

lgnsw.org.au



Reference: ANCFH 2021/2809

Mr Adam DANSIE
Senior Manager Workplace Relations
Local Government NSW
26 – 28 October 2021
Luna Park, Sydney

Dear Mr DANSIE

Local Government NSW
Scheduled Election
E2021/98

The Registered Organisations Commission has made arrangements with the Australian Electoral Commission (AEC) under Section 189 of the *Fair Work (Registered Organisations) Act 2009 (the Act)* to conduct the above election.

Timetable
The timetable for the election will be:

Date	Occurrence
31/08/2021	Close of Roll
01/09/2021	List of eligible members delivered to Returning Officer
07/09/2021	Returning Officer publishes Election Notice and Nomination Form via AEC website
07/09/2021	Organisation publishes Election Notice and Nomination Form via Organisation journal
07/09/2021	Nominations Open
05/10/2021	Nominations Close at 12:00pm (Australian Eastern Daylight Time (AEDT))
12/10/2021	Nomination withdrawal period closes at 12:00pm (Australian Eastern Daylight Time (AEDT))
12/10/2021	Organisation to provide details of the nominated voting delegates by 12:00 noon (Australian Eastern Daylight Time (AEDT))
12/10/2021	Member to submit the absentee voting form by 12:00 noon (Australian Eastern Daylight Time (AEDT)) to the Returning Officer.
27/10/2021	Postal Ballot Opens
24/11/2021	Postal Ballot Closes at 10:00am (Australian Eastern Daylight Time (AEDT))

Notification to Members

The Association is required to have the Election Notice and Nomination Form published via their Journal from 7/09/2021 until 24/11/2021and posted to each Ordinary member council. Please confirm with the Returning Officer when this action has been done.

The copy of the Election Notice and Nomination Form will be sent soon.

Application of Section 193 Powers
The matters in which I have exercised the authority given to me by s.193 of the Act are:

- Due to Covid-19, the ballot cannot be conducted by attendance at the annual meeting of the federal council in accordance with the requirements of Schedule B of the rules of the Organisation. The Returning Officer will conduct the ballot by post in accordance with the requirements of the Schedule C of the rules of the Organisation.

- Rule in regard to the absentee voting according to Schedule C- 16 is not clear. To allow absentee voting, the Returning Officer will advise the members that If they are away from their current address and unable to receive ballot materials, they need to complete the Absentee application form with an alternate address and return it to the Returning Officer by email or AEC portal by a certain date.

- Rule 23 of Schedule C mentions to declare the result of the ballot within 3 days after the closing date of the voting. Due to Covid-19 and lockdown issue, the Returning Officer is not in a position to confirm the declaration period and will try to declare the result as soon as possible after the completion of the ballot counting.

Request to supply Register of Members Information
The Roll of Voters for the above election will be those Ordinary members of the Organisation financial as at 31/08/2021 (the date the roll of voters closes) and as at 01/03/2021 (the "calculation date").

As the Returning Officer, I request you supply the following listing(s) of members of the Local Government NSW and their delegates by the dates that are specified:

Listing	Date Required
(a) Name and member information (identified below), of every member who was financial at 31/08/2021 (the date the roll of voters closes) and as at 01/03/2021 (the "calculation date") in accordance with the rules of the Organisation	01/09/2021
(b) Update(s) listing members who: i. were inadvertently included on a listing ii. were inadvertently omitted from a listing who are eligible iii. have changed name, address or any other personal details iv. have changed electorate/s **PLEASE NOTE:** any deletions [b (i)], additions [b (ii)] or electorate changes [b (iv)] must be updates to the roll as at 31/08/2021. Updates which occur after this date cannot be accepted and so, should not be provided, except where they are changes relating to b (iii) above.	06/10/2021

(c) The names of the voting delegates and Board of Directors related to membership names and council types (Metro/urban or Rural/Regional)	12/10/2021
(d) The names of members appearing on a listing who have ceased to be members by 27/10/2021.	26/10/2021

Electronic listings
Organisations are requested to submit data and documents electronically via the AEC Electoral Event Portal. A link to the portal can be found on the AEC website (www.aec.gov.au) under Elections, Industrial elections and ballots.

The List of Members is to be supplied as an Excel file.

Lists should not be emailed as Commonwealth Guidelines provide that classified information, including personal information, should not be transmitted by email.

Member Information
Name and member information (identified below) of every member, eligible to be included in the electorate/s for the election, who was financial at 31/08/2021 (the date the roll of voters closes) and as at 01/03/2021 (the "calculation date") in accordance with the rules of the Organisation.

A record for each eligible member/ voting delegate/ board of directors is to include the following information in separate fields as per the various dates in the above time table:

- Membership number,
- Voting delegates and Board of Directors surname,
- Voting delegates and Board of Directors (full) first name/s,
- Address line 1 (BUILDING NAME AND UNIT/FLAT/TOWNHOUSE NUMBER),
- Address line 2 (STREET ADDRESS OR PO BOX),
- Address line 3 (CITY/TOWN),
- STATE (Aust Post Abbrev),
- Postcode,
- COUNTRY (OUTSIDE AUST ONLY)
- Electorate Code (see below)
- "Incorrect last known address" code (see below)
- "Workplace Address" Code (see below)

Electorate code
For each member listed, include a field identifying the relevant Electorate and provide an explanatory table for the codes. As for example, electorate code for Metro/Urban as M/U and electorate code for Rural/Regional as R/R.

Incorrect last known address
Please include in the listing(s) a field for "Incorrect Last Known Address". If you have eligible members with a last known address thought to be incorrect, you should code those members as "Y" or "Yes" in this field.

Workplace addresses
Please include in the listing(s) a field for "Workplace Address". If you have eligible members with only a workplace address, you should code those members as "Y" or "Yes" in this field – otherwise, leave the field blank.

Certification of Lists
Each listing must be accompanied by a certificate signed by you in the following terms:

"I certify that the accompanying listing contains the (include appropriate details, as per the text in (a), (b), (c), or (d) above). I further declare that the register of members has been maintained as required by Section 230(2) of the Fair Work (Registered Organisations) Act 2009.

The total number of eligible members listed is [include number] at 31/08/2021."

The listings and certificates as described above must be supplied to me by NO LATER THAN 12:00pm on the date(s) specified.

Confidentiality of Information
Regulation 131 of the *Fair Work (Registered Organisations) Regulations 2009* (the Regulations) requires that the Returning Officer must make a copy of the roll available for inspection and copying by members, and other persons authorised by the Returning Officer. However, sub-regulation 6 provides:

(6) If a copy of a roll, or a copy of part of a roll, is made or supplied under this regulation, a person must not use information in the roll for a purpose other than:
(a) a purpose in connection with the election; or
(b) to monitor the accuracy of the information contained in the roll.
Penalty: 10 penalty units.

Other Legislative Provisions
I wish to draw your attention to the following:

- Regulation 145 of the Regulation which provides that, where an election or ballot is conducted by the AEC, no steps in the election may be taken by any person without the Returning Officer's authority or direction.
- Section 190 is an offence provision of the Act and a contravention of it constitutes an irregularity. Section 190 of the Act states:

  An organisation or branch commits an offence if it uses, or allows to be used, its property or resources to help a candidate against another candidate in an election under this Part for an office or other position.

  Maximum penalty: 100 penalty units.

If you have any queries or concerns regarding any of the above please do not hesitate to contact me on IEBevents@aec.gov.au or 02 9375 6331.

Yours sincerely

Ishtiaq Ahmed
Returning Officer
Australian Electoral Commission
12/08/2021

P 02 9375 6331 F www.aec.gov.au

ITEM NO : 4.2

SUBJECT : GENERAL PURPOSE FINANCIAL STATEMENTS FOR YEAR ENDING 30 JUNE 2021

STRATEGIC OUTCOME : COUNCIL IS FINANCIALLY SUSTAINABLE

ACTION : PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN

REPORTING OFFICER : MARIA KENNY

Ref:541046

PURPOSE

The purpose of this report is to present the draft financial statements for the year ended 30 June 2020.

RECOMMENDATION

1. That the report be received and noted.
2. That the 2020/21 Draft General Purpose Financial Statements be referred to Council external auditor for auditing and Council's Audit Risk and Improvement Committee for consideration.

BACKGROUND

Section 416(1) of the Local Government Act 1993 (the Act) requires financial statements to be prepared and audited within four months at the end of the financial year.

External Auditors appointed by NSW Audit Office, will conduct an external audit review of these statements, with the audited financial statements to be presented at Council's Ordinary Meeting of 18 October, 2021.

In accordance with the requirements of Section 418 of the Act, public notice will also be provided to inform the community that the audited statements will be reported at this meeting. Council's external auditors will be in attendance to provide an overview of their findings and to answer any Councillor questions.

The draft financial statements and external audit report will also be reviewed by the Audit, Risk and Improvement Committee at its 6 October meeting.

REPORT

The draft Financial Statements are attached. The results of significant items are shown below:

Item	2020-21 Actual	2019-20 Last year	2020-21 Budget	Variance to budget	Variance to last year
Income statement $'000 - Surplus/(Deficit)					
Income	18,416	18,396	16,450	12%	<1%

Expenses	18,768	17,100	17,156	9%	10%
Net operating result	**(352)**	**1,296**	**(706)**		
Net operating result before capital	**(2,181)**	**531**	**(1,144)**		

Balance sheet	**2020-21 Actual**	**2019-20 Last year**			
Total assets	253,487	248,185			
Capital expenditure*	5,658	3,379			
Cash flow statements					
Cash at year end	22,395	23,017			
Unrestricted cash	10,441	12,641			
* Note C16 - Infrastructure, property, plant and equipment (new and asset renewals for FY2020-21).					

Material variations to budget and last year's result are summarised below:

- The budget set for FY2020-21 was conservative with regards to income estimates due to the advent of COVID-19 lockdown and its expected impact on the economy. Whilst there was an initial downturn from the lockdown, the economy did recovery relatively quickly.
- During FY2020-21, Council was able to avail of additional economic stimulus grant programs which exceeded initial budget projections. Operating grant income increased from last year by 28%. Council received additional capital funding from Road to Recovery, Local Road Community infrastructure Program, Other contributions and section 7.12 receipts which saw an increase of 139% from last year's results. This is also reflected in the 67% increase in Capital Expenditure from FY2019-20.
- Variance to budget for Other Revenue was 47%. This was primarily due to increases in rental income for council properties and increased receipts from fines.
- Whilst actual Employee benefits and on-costs were below budget. Due to staff vacancies, materials and contracts expenditure did exceed budget by 9%.
- The largest material difference in expenses (to both budget and last year's results) was for Depreciation costs. Depreciation expense has increased by 63% from FY2019-20. As reported to Council through the Quarterly Budget Review process in 2020-21, as a result of a revaluation of Council's assets the depreciation expense needed to be subsequently adjusted.

FINANCIAL IMPACT ASSESSMENT

In the March 2021 Quarterly Budget Review Statement it was projected that Council's result would be an operational deficit of $443,465 (or a net operating result before capital of $2,304,489 in deficit).

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. Unaudited Financial Statements for year ending 30 June 2021 ⇩

DRAFT

The Council of the Municipality of Hunter's Hill

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2021

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2021

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DRAFT

Overview

Hunter's Hill Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

22 Alexandra Street
Hunters Hill NSW 2110

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.huntershill.nsw.gov.au.

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2021

Understanding Council's Financial Statements

Introduction

Each year NSW local governments are required to present audited financial statements to their council and community.

What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2021.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

1. The Income Statement
Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

2. The Statement of Comprehensive Income
Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

3. The Statement of Financial Position
A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

4. The Statement of Changes in Equity
The overall change for the year (in dollars) of Council's "net wealth".

5. The Statement of Cash Flows
Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

DRAFT

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2021

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 18 October 2021.

DRAFT

Ross Williams
Mayor
18 October 2021

Jim Sanderson
Deputy Mayor
18 October 2021

Nick Tobin
A/General Manager
18 October 2021

Maria Kenny
Responsible Accounting Officer
18 October 2021

The Council of the Municipality of Hunter's Hill

Income Statement

for the year ended 30 June 2021

Original unaudited budget 2021	$ '000	Notes	Actual 2021	Actual 2020
	Income from continuing operations			
12,619	Rates and annual charges	B2-1	**12,654**	12,323
1,266	User charges and fees	B2-2	**1,396**	1,982
877	Other revenue	B2-3	**1,292**	2,057
810	Grants and contributions provided for operating purposes	B2-4	**1,072**	836
438	Grants and contributions provided for capital purposes	B2-4	**1,829**	765
413	Interest and investment income	B2-5	**173**	376
27	Net gains from the disposal of assets	B4-1	**–**	57
16,450	**Total income from continuing operations**		**18,416**	18,396
	Expenses from continuing operations			
5,950	Employee benefits and on-costs	B3-1	**5,518**	5,216
7,649	Materials and services	B3-2	**8,333**	8,020
2,347	Depreciation, amortisation and impairment for non-financial assets	B3-3	**3,870**	2,378
980	Other expenses	B3-4	**890**	1,486
230	Net losses from the disposal of assets	B4-1	**157**	–
17,156	**Total expenses from continuing operations**		**18,768**	17,100
(706)	Net operating result for the year attributable to Council		**(352)**	1,296
(1,144)	**Net operating result for the year before grants and contributions provided for capital purposes**		**(2,181)**	531

The above Income Statement should be read in conjunction with the accompanying notes.

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The Council of the Municipality of Hunter's Hill

Statement of Comprehensive Income

for the year ended 30 June 2021

$ '000	Notes	2021	2020
Net operating result for the year – from Income Statement		**(352)**	**1,296**
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	**4,825**	13,502
Other comprehensive income – joint ventures and associates	D1-1	**–**	1
Total items which will not be reclassified subsequently to the operating result		**4,825**	13,503
Amounts which will be reclassified subsequently to the operating result when specific conditions are met			
Other movements		**46**	(1)
Total items which will be reclassified subsequently to the operating result when specific conditions are met		**46**	(1)
Total other comprehensive income for the year		**4,871**	13,502
Total comprehensive income for the year attributable to Council		**4,519**	14,798

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

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The Council of the Municipality of Hunter's Hill

Statement of Financial Position

as at 30 June 2021

$ '000	Notes	2021	2020
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	**4,234**	4,683
Investments	C1-2	**17,615**	18,334
Receivables	C1-4	**1,696**	1,333
Inventories	C1-5	**3**	13
Other		**32**	161
Total current assets		**23,580**	24,524
Non-current assets			
Investments	C1-2	**545**	–
Receivables	C1-4	**34**	31
Infrastructure, property, plant and equipment	C1-6	**229,328**	223,131
Investments accounted for using the equity method	D1-1,D1-3	**–**	499
Total non-current assets		**229,907**	223,661
Total assets		**253,487**	248,185
LIABILITIES			
Current liabilities			
Payables	C3-1	**4,220**	4,599
Contract liabilities	C3-2	**2,642**	1,189
Employee benefit provisions	C3-3	**1,099**	1,385
Total current liabilities		**7,961**	7,173
Non-current liabilities			
Employee benefit provisions	C3-3	**14**	19
Total non-current liabilities		**14**	19
Total liabilities		**7,975**	7,192
Net assets		**245,512**	240,993
EQUITY			
Accumulated surplus	C4-1	**110,584**	110,890
IPPE revaluation reserve	C4-1	**134,928**	130,103
Council equity interest		**245,512**	240,993
Total equity		**245,512**	240,993

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

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The Council of the Municipality of Hunter's Hill

Statement of Changes in Equity

for the year ended 30 June 2021

$ '000	Notes	as at 30/06/21 Accumulated surplus	IPPE revaluation reserve	Total equity	as at 30/06/20 Accumulated surplus	IPPE revaluation reserve	Total equity
Opening balance at 1 July		**110,890**	**130,103**	**240,993**	110,633	116,601	227,234
Changes due to AASB 1058 and AASB 15 adoption		**–**	**–**	**–**	(1,040)	–	(1,040)
Restated opening balance		**110,890**	**130,103**	**240,993**	109,593	116,601	226,194
Net operating result for the year		**(352)**	**–**	**(352)**	1,296	–	1,296
Restated net operating result for the period		**(352)**	**–**	**(352)**	1,296	–	1,296
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	**–**	**4,825**	**4,825**	–	13,502	13,502
Gain(/loss) on revaluation of equity instruments at fair value through other comprehensive income		**46**	**–**	**46**	–	–	–
Joint ventures and associates	D1-1	**–**	**–**	**–**	1	–	1
Other comprehensive income		**46**	**4,825**	**4,871**	1	13,502	13,503
Total comprehensive income		**(306)**	**4,825**	**4,519**	1,297	13,502	14,799
Closing balance at 30 June		**110,584**	**134,928**	**245,512**	110,890	130,103	240,993

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

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The Council of the Municipality of Hunter's Hill

Statement of Cash Flows

for the year ended 30 June 2021

Original unaudited budget 2021	$ '000	Notes	Actual 2021	Actual 2020
	Cash flows from operating activities			
	Receipts:			
12,619	Rates and annual charges		**12,522**	12,169
1,266	User charges and fees		**1,507**	1,798
413	Investment and interest revenue received		**188**	376
1,249	Grants and contributions		**4,198**	1,655
–	Bonds, deposits and retention amounts received		**68**	–
903	Other		**1,055**	3,132
	Payments:			
(5,949)	Employee benefits and on-costs		**(5,809)**	(5,579)
(7,649)	Materials and services		**(8,014)**	(7,103)
–	Bonds, deposits and retention amounts refunded		**–**	(49)
(1,378)	Other		**(846)**	(3,317)
1,474	**Net cash flows from operating activities**	G1-1	**4,869**	3,082
	Cash flows from investing activities			
	Receipts:			
141	Sale of infrastructure, property, plant and equipment		**267**	115
	Payments:			
–	Purchase of investment securities		**(1,999)**	(18,334)
–	Acquisition of term deposits		**2,234**	–
(4,702)	Purchase of infrastructure, property, plant and equipment		**(6,319)**	(2,696)
–	Contributions paid to joint ventures and associates		**499**	–
(4,561)	**Net cash flows from investing activities**		**(5,318)**	(20,915)
(3,087)	**Net change in cash and cash equivalents**		**(449)**	(17,833)
–	Cash and cash equivalents at beginning of year		**4,683**	22,516
(3,087)	Cash and cash equivalents at end of year	C1-1	**4,234**	4,683
17,761	plus: Investments on hand at end of year	C1-2	**18,160**	18,334
14,674	Total cash, cash equivalents and investments		**22,394**	23,017

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

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The Council of the Municipality of Hunter's Hill

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 18 October 2021. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2005* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

i. estimated fair values of infrastructure, property, plant and equipment – refer Note C1-8
ii. employee benefit provisions – refer Note C3-4.

Significant judgements in applying the Council's accounting policies

(i) Impairment of receivables

Council has made a significant judgement about the impairment of a number of its receivables – refer Note C1-4.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the Council's financial statements.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- General purpose operations

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A1-1 Basis of preparation (continued)

The Trust Fund
In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

No trust funds are currently held by Council.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

Volunteer services

Council does not have material dependence on volunteer services. Voluneteers are utlised in Cultural Events & Bushland. Theses services are not recognised due to their natural as a large percentage would not go ahead should there not be volunteers to undertake the roles and their non-material value.

New accounting standards and interpretations issued but not yet effective

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2021 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

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B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
$ '000	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Functions or activities										
Maintain Character and Manage Growth Planning	**635**	476	**1,708**	1,296	**(1,073)**	(820)	**–**	–	**56**	11
Focus on the Community	**1,490**	1,018	**3,893**	3,496	**(2,403)**	(2,478)	**452**	114	**105,216**	103,642
Manage and Preserve Our Environment	**3,577**	3,226	**3,754**	3,748	**(177)**	(522)	**233**	54	**112**	15,521
Make Getting Around Easier	**2,353**	3,349	**4,526**	4,081	**(2,173)**	(732)	**1,912**	310	**107,550**	89,993
Leadership and Governance	**10,361**	10,327	**4,887**	4,479	**5,474**	5,848	**304**	334	**40,553**	38,973
Total functions and activities	**18,416**	18,396	**18,768**	17,100	**(352)**	1,296	**2,901**	1,601	**253,487**	248,185

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B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Maintain Character & manage Growth Planning

Urban growth is well managed by applying 'excellence in design' principles. Development meets tight controls and complies with Local Environment Plans (LEPs) and Development Control Plans (DCPs). There is a balanced view of 'built form' to ensure the area continues to remain vibrant and diverse, but at the same time there is a strong desire to limit overdevelopment and retain the existing streetscape. We provide a range of flexible and adaptable buildings for a mix of retail, commercial, community and residential spaces in addition to our thriving village centres being used by our engaged and supportive community.

We champion our conservation zones and remain committed to fighting against high rise urbanisation. Our community and Council work in partnership to continue to strive for retention of our harbour access and foreshores and the remarkable harbour views, which are iconic to our Municipality.

Focus on the Community

Residents are inspired to lead an active lifestyle by the provision of multipurpose community facilities that are accessible and maximise participation opportunities. Open spaces, parks, reserves and playgrounds are attractive places where people can find sanctuary amongst urban living.

A range of arts and cultural activities that are respected and celebrated enhance our strong sense of place and belonging and assist in shaping our unified community. We look to create opportunities through a lively events calendar that promotes friendly neighbourhoods and vibrant village centres.

Volunteering is a way of life for many Hunters Hill residents and we aim to expand on this by encouraging the community to realise the benefits of a harmonious, well supported and positive place that improves the happiness of our entire community.

Manage and Preserve Our Environment

Together, we respond proactively to pressure facing our environment and endeavour to enhance the way we conserve our resources and natural systems. Striving towards an ecological sound future and measuring the extent of our human footprint is critical for the long term sustainability.

We regularly review our operations and processes to identify opportunities to reduce, recycle and reuse products generated by our changing lifestyles. We understand that this is an important process in the development of all future programs, policies and partnerships. With an impressive 14km of harbour foreshore and abundant flora and fauna that we are so blessed to inhabit, we acknowledge that sound environmental management is fundamental in ensuring the high quality of life we all enjoy.

Make Getting Around Easier

Efficient and reliable major public transport options that are safe and integrated will see a future that is less dependent on cars and a reduction in congestion and carbon footprint. We recognise the importance of targeted programs to encourage the community to make public transport options a way of daily life.

Alternate methods of transport, such as walking and cycling require paths that are well designed and maintained. Safe and convenient footpaths and cycle ways will promote walking and cycling as a viable option that will reduce reliance on private motor vehicles.
While private transport is a popular preference, focus will be given to the development and implementation of local area traffic management plans and parking schemes, which will effectively manage traffic flow and safety.
In order to improve all modes of transport choices, our planning controls will require a co-ordinated approach to support movement in, around and beyond our Municipality.

Leadership & Governance

Through widespread community involvement, Council succeeds with responsible and transparent management that promotes best practice initiatives. A consultative approach creates an informed and educated community who are empowered to identify, participate and offer solutions in any decision making process.

To ensure that statutory and financial management obligations are met, strategic outcomes are delivered to ensure social, environmental, economic and civic issues are addressed in the best interest of the community.
Our staff are essential to the success of the organisation and we strive to attract, retain and develop a committed team that encompasses a workplace culture that values ethical behaviours and safe working practices. Council's internal values reflect the HEART of what we do and who we are: Honesty, Excellence, Accountability, Respect, Teamwork and Safety. Simply explained, these values will guide our future choices and how we can best add value to the community.

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B1-2 Components of functions or activities (continued)

Council will advocate for strong partnering programs with other governing bodies, neighbouring councils and key stakeholders to ensure we reflect a commitment to a whole-of-government approach to undertaking important issues. Aligning ourselves in this manner will ensure the successful implementation and execution of integrated plans.

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B2 Sources of income

B2-1 Rates and annual charges

$ '000	2021	2020
Ordinary rates		
Residential	8,016	7,813
Less: pensioner rebates (mandatory)	(51)	(51)
Business	238	235
Rates levied to ratepayers	8,203	7,997
Pensioner rate subsidies received	28	28
Total ordinary rates	8,231	8,025
Special rates		
Environmental	187	182
Infrastructure	396	385
Other	531	516
Community facilities	346	348
Rates levied to ratepayers	1,460	1,431
Total special rates	1,460	1,431
Annual charges		
(pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Domestic waste management services	2,927	2,818
Section 611 charges	48	61
Less: pensioner rebates (mandatory)	(26)	(26)
Annual charges levied	2,949	2,853
Pensioner subsidies received:		
– Domestic waste management	14	14
Total annual charges	2,963	2,867
Total rates and annual charges	12,654	12,323

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy
Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

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B2-2 User charges and fees

$ '000	Timing	2021	2020
Specific user charges			
(per s.502 - specific 'actual use' charges)			
Domestic waste management services	2	**4**	6
Waste management services (non-domestic)	2	**169**	162
Total specific user charges		**173**	168
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Inspection services	2	**16**	26
Planning and building regulation	2	**507**	475
Section 10.7 certificates (EP&A Act)	2	**49**	47
Section 603 certificates	2	**22**	18
Total fees and charges – statutory/regulatory		**594**	566
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Community centres	2	**116**	160
Lease rentals	2	**33**	17
Leaseback fees – Council vehicles	2	**23**	24
Park rents	2	**59**	65
Parking fees	2	**184**	156
Restoration charges	2	**214**	826
Total fees and charges – other		**629**	1,248
Total user charges and fees		**1,396**	1,982
Timing of revenue recognition for user charges and fees			
User charges and fees recognised over time (1)		**–**	–
User charges and fees recognised at a point in time (2)		**1,396**	1,982
Total user charges and fees		**1,396**	1,982

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Accounting policy

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

B2-3 Other revenue

$ '000	Timing	2021	2020
Rental income – other council properties	1	**438**	312
Bus shelter contract - License fee	15	**–**	1,000
Fines -other	2	**4**	26
Fines – parking	2	**510**	447
Commissions and agency fees	2	**6**	1
Sundry rents and charges	2	**150**	193
Waste rebate	2	**59**	60
Other	2	**125**	18
Total other revenue		**1,292**	2,057
Timing of revenue recognition for other revenue			
Other revenue recognised over time (1)		**–**	–
Other revenue recognised at a point in time (2)		**1,292**	2,057
Total other revenue		**1,292**	2,057

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

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B2-4 Grants and contributions

$ '000	Timing	Operating 2021	Operating 2020	Capital 2021	Capital 2020
General purpose grants and non-developer contributions (untied)					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	2	**147**	162	**–**	–
Financial assistance – local roads component	2	**67**	74	**–**	–
Payment in advance - future year allocation					
Financial assistance – general component	2	**157**	172	**–**	–
Financial assistance – local roads component	2	**72**	79	**–**	–
Amount recognised as income during current year		**443**	487	**–**	–
Special purpose grants and non-developer contributions (tied)					
Cash contributions					
Previously specific grants:					
Pensioners' rates subsidies:					
Community care	2	**12**	23	**–**	–
Economic development	2	**162**	–	**–**	–
Environmental programs	2	**71**	2	**–**	–
Library	2	**94**	91	**–**	–
Recreation and culture	2	**79**	–	**238**	10
Stormwater drainage	2	**–**	40	**–**	–
Street lighting	2	**47**	35	**–**	–
Traffic route subsidy	2	**10**	8	**–**	–
Transport (roads to recovery)	2	**–**	–	**289**	93
Other specific grants	2	**20**	23	**–**	–
Previously contributions:					
Kerb and gutter	2	**11**	14	**–**	–
Transport for NSW contributions (regional roads, block grant)	2	**93**	93	**501**	–
Tourism		**10**	–	**–**	–
Other contributions	2	**20**	20	**–**	34
Total special purpose grants and non-developer contributions – cash		**629**	349	**1,028**	137
Total special purpose grants and non-developer contributions (tied)		**629**	349	**1,028**	137
Total grants and non-developer contributions		**1,072**	836	**1,028**	137
Comprising:					
– Commonwealth funding		**443**	487	**–**	–
– State funding		**579**	222	**966**	103
– Other funding		**50**	127	**62**	34
		1,072	836	**1,028**	137

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B2-4 Grants and contributions (continued)

Developer contributions

$ '000	Notes	Timing	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):	G4					
Cash contributions						
S 7.11 – contributions towards amenities/services		2	–	–	**696**	358
Other developer contributions		2	–	–	**105**	270
Total developer contributions – cash			–	–	**801**	628
Total developer contributions			–	–	**801**	628
Total contributions			–	–	**801**	628
Total grants and contributions			**1,072**	836	**1,829**	765
Timing of revenue recognition for grants and contributions						
Grants and contributions recognised over time (1)			–	–	–	–
Grants and contributions recognised at a point in time (2)			**1,072**	836	**1,829**	765
Total grants and contributions			**1,072**	836	**1,829**	765

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B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

$ '000	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Unspent grants and contributions				
Unspent funds at 1 July	**44**	90	**1,133**	1,040
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	**477**	65	**877**	103
Add: Funds received and not recognised as revenue in the current year	**–**	–	**–**	–
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	**(166)**	(111)	**(939)**	–
Less: Funds received in prior year but revenue recognised and funds spent in current year	**–**	–	**–**	(10)
Unspent funds at 30 June	**355**	44	**1,071**	1,133
Contributions				
Unspent funds at 1 July	**–**	–	**1,788**	1,701
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	**–**	–	**801**	655
Add: contributions received and not recognised as revenue in the current year	**–**	–	**–**	–
Add: contributions recognised as income in the current period obtained in respect of a future rating identified by Council for the purpose of establishing a rate	**–**	–	**–**	–
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	**–**	–	**(1,212)**	(568)
Unspent contributions at 30 June	**–**	–	**1,377**	1,788

Unspent contribtuions refer to Section 7.11 contributions received but not yet spent.

Accounting policy

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include the completion of specific works or projects. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

continued on next page ...

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B2-4 Grants and contributions (continued)

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B2-5 Interest and investment income

$ '000	2021	2020
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	**20**	29
– Cash and investments	**138**	347
Fair value adjustments		
– Movements in investments at fair value through profit and loss	**15**	–
Total interest and investment income (losses)	**173**	376
Interest and investment income is attributable to:		
Unrestricted investments/financial assets:		
Overdue rates and annual charges (general fund)	**20**	29
General Council cash and investments	**141**	320
Restricted investments/funds – external:		
Development contributions		
– Section 7.11	**12**	27
Total interest and investment income	**173**	376

Accounting policy
Interest income is recognised using the effective interest rate at the date that interest is earned.

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B3 Costs of providing services

B3-1 Employee benefits and on-costs

$ '000	2021	2020
Salaries and wages	**4,405**	4,043
Employee leave entitlements (ELE)	**326**	483
Superannuation	**541**	447
Workers' compensation insurance	**121**	92
Fringe benefit tax (FBT)	**16**	20
Other Employee benefits		
Travel expenses	**60**	56
Training costs (other than salaries and wages)	**49**	75
Total employee costs	**5,518**	5,216
Total employee costs expensed	**5,518**	5,216

Accounting policy
Employee benefit expenses are recorded when the service has been provided by the employee.

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

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B3-2 Materials and services

$ '000	Notes	2021	2020
Advertising		**53**	66
Raw materials and consumables		**796**	739
Contractor and consultancy costs		**5,764**	5,677
Audit Fees	F2-1	**79**	103
Bank charges		**41**	37
Previously other expenses:			
Electricity and heating		**108**	184
Insurance		**224**	239
Printing and stationery		**47**	48
Street lighting		**330**	145
Subscriptions and publications		**149**	131
Telephone and communications		**23**	21
Councillor and Mayoral fees and associated expenses	F1-2	**181**	205
Legal expenses:			
– Legal expenses: planning and development		**357**	313
– Legal expenses: other		**89**	73
Expenses from Peppercorn leases		**–**	7
Variable lease expense relating to usage		**80**	26
Other		**12**	6
Total materials and services		8,333	8,020
Total materials and services		**8,333**	8,020

Accounting policy
Expenses are recorded on an accruals basis as the Council receives the goods or services.

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B3-3 Depreciation, amortisation and impairment of non-financial assets

$ '000	Notes	2021	2020
Depreciation and amortisation			
Plant and equipment		**155**	139
Office equipment		**402**	92
Furniture and fittings		**35**	17
Infrastructure:	C1-6		
– Buildings – non-specialised		**173**	111
– Buildings – specialised		**383**	267
– Other structures		**861**	204
– Roads		**1,155**	962
– Footpaths		**183**	283
– Kerb and guttering		**233**	130
– Other road assets		**56**	58
– Stormwater drainage		**234**	115
Total gross depreciation and amortisation costs		**3,870**	2,378
Total depreciation and amortisation costs		**3,870**	2,378
Total depreciation, amortisation and impairment for non-financial assets		**3,870**	2,378

Accounting policy

Depreciation and amortisation
Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note 10 for IPPE assets.

Impairment of non-financial assets
Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are no longer required to be tested for impairment under AASB 136. This is because these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Other assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

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B3-4 Other expenses

$ '000	Notes	2021	2020
Net share of interests in joint ventures and associates using the equity method			
Joint ventures		–	127
Total net share of interests in joint ventures and associates using the equity method	D1-1,D1-3	–	127
Contributions/levies to other levels of government			
– Department of planning levy		69	61
– NSW fire brigade levy		533	473
– Regional library		251	774
– Other contributions/levies		24	22
Donations, contributions and assistance to other organisations (Section 356)		13	29
Total other expenses		890	1,486

Accounting policy
Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

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B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

$ '000	Notes	2021	2020
Gain (or loss) on disposal of plant and equipment	C1-6		
Proceeds from disposal – plant and equipment		**267**	115
Less: carrying amount of plant and equipment assets sold/written off		**(115)**	(58)
Gain (or loss) on disposal		**152**	57
Gain (or loss) on disposal of infrastructure	C1-6		
Proceeds from disposal – infrastructure		**–**	–
Less: carrying amount of infrastructure assets sold/written off		**(309)**	–
Gain (or loss) on disposal		**(309)**	–
Net gain (or loss) on disposal of assets		**(157)**	57

Accounting policy
Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

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B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 22/06/2020 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

$ '000	2021 Budget	2021 Actual	2021 Variance		
REVENUES					
Other revenues	877	1,292	415	47%	F
Council originally budgeted very conservatively due to Covid. Many of the targets were exceeded. As an example, parking fines receipts doubled the initial budget estimate. These estimates were revised through Quarterley Budget Statements to Council.					
Operating grants and contributions	810	1,072	262	32%	F
Council had received new funding for Local Council transition fund for textile and food organics, Australia Day, Place Summer fund and Weeds Control.					
Capital grants and contributions	438	1,829	1,391	318%	F
Council received additional grant funding from the Roads to Recovery program, and the new Local Road Community Infrastructure Program (round 2) and higher receipts from Other contributions and section 7.12					
Interest and investment revenue	413	173	(240)	(58)%	U
Council's investment portfolio is predominantly comprised of term deposits, with 10% of cash holdings in TCorp managed funds. Interests rates in the market continues to be at historically low levels due to monetary policy being implemented by the Reserve Bank of Australia.					
Net gains from disposal of assets	27	–	(27)	(100)%	U
This financial year, Council disposed excess fleet vehicles where gains were made. However, in reference to B4-1, this was offset by a higher amount written off from civic infrastructure.					
EXPENSES					
Materials and services	7,649	8,333	(684)	(9)%	U
Staff shortages have resulted in use of contractors to maintain services and contractors to maintain essential services.					
Net losses from disposal of assets	230	157	73	32%	F
The actual disposal of Infrastructure assets was $306K and this was offset by the gain sale $152K which gave a favourable					
STATEMENT OF CASH FLOWS					
Cash flows from operating activities	1,474	4,869	3,395	230%	F
Council had received new grants funding for capital and operational projects such as Figtree Park (Reibys Green), Gladesville Reserve sporting facilities and Local roads community infrastructure round 2, weeds control and previous funding for play space. This project had been undertaken but not completed for the financial year. Council originally budgeted very low revenues due to Covid. Many of these tragets were exceeded.					
Cash flows from investing activities	(4,561)	(5,318)	(757)	17%	U
The transfer of CivicRisk from a joint venture to an invesstment was the major movement in cash flows from Investments.					

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C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

$ '000	2021	2020
Cash and cash equivalents		
Cash on hand and at bank	**639**	928
Cash-equivalent assets		
– Short-term deposits	**3,595**	3,755
Total cash and cash equivalents	**4,234**	4,683
Reconciliation of cash and cash equivalents		
Total cash and cash equivalents per Statement of Financial Position	**4,234**	4,683
Balance as per the Statement of Cash Flows	**4,234**	4,683

Accounting policy
For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

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C1-2 Financial investments

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Financial assets at fair value through the profit and loss				
Managed funds	1,515	–	–	–
Total	1,515	–	–	–
Debt securities at amortised cost				
Long term deposits	16,100	–	18,334	–
Equity securities at fair value through other comprehensive income				
CivicRisk	–	545	–	–
Total	–	545	–	–
Total cash assets, cash equivalents and investments	21,849	545	23,017	–

Accounting policy

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets
All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification
On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Fair value through other comprehensive income – equity instruments
Council has a number of strategic investments in entities over which they do not have significant influence nor control. Council has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

These investments are carried at fair value with changes in fair value recognised in other comprehensive income (financial asset reserve). On disposal any balance in the financial asset reserve is transferred to accumulated surplus and is not reclassified to profit or loss.

Other net gains and losses excluding dividends are recognised in the Other Comprehensive Income Statement.

Financial assets through profit or loss
All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

Council's financial assets measured at fair value through profit or loss comprise investments of $16,100,000 in the Statement of Financial Position.

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C1-3 Restricted cash, cash equivalents and investments

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Total cash, cash equivalents and investments	**21,849**	**545**	23,017	–
attributable to:				
External restrictions	**5,684**	**545**	4,794	–
Internal restrictions	**5,724**	**–**	5,582	–
Unrestricted	**10,441**	**–**	12,641	–
	21,849	**545**	23,017	–

$ '000	2021	2020
Details of restrictions		
External restrictions – other		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	**1,221**	1,594
Other developer contributions	**148**	195
Specific purpose unexpended grants (recognised as revenue) – general fund	**2,692**	1,177
Domestic waste management	**908**	680
Other special levies	**1,260**	1,148
External restrictions – other	**6,229**	4,794
Total external restrictions	**6,229**	4,794
Internal restrictions		
Council has internally restricted cash, cash equivalents and investments as follows:		
Plant and vehicle replacement	**489**	434
Employees leave entitlement	**595**	596
Deposits, retentions and bonds	**2,766**	2,704
Construction of buildings	**419**	249
Office equipment	**298**	520
Road reconstruction	**183**	306
Elections	**166**	106
Insurance reserve	**238**	108
Property strategy	**–**	146
Sustainability Reserve	**223**	300
Other	**57**	113
Council work depot - LC	**290**	–
Total internal restrictions	**5,724**	5,582
Total restrictions	**11,953**	10,376

Internal restrictions over cash, cash equivalents and investments are those assets restricted only by a resolution of the elected Council.

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C1-4 Receivables

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Purpose				
Rates and annual charges	**566**	**23**	458	17
Interest and extra charges	**21**	**11**	13	14
User charges and fees	**450**	**–**	404	–
Accrued revenues				
– Interest on investments	**26**	**–**	61	–
– Other income accruals	**146**	**–**	109	–
Net GST receivable	**295**	**–**	307	–
Other debtors	**101**	**–**	–	–
Payroll Debtor	**111**	**–**	–	–
Total	**1,716**	**34**	1,352	31
Less: provision of impairment				
User charges and fees	**(20)**	**–**	(19)	–
Total provision for impairment – receivables	**(20)**	**–**	(19)	–
Total net receivables	**1,696**	**34**	1,333	31

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C1-4 Receivables (continued)

$ '000	2021	2020

Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment
Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:
- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are over 5 years past due, whichever occurs first.

None of the receivables that have been written off are subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

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C1-5 Inventories

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
(i) Inventories at cost				
Stores and materials	3	–	13	–
Total inventories at cost	3	–	13	–
Total inventories	3	–	13	–

Accounting policy

Raw materials and stores, work in progress and finished goods
Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

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C1-6 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2020			Asset movements during the reporting period						At 30 June 2021		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	1,406	–	1,406	–	793	–	–	(1,067)	–	1,132	–	1,132
Plant and equipment	1,306	(728)	578	396	–	(107)	(155)	–	–	1,297	(585)	712
Office equipment	1,152	(1,039)	113	651	–	–	(402)	216	–	2,018	(1,440)	578
Furniture and fittings	309	(214)	95	185	–	–	(35)	–	–	495	(250)	245
Land:												
– Operational land	33,282	–	33,282	–	–	–	–	–	–	33,282	–	33,282
– Community land	78,544	–	78,544	–	–	–	–	–	4,825	83,369	–	83,369
Infrastructure:												
– Buildings – non-specialised	8,339	(3,812)	4,527	698	–	–	(173)	639	–	9,677	(3,986)	5,691
– Buildings – specialised	17,565	(8,384)	9,181	552	–	–	(383)	–	–	18,115	(8,765)	9,350
– Other structures	15,972	(6,539)	9,433	11	–	–	(861)	–	–	15,982	(7,399)	8,583
– Roads	66,428	(19,168)	47,260	877	–	(133)	(1,155)	166	–	67,238	(20,223)	47,015
– Footpaths	13,244	(4,360)	8,884	1,179	–	(163)	(183)	–	–	14,115	(4,398)	9,717
– Kerb and guttering	18,625	(5,590)	13,035	–	–	–	(233)	–	–	18,625	(5,823)	12,802
– Other road assets (including bulk earthworks)	1,873	(312)	1,561	252	–	(5)	(56)	39	–	2,159	(368)	1,791
– Stormwater drainage	23,329	(8,097)	15,232	64	–	(8)	(234)	7	–	23,354	(8,293)	15,061
Total infrastructure, property, plant and equipment	281,374	(58,243)	223,131	4,865	793	(416)	(3,870)	–	4,825	290,858	(61,530)	229,328

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-6 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2019			Asset movements during the reporting period						At 30 June 2020		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	12	–	12	1,394	–	–	–	–	–	1,406	–	1,406
Plant and equipment	1,466	(878)	588	–	187	(58)	(139)	–	–	1,306	(728)	578
Office equipment	1,089	(947)	142	63	–	–	(92)	–	–	1,152	(1,039)	113
Furniture and fittings	309	(197)	112	–	–	–	(17)	–	–	309	(214)	95
Land:												
– Operational land	33,282	–	33,282	–	–	–	–	–	–	33,282	–	33,282
– Community land	78,544	–	78,544	–	–	–	–	–	–	78,544	–	78,544
Infrastructure:												
– Buildings – non-specialised	8,043	(2,802)	5,241	–	–	–	(111)	(603)	–	8,339	(3,812)	4,527
– Buildings – specialised	16,295	(6,023)	10,272	88	–	–	(267)	(912)	–	17,565	(8,384)	9,181
– Other structures	9,108	(2,830)	6,278	113	–	–	(204)	–	3,246	15,972	(6,539)	9,433
– Roads	54,081	(9,469)	44,612	393	–	–	(962)	–	3,217	66,428	(19,168)	47,260
– Footpaths	10,554	(3,342)	7,212	299	–	–	(283)	–	1,656	13,244	(4,360)	8,884
– Other road assets (including bulk earthworks)	1,397	(241)	1,156	406	–	–	(58)	–	57	1,873	(312)	1,561
– Stormwater drainage	9,539	(1,733)	7,806	259	–	–	(115)	–	7,282	23,329	(8,097)	15,232
– Kerb and guttering	14,806	(1,377)	13,429	177	–	–	(130)	(441)	–	18,625	(5,590)	13,035
Total infrastructure, property, plant and equipment	238,525	(29,839)	208,686	3,192	187	(58)	(2,378)	(1,956)	15,458	281,374	(58,243)	223,131

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-6 Infrastructure, property, plant and equipment (continued)

Accounting policy
Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Land is not depreciated. The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that the Council will obtain ownership at the end of the lease term. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

	Years		Years
Plant and equipment		Other equipment	
Office equipment	5 to 10	Playground equipment	5 to 20
Office furniture	10 to 20	Benches, seats etc.	5 to 10
Vehicles	5 to 8		
Other plant and equipment	5 to 15	**Buildings**	
		Buildings: masonry	50 to 100
		Buildings: other	50 to 100
Transportation assets		**Stormwater assets**	
Sealed roads: surface	10 to 25	Drains	60 to 100
Sealed roads: structure	60 to 100		
Kerb, gutter and footpaths	10 to 70		
Other Infrastructure	10 to 70		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Land under roads
Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

Crown reserves
Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

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C2 Leasing activities

C2-1 Council as a lessee

Council has leases a photocopier. Information relating to the leases in place and associated balances and transactions is provided below.

Terms and conditions of leases
Council has an operting lease for the photocopiers and the lease are 5 years.

(a) Income Statement

$ '000	2021	2020
The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:		
Variable lease payments based on usage not included in the measurement of lease liabilities	**80**	26
Expenses relating to Peppercorn leases	**–**	7
	80	33

(b) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land and buildings which are used for:
Provide general indication of the use of the assets under a concessionary arrangement e.g.

- boat ramp

The leases are generally between years and require payments of a maximum amount of $1,000 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

Accounting policy

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting
Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

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C2-1 Council as a lessee (continued)

Leases at significantly below market value / Concessionary leases
Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

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C3 Liabilities of Council

C3-1 Payables

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Payables				
Goods and services – operating expenditure	**783**	**–**	474	–
Goods and services – capital expenditure	**209**	**–**	862	–
Accrued expenses:				
– Other expenditure accruals	**354**	**–**	439	–
Security bonds, deposits and retentions	**2,779**	**–**	2,711	–
Prepaid rates	**95**	**–**	113	–
Total payables	**4,220**	**–**	4,599	–
Total payables	**4,220**	**–**	4,599	–

Payables relating to restricted assets

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Total payables relating to unrestricted assets	**4,220**	**–**	**4,599**	**–**
Total payables	**4,220**	**–**	4,599	–

Current payables not anticipated to be settled within the next twelve months

$ '000	2021	2020
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	**2,364**	2,331
Total payables and borrowings	**2,364**	2,331

Accounting policy
Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Council comprise trade payables.

Payables
Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

$ '000	Notes	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	**2,337**	**–**	1,040	–
Total grants received in advance		**2,337**	**–**	1,040	–

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C3-2 Contract Liabilities (continued)

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
User fees and charges received in advance:				
Other	305	–	149	–
Total user fees and charges received in advance	305	–	149	–
Total contract liabilities	2,642	–	1,189	–

Notes

(i) Council has received funding to construct assets including sporting facilities and playspace. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

Contract liabilities relating to restricted assets

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Total contract liabilities relating to unrestricted assets	2,642	–	1,189	–
Total contract liabilities	2,642	–	1,189	–

Significant changes in contract liabilities

The contract liabilities have arisen on adoption of AASB 15 and AASB 1058. Previously income received in advance was recognised for reciprocal contracts. The increase in a contract liability is primarily due to grants in the scope of AASB 15 and capital grants received by Council to acquire or construct assets which will be under Council's control. Previously, revenue was recognised on receipt of the funds.

Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

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C3-3 Employee benefit provisions

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Annual leave	**378**	**–**	390	–
Sick leave	**–**	**–**	56	–
Long service leave	**616**	**14**	929	19
Other leave	**105**	**–**	10	–
Total employee benefit provisions	**1,099**	**14**	1,385	19

Current employee benefit provisions not anticipated to be settled within the next twelve months

$ '000	2021	2020
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	**573**	789
	573	789

Accounting policy

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

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C4 Reserves

C4-1 Nature and purpose of reserves

Infrastructure, property, plant and equipment revaluation reserve
The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

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D Council structure

D1 Interests in other entities

$ '000	Council's share of net assets 2021	2020
Council's share of net assets		
Net share of interests in joint ventures and associates using the equity method – assets		
Joint ventures	–	499
Total net share of interests in joint ventures and associates using the equity method – assets	–	499
Total Council's share of net assets	–	499

D1-1 Interests in joint arrangements

Net carrying amounts – Council's share

$ '000	Nature of relationship	Place of business	2021	2020	Interest in ownership 2021	2020
CivicRisk Mutual	Joint venture	Penrith NSW	–	67	**0.0%**	0.9%
CivicRisk Metro	Joint venture	Penrith NSW	–	431	**0.0%**	3.4%
Total carrying amounts – material joint ventures			–	498	–	4.3%

CivicRisk Metro
Councils investment in CivicRisk is now disclosed in C1-2 Investments, due to a change in operating structure as at 1/7/20

CivicRisk Mutual
Councils investment in CivicRisk is now disclosed in C1-2 Investments, due to a change in operating structure as at 1/7/20

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Material joint ventures

The following information is provided for joint ventures that are individually material to the Council. Included are the total amounts as per the joint venture financial statements, adjusted for fair-value adjustments at acquisition date and differences in accounting policies, rather than the Council's share.

Details

	Principal activity	Measurement method
CivicRisk Metro	Liability insurance and risk management	Equity accounting
CivicRisk Mutual	Liability insurance and risk management	Equity accounting

Relevant interests and fair values

	Interest in outputs 2021	2020
CivicRisk Metro	**0.0%**	3.4%
CivicRisk Mutual	**0.0%**	0.9%

continued on next page ...

D1-1 Interests in joint arrangements (continued)

Summarised financial information for joint ventures

$ '000	CivicRisk Metro 2021	2020	CivicRisk Mutual 2021	2020
Statement of financial position				
Current assets				
Cash and cash equivalents	–	9,281	–	6,177
Other current assets	–	15,062	–	12,101
Non-current assets	–	6,711	–	5,102
Current liabilities				
Current financial liabilities (excluding trade and other payables and provisions)	–	3,451	–	5,923
Other current liabilities	–	1,762	–	3,635
Non-current liabilities				
Non-current financial liabilities (excluding trade and other payables and provisions)	–	5,558	–	3,635
Net assets	–	20,283	–	10,187
Statement of comprehensive income				
Income	–	2,116	–	14,679
Interest income	–	271	–	205
Profit/(loss) from continuing operations	–	2,387	–	14,884
Profit/(loss) for the period	–	**2,387**	–	**14,884**
Total comprehensive income	–	2,387	–	14,884
Share of income – Council (%)	**0.0%**	3.4%	**0.0%**	0.9%
Profit/(loss) – Council ($)	–	81	–	134
Total comprehensive income – Council ($)	–	81	–	134
Summarised Statement of cash flows				
Cash flows from operating activities	–	1,511	–	1,614
Cash flows from investing activities	–	7,516	–	2,750
Net increase (decrease) in cash and cash equivalents	–	9,027	–	4,364
Reconciliation of the carrying amount				
Opening net assets (1 July)	**14,359**	14,648	**7,155**	6,944
Profit/(loss) for the period	–	(289)	–	211
Closing net assets	**14,359**	14,359	**7,155**	7,155
Council's share of net assets (%)	**0.0%**	3.4%	**0.0%**	0.9%
Council's share of net assets ($)	–	690	–	92

County Councils

Council is not a member of any county councils.

Accounting policy

Joint ventures

Council is a member of Mutual Management Services Ltd, a mutual pool scheme providing liability insurance to Local Government. Membership includes the potential to share in either the net assets or liabilities of the fund dependant on its past performance. Council's share of the net assets or liabilities reflects our contributions to the pool and insurance claims within each of the funds years.

Council's accounting policy regarding the measurement and disclosure of the potential liability or benefit is to book Council's share of net asset or liability value, as advised by Mutual management Service Ltd taking into account their audited figures for the year ended 30 June 2019.

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D1-3 Interests in associates

Council has no interest in any associates.

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E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including **(1)** price risk, **(2)** credit risk, **(3)** liquidity risk and **(4)** interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

$ '000	Carrying value 2021	Carrying value 2020	Fair value 2021	Fair value 2020
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	**4,234**	4,683	**4,234**	4,683
Receivables	**1,730**	1,364	**1,730**	1,365
Investments				
– Debt securities at amortised cost	**16,100**	18,334	**16,100**	18,334
Fair value through other comprehensive income				
Investments				
– Equity securities at fair value through other comprehensive income	**545**	–	**545**	–
Fair value through profit and loss				
Investments				
– Amortised cost	**1,515**	–	**1,515**	–
Total financial assets	**24,124**	24,381	**24,124**	24,382
Financial liabilities				
Payables	**4,220**	4,599	**4,215**	5,412
Total financial liabilities	**4,220**	4,599	**4,215**	5,412

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Fair value is determined as follows:

- **Cash** and **cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings** – are based upon estimated future cash flows discounted by the current mkt interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) **'at fair value through profit and loss'** or (ii) **'available-for-sale'** – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council has an investment policy which complies with the Local Government Act 1993 and Minister's investment order 625. This policy is regularly reviewed by Council and it's staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.

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E1-1 Risks relating to financial instruments held (continued)

- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

(a) Market risk – interest rate and price risk

$ '000	2021	2020
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	**210**	230
Impact of a 10% movement in price of investments		
– Equity / Income Statement	**–**	–

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

$ '000	Not yet overdue	< 1 year overdue	1 - 2 years overdue	2 - 5 years overdue	> 5 years overdue	Total
2021						
Gross carrying amount	**–**	**454**	**74**	**33**	**28**	**589**
2020						
Gross carrying amount	1	392	29	22	31	475

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses,

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E1-1 Risks relating to financial instruments held (continued)

non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

$ '000	Not yet overdue	0 - 30 days overdue	31 - 60 days overdue	61 - 90 days overdue	> 91 days overdue	Total
2021						
Gross carrying amount	**721**	**143**	**23**	**13**	**261**	**1,161**
Expected loss rate (%)	**0.00%**	**0.00%**	**0.00%**	**10.00%**	**7.30%**	**1.75%**
ECL provision	**–**	**–**	**–**	**1**	**19**	**20**
2020						
Gross carrying amount	528	122	22	21	215	908
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	9.00%	2.13%
ECL provision	–	–	–	–	19	19

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

$ '000	Weighted average interest rate	Subject to no maturity	payable in: ≤ 1 Year	1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2021							
Trade/other payables	**0.00%**	**2,779**	**1,342**	**–**	**–**	**4,121**	**4,125**
Total financial liabilities		**2,779**	**1,342**	**–**	**–**	**4,121**	**4,125**
2020							
Trade/other payables	0.00%	2,711	1,771	–	–	4,482	4,486
Total financial liabilities		2,711	1,771	–	–	4,482	4,486

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E2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

– Infrastructure, property, plant and equipment

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

				Fair value measurement hierarchy					
		Date of latest valuation		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
$ '000	Notes	2021	2020	2021	2020	2021	2020	2021	2020
Recurring fair value measurements									
Infrastructure, property, plant and equipment	C1-6								
Plant & Equipment		30/06/21	30/06/20	–	–	**712**	578	**712**	578
Office Equipment		30/06/21	30/06/20	–	–	**578**	113	**578**	113
Furniture & Fittings		30/06/21	30/06/20	–	–	**245**	95	**245**	95
Operational Land		30/06/18	30/06/18	**33,282**	33,282	–	–	**33,282**	33,282
Community Land		30/06/21	30/06/17	–	–	**83,369**	78,544	**83,369**	78,544
Building – Non Specialised		30/06/20	30/06/20	–	–	**5,691**	12,151	**5,691**	12,151
Building – Specialised		30/06/20	30/06/20	–	–	**9,350**	1,558	**9,350**	1,558
Other Structures		30/06/20	30/06/20	–	–	**8,583**	9,432	**8,583**	9,432
Roads		30/06/20	30/06/20	–	–	**47,015**	26,759	**47,015**	26,759
Footpaths		30/06/20	30/06/20	–	–	**9,717**	17,604	**9,717**	17,604
Kerb & Guttering		30/06/20	30/06/20	–	–	**12,802**	24,215	**12,802**	24,215
Other road assets		30/06/20	30/06/20	–	–	**1,791**	2,161	**1,791**	2,161
Stormwater Drainage		30/06/21	30/06/20	–	–	**15,061**	15,232	**15,061**	15,232
Total infrastructure, property, plant and equipment				**33,282**	33,282	**194,914**	188,442	**228,196**	221,724

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Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Infrastructure, property, plant and equipment (IPPE)

This asset class comprises all of Council's land classified as Operational Land and Community Land under the NSW Local Government Act 1993. The key unobservable inputs to the valuation are the price per square metre and market price. The operational Land valuation was undertaken at 30 June 2018 and was performed by APV Valuers and Asset Management. The Community Land valuation was performed by Valuer General at 1 July 2016.

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E2-1 Fair value measurement (continued)

Where there is directly comparable market evidence, Level 2 valuation inputs were used to value land held in freehold title as well as land used for special purposes which is restricted in use under current zoning rules.
Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size.

Land assets that have no comparable observable market evidence were subsequently valued at the Level 3 valuation input hierarchy using the professional judgement of a Registered Valuer adjusted for price per square metre of sales sites not in close proximity which provided only a low level of comparability.

Council's Plant, Office Equipment and Furniture & Fittings include:

- Plant: Truck, tractors, mowers
- Fleet: Cars, Utes
- Office Equipment: Computer hardware/software, document management
- Furniture & Fittings: Desks, chairs, window coverings

Plant, Office Equipment, Furniture & Fittings are valued at cost but are disclosed at fair value in the notes.
Level 3 unobservable inputs include consumption pattern, useful life, residual value and asset condition.

Buildings were valued by Assetic Valuers and Asset Management at 30 June 2020. Residential properties were valued on Level 3 valuation inputs using comparable properties after adjusting for differences in attributes such as property size.

Specialised buildings were valued using the cost approach by estimating the replacement cost for each building by componentising the buildings and subsequent useful lives. Level 3 valuation inputs required Professional Judgement to estimate unobservable inputs such as residual value, useful life, consumption patterns, asset condition and remaining service potential.

This asset class comprises of Road, Kerb and Channel, Structure, Car Park, Bridge, Footpath, Traffic Signs, Stormwater Drain, Stormwater Pit and were valued using Level 3 valuation inputs using the cost approach.

This approach estimates the replacement cost for each asset into component level with differing useful lives. While the unit rates based on square metres or similar capacity could be supported from market evidence (Level 2), other inputs such as estimated residual life, useful life, consumption patterns and asset condition required professional judgement and impacted significantly on the determination of fair value. These assets were valued using Level 3 valuation inputs.

Fair value measurements using significant unobservable inputs (level 3)

The valuation process for level 3 fair value measurements
The council engaged external, independent and qualified valuers to determine the fair value of the infrastructure assets on a regular basis. An annual assessment is undertaken to determine whether the carrying amount of the assets is materially different from the fair value. If any variation is considered material a revaluation is undertaken either by comprehensive revaluation or by applying an interim revaluation using appropriate indices.

Changes in level 3 fair values are analysed at the end of each reporting period and discussed between the valuation team and Council.

Community Land was valued based on the Land Value provided by the Valuer-General. Where the Valuer-General did not provide Land Value an average unit rate based on the Land Value for similar community land was used.

As at 30 June 2018 a comprehensive valuation was undertaken for Operational Land was performed by APV.

As 30 June 2020 all Buildings revaluation was performed by Assetic and Non-Specialised Buildings have been valued at market value from the sales evidence of similar or reference assets. Specialised Buildings have been valued using depreciated replacement cost. The method is based on determine the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors.

Valuation of Roads was undertaken at 30 June 2020 by Assetic. This asset class comprises the Road Carriageway, Suburb Markers and Traffic facilities. The road carriageway is defined as the trafficable portion of a road, between but not including the Kerb and gutter. The Cost Approach using Level 3 inputs was used to value the road and other road infrastructure. Valuation for the road carriagewage, comprising surface, pavement and formation were based on calculations undertaken by the external valuation process.

Footpaths and Kerb & Gutter were segmented to match the adjacent road segment where possible and no further componentisation was undertaken. Footpaths and Kerb & Gutter were originally mapped and the condition assessed based on a physical inspection. Condition information is updated as changes in the network are observed through regular inspections. Valuation of the Footpaths and Kerb & Gutter was undertaken at 30 June 2020.

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E2-1 Fair value measurement (continued)

Stormwater Drainage comprise pits, pipes, open channels, headwalls and various types of water quality devices. The Cost Approach estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. While the unit rates based on linear metres of certain diameter pipes and prices per pit or similar could be supported through extensive professional judgement and market evidence. Valuation of the stormwater drainage was undertaken at 30 June 2020 by Assetic.

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

$ '000	Fair value (30/6/21) 2021	Valuation technique/s	Unobservable inputs
Infrastructure, property, plant and equipment			
Community Land	83,369	Land values obtained from the NSW Valuer General	Land value and land area
Plant & Equipment	712	Cost approach	Gross Replacement Cost, remaining useful life
Office Equipment	578	Cost approach	Gross Replacement Cost, remaining useful life
Furniture & Fittings	245	Cost approach	Gross Replacement Cost, remaining useful life
Specialised Buildings	9,350	Cost approach	Gross Replacement Cost, remaining useful life
Other Structures	8,583	Cost approach	Gross Replacement Cost, remaining useful life
Roads	47,015	Cost approach	Gross Replacement Cost, remaining useful life
Footpaths	9,717	Cost approach	Gross Replacement Cost, remaining useful life
Kerb & Gutter	12,802	Cost approach	Gross Replacement Cost, remaining useful life
Other Road Assets	1,791	Cost approach	Gross Replacement Cost, remaining useful life
Stormwater Drainage	15,061	Cost approach	Gross Replacement Cost, remaining useful life

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A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

	Plant and equipment		Office equipment		Furniture and fittings		Community Land	
$ '000	**2021**	2020	**2021**	2020	**2021**	2020	**2021**	2020
Opening balance	**578**	587	**114**	143	**95**	112	**78,544**	78,544
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	**–**	–	**–**	–	**–**	–	**4,825**	–
Other movements								
Purchases (GBV)	**396**	188	**866**	63	**185**	–	**–**	–
Disposals (WDV)	**(107)**	(58)	**–**	–	**–**	–	**–**	–
Depreciation and impairment	**(155)**	(139)	**(402)**	(92)	**(35)**	(17)	**–**	–
Closing balance	**712**	578	**578**	114	**245**	95	**83,369**	78,544

	Building specialised		Other structures		Roads		Footpaths	
$ '000	**2021**	2020	**2021**	2020	**2021**	2020	**2021**	2020
Opening balance	**9,181**	10,272	**9,433**	6,278	**47,260**	44,612	**8,884**	7,212

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E2-1 Fair value measurement (continued)

$ '000	Building specialised 2021	Building specialised 2020	Other structures 2021	Other structures 2020	Roads 2021	Roads 2020	Footpaths 2021	Footpaths 2020
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	–	(912)	–	3,246	–	3,217	–	1,656
Other movements								
Purchases (GBV)	**552**	88	**11**	113	**1,043**	393	**1,179**	299
Disposals (WDV)	–	–	–	–	**(133)**	–	**(163)**	–
Depreciation and impairment	**(383)**	(267)	**(861)**	(204)	**(1,155)**	(962)	**(183)**	(283)
Closing balance	**9,350**	9,181	**8,583**	9,433	**47,015**	47,260	**9,717**	8,884

$ '000	Kerb and guttering 2021	Kerb and guttering 2020	Other road assets 2021	Other road assets 2020	Stomwater drainage 2021	Stomwater drainage 2020	Total 2021	Total 2020
Opening balance	**13,035**	13,429	**1,561**	1,156	**15,232**	7,806	**183,917**	**170,151**
Recognised in other comprehensive income – revaluation surplus	–	(441)	–	57	–	7,282	**4,825**	**14,105**
Purchases (GBV)	–	177	**291**	406	**71**	259	**4,594**	**1,986**
Disposals (WDV)	–	–	**(5)**	–	**(8)**	–	**(416)**	**(58)**
Depreciation and impairment	**(233)**	(130)	**(56)**	(58)	**(234)**	(115)	**(3,697)**	**(2,267)**
Closing balance	**12,802**	13,035	**1,791**	1,561	**15,061**	15,232	**189,223**	**183,917**

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

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E3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

LIABILITIES NOT RECOGNISED

1. Guarantees

(i) Defined benefit superannuation contribution plans
Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

– Assets are not segregated within the sub-group according to the employees of each sponsoring employer.

– The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.

– Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.

– The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are::

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 7% of salaries to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of $40.0 million for 1 July 2019 to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2019. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2021 was $120,737.62. The last valuation of the Scheme was performed by Richard Boyfield FIAA as at 30 June 2019, and covers the period ended 30 June 2020.

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E3-1 Contingencies (continued)

Council's expected contribution to the plan for the next annual reporting period is $129,369.36.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2020 is:

Employer reserves only *	$millions	Asset Coverage
Assets	1,695.2	
Past Service Liabilities	1,773.2	95.6%
Vested Benefits	1,757.5	96.5%

* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of $63,000 as at 30 June 2021.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.75% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

(ii) Mutual Management Services Ltd

Mutual Management Services Ltd (MMS) is a company limited by guarantee and was created to provide administration services to the three CivicRisk self-insurance pools CivicRisk West (previously West Pool), CivicRisk Metro (previously Metro Pool) and CivicRisk Mutual (previously United Independent Pools).

MMS operates as a mutual for the benefit of the members who are the sixteen Councils which make up our combined CivicRisk membership being Blacktown, Blue Mountains, Burwood, Bayside, Cumberland, Camden, Hawkesbury, Fairfield, Hunters Hill, Kiama, Lane Cove, Liverpool, Penrith, Parramatta, Shellharbour and Wollongong.

The CivicRisk Self-insurance pools have been operating since the late 1980's when Councils could not purchase insurance in the market and the Councils decided to work together to share the risks and self-fund their claims costs.

MMS was created to move the administration staff and responsibilities from West Pool (now CivicRisk West) to a separate entity that provides the services to all three pools. The creation of obligations rather than a change in the underlying operations.

(iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

(iv) Other guarantees

Council has provided no other guarantees other than those listed above.

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E3-1 Contingencies (continued)

2. Other liabilities

(i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

ASSETS NOT RECOGNISED

(ii) Infringement notices/fines

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by Revenue NSW.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

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F People and relationships

F1 Related party disclosures

F1-1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

$ '000	2021	2020
Compensation:		
Short-term benefits	**2,044**	1,280
Post-employment benefits	**130**	136
Total	**2,174**	1,416

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F1-2 Councillor and Mayoral fees and associated expenses

$ '000	2021	2020
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	**41**	44
Councillors' fees	**115**	142
Other Councillors' expenses (including Mayor)	**25**	19
Total	**181**	205

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F2 Other relationships

F2-1 Audit fees

$ '000	2021	2020
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of financial statements	**23**	50
Remuneration for audit and other assurance services	**23**	50
Total Auditor-General remuneration	**23**	50
Non NSW Auditor-General audit firms		
(i) Audit and other assurance services		
Internal auditors	**56**	53
Remuneration for audit and other assurance services	**56**	53
Total remuneration of non NSW Auditor-General audit firms	**56**	53
Total audit fees	**79**	103

G Other matters

G1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

$ '000	2021	2020
Net operating result from Income Statement	**(352)**	1,296
Adjust for non-cash items:		
Depreciation and amortisation	**3,870**	2,378
Net losses/(gains) on disposal of assets	**157**	(57)
Adoption of AASB 15/1058	**–**	(1,040)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments classified as 'at fair value' or 'held for trading'	**(15)**	–
Share of net (profits)/losses of associates/joint ventures using the equity method	**–**	127
+/– Movement in operating assets and liabilities and other cash items:		
Decrease/(increase) in receivables	**(367)**	(268)
Increase/(decrease) in provision for impairment of receivables	**1**	–
Decrease/(increase) in inventories	**10**	(5)
Decrease/(increase) in other current assets	**129**	(102)
Increase/(decrease) in payables	**309**	(154)
Increase/(decrease) in other accrued expenses payable	**(85)**	269
Increase/(decrease) in other liabilities	**50**	(39)
Increase/(decrease) in contract liabilities	**1,453**	1,040
Increase/(decrease) in provision for employee benefits	**(291)**	(363)
Net cash provided from/(used in) operating activities from the Statement of Cash Flows	**4,869**	3,082

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G2-1 Commitments

Investment in joint operations – commitments

For capital commitments and other commitments relating to investments in joint operations, refer to Note 20 (c)

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G3-1 Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

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G4 Statement of developer contributions as at 30 June 2021

G4-1 Summary of developer contributions

$ '000	Opening balance at 1 July 2020	Contributions received during the year: Cash	Contributions received during the year: Non-cash	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2021	Cumulative balance of internal borrowings (to)/from
Other	1,594	695	–	12	(1,080)	–	1,221	–
S7.11 contributions – under a plan	1,594	695	–	12	(1,080)	–	1,221	–
Total S7.11 and S7.12 revenue under plans	1,594	695	–	12	(1,080)	–	1,221	–
Total contributions	1,594	695	–	12	(1,080)	–	1,221	–

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

G4-2 Developer contributions by plan

$ '000	Opening balance at 1 July 2020	Contributions received during the year: Cash	Contributions received during the year: Non-cash	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2021	Cumulative balance of internal borrowings (to)/from
CONTRIBUTION PLAN NUMBER 27 NOVEMBER 2013								
Other	1,594	695	–	12	(1,080)	–	1,221	–
Total	1,594	695	–	12	(1,080)	–	1,221	–

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G5 Statement of performance measures

G5-1 Statement of performance measures – consolidated results

$ '000	Amounts 2021	Indicator 2021	Prior periods 2020	Prior periods 2019	Benchmark
1. Operating performance ratio					
Total continuing operating revenue excluding capital grants and contributions less operating expenses [1,2]	(2,039)	(12.30)%	3.42%	(4.24)%	>0.00%
Total continuing operating revenue excluding capital grants and contributions [1]	16,572				
2. Own source operating revenue ratio					
Total continuing operating revenue excluding all grants and contributions [1]	15,500	84.23%	91.27%	85.49%	>60.00%
Total continuing operating revenue [1]	18,401				
3. Unrestricted current ratio					
Current assets less all external restrictions	17,896	3.56x	5.06x	8.08x	>1.50x
Current liabilities less specific purpose liabilities	5,024				
4. Debt service cover ratio					
Operating result before capital excluding interest and depreciation/impairment/amortisation [1]	1,831	∞	∞	∞	>2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	–				
5. Rates and annual charges outstanding percentage					
Rates and annual charges outstanding	621	4.71%	3.95%	2.97%	<5.00%
Rates and annual charges collectable	13,176				
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	20,334	16.63 mths	17.21 mths	18.85 mths	>3.00 mths
Monthly payments from cash flow of operating and financing activities	1,222				

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(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements
for the year ended 30 June 2021

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

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The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2021

Independent Auditor's Report

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

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The Council of the Municipality of Hunter's Hill

SPECIAL SCHEDULES

for the year ended 30 June 2021

The Council of the Municipality of Hunter's Hill

Special Schedules

for the year ended 30 June 2021

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The Council of the Municipality of Hunter's Hill

Permissible income for general rates

$ '000	Notes	Calculation 2020/21	Calculation 2021/22
Notional general income calculation [1]			
Last year notional general income yield	a	9,519	**9,754**
Plus or minus adjustments [2]	b	14	**(6)**
Notional general income	c = a + b	**9,533**	**9,748**
Permissible income calculation			
Or rate peg percentage	e	2.60%	**2.00%**
Or plus rate peg amount	i = e x (c + g)	248	**195**
Sub-total	k = (c + g + h + i + j)	**9,781**	**9,943**
Plus (or minus) last year's carry forward total	l	(13)	**14**
Less valuation objections claimed in the previous year	m	(1)	**(1)**
Sub-total	n = (l + m)	**(14)**	**13**
Total permissible income	o = k + n	9,767	**9,956**
Less notional general income yield	p	9,754	**9,957**
Catch-up or (excess) result	q = o – p	**12**	**(1)**
Plus income lost due to valuation objections claimed [4]	r	1	**2**
Carry forward to next year [5]	t = q + r + s	**13**	**1**

Notes

(1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.

(2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the Valuation of Land Act 1916.

(4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.

(5) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the NSW Government Gazette in accordance with section 512 of the Local Government Act 1993. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

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The Council of the Municipality of Hunter's Hill

Report on infrastructure assets as at 30 June 2021

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2020/21 Required maintenance [a]	2020/21 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		$ '000	$ '000	$ '000	$ '000	$ '000	$ '000	1	2	3	4	5
Buildings	Council Offices/ Administration Centres	–	1	49	97	4,301	6,782	58.0%	6.0%	36.0%	0.0%	0.0%
	Council Works Depot	294	–	26	166	485	1,042	14.0%	4.0%	53.0%	28.0%	1.0%
	Council Public Halls	3,193	650	273	129	5,045	10,999	17.0%	17.0%	36.0%	23.0%	7.0%
	Other Buildings	642	122	93	220	5,210	9,002	15.0%	46.0%	32.0%	6.0%	1.0%
	Sub-total	**4,129**	**773**	**441**	**612**	**15,041**	**27,825**	**26.2%**	**23.2%**	**35.3%**	**12.1%**	**3.1%**
Other structures	Other structures	1,329	365	276	33	8,583	15,982	0.0%	0.0%	0.0%	0.0%	100.0%
	Sub-total	**1,329**	**365**	**276**	**33**	**8,583**	**15,982**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**100.0%**
Roads	Sealed roads	1,984	3,970	507	1,409	47,015	67,238	10.0%	53.0%	32.0%	5.0%	0.0%
	Footpaths	163	7	172	321	9,717	14,115	14.0%	27.0%	57.0%	1.0%	1.0%
	Kerb and guttering	107	124	242	14	12,802	18,625	0.0%	0.0%	36.0%	64.0%	0.0%
	Other road assets (incl. bulk earth works)	–	–	–	14	1,791	2,159	0.0%	0.0%	0.0%	0.0%	100.0%
	Sub-total	**2,254**	**4,101**	**921**	**1,758**	**71,325**	**102,137**	**8.5%**	**38.6%**	**35.5%**	**15.1%**	**2.3%**
Stormwater drainage	Stormwater drainage	112	131	394	389	15,061	23,354	16.0%	1.0%	83.0%	0.0%	0.0%
	Sub-total	**112**	**131**	**394**	**389**	**15,061**	**23,354**	**16.0%**	**1.0%**	**83.0%**	**0.0%**	**0.0%**
	Total – all assets	**7,824**	**5,370**	**2,032**	**2,792**	**110,010**	**169,298**	**11.7%**	**27.3%**	**38.7%**	**11.1%**	**11.3%**

[a] Required maintenance is the amount identified in Council's asset management plans.

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Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

The Council of the Municipality of Hunter's Hill

Report on infrastructure assets as at 30 June 2021

Infrastructure asset performance indicators (consolidated) *

$ '000	Amounts 2021	Indicator 2021	Prior periods 2020	Prior periods 2019	Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals [1]	4,484	147.26%	56.85%	26.38%	>=100.00%
Depreciation, amortisation and impairment	3,045				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	7,824	7.96%	7.63%	8.23%	<2.00%
Net carrying amount of infrastructure assets	98,340				
Asset maintenance ratio					
Actual asset maintenance	2,792	137.40%	112.53%	37.27%	>100.00%
Required asset maintenance	2,032				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	5,370	3.17%	3.25%	22.50%	
Gross replacement cost	169,298				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

DRAFT

ITEM NO	:	4.3
SUBJECT	:	MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE HELD ON 25 AUGUST, 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	MARIA KENNY

Ref:541146

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Audit, Risk and Improvement meeting held on 25 August 2021.

The objective of the Audit, Risk and Improvement Committee is to provide independent assurance and advice to Council on risk management, internal control, governance and external accountability.

RECOMMENDATION

1. That the report be received and noted.

ATTACHMENTS

1. Minutes of Meeting for 25 August 2021 ⇩

MINUTES OF AUDIT RISK AND IMPROVEMENT COMMITTEE held 25 August 2021

COMMENCEMENT

The meeting opened at 1:30pm.

PRESENT

Mr Brian Robertson	Independent Chair
Clr Ben Collins	Councillor, Hunter's Hill Council
Ms Deborah Goodyer	Independent
Nick Tobin	A/General Manager (A/GM)
Maria Kenny	Director Finance and Corporate Strategy (DFCS)
Susan Leahy	Hunter's Hill Council Internal Auditor (IA)
Luke Malone	Hunter's Hill Council External Auditor (EA)
Stuart Dutton	Director Service Delivery & Special Projects (in attendance for item 3.1)

Apologies
No apologies were received.

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RESOLVED on the MOTION of Clr Collins, seconded Ms Goodyer

That the Minutes of Audit Risk and Improvement Committee of previous Meeting held on 19/05/2021 be adopted.

REPORTS

3.1 STANDING ITEM - RISK REGISTER – INVITATION DIRECTOR SERVICE DELIVERY & SPECIAL PROJECTS

PROCEEDINGS IN BRIEF

Director Service Delivery & Special Projects provided an overview of the functions of the Directorate and the highest residual risk ratings.

Hazardous materials in council buildings, management of the underground fuel tank located at the depot site, management of mature trees and potential injuries or damage in the community and the compliance schedule for community buildings were discussed in detail.

The committee also discussed the need to have risk register reports tabled to the Audit, Risk & Improvement Committee (ARIC) on a quarterly basis, which identifies the highest residual rated risks across the organisation.

RESOLVED on the MOTION of Chairperson Robertson, seconded Ms Goodyer

1. That the report be received and noted.

2. That a further report be provided by the Director Service Delivery & Special Projects to the next Committee meeting regarding the progress of the underground fuel tank and asbestos register risk matters.
3. That the General Manager provides an update to the next meeting regarding resourcing to be provided for the management of the risk register.

3.2 INTERNAL AUDIT REPORT - INTERNAL AUDIT REVIEW OF PRIVACY & INFORMATION AWARENESS

PROCEEDINGS IN BRIEF

Internal Auditor provided an overview of the findings of the review. Overall, the internal control framework was rated as good.

The Review recommendations included the need to: update Council's existing Privacy Management Plan, undertake specific risk assessments with regards to privacy management and for the induction and training of volunteers to include information on privacy obligations.

RESOLVED on the MOTION of Clr Collins, seconded Ms Goodyer

1. That the Internal Audit Review of Privacy and Information Awareness Report be received and noted.

3.3 INTERNAL AUDIT REPORT

PROCEEDINGS IN BRIEF

A report on the progress of the internal audit program was presented to the committee.

There is still an ongoing Internal Auditor vacancy, and with the current extended lockdown underway, it is likely the vacancy will not be filled for some time. Instead, audit reviews are currently being outsourced.

The committee recommended the existing resourcing issue be tabled at the next meeting of the Shared Internal Audit function meeting of General Managers.

RESOLVED on the MOTION of Ms Goodyer, seconded Clr Collins

1. That the status of the Internal audit plan be received and noted.
2. That resourcing of the Internal Audit function be progressed by the A/General Manager at the next Shared Internal Auditor's meeting of General Managers.

3.4 INTERNAL AUDIT RECOMMENDATIONS STATUS REPORT

PROCEEDINGS IN BRIEF

The Internal Auditor provided an overview on the progress of the implementation of recommendations arising from previous internal audits.

One recommendation has been completed, with progress made since the last meeting on the remaining 6 audit recommendations.

RESOLVED on the MOTION of Ms Goodyer, seconded Clr Collins

1. That the report and the status of the previous recommendations raised by internal audit be received and noted.

3.5 EXTERNAL AUDIT - INTERIM AUDIT MANAGEMENT LETTER FOR YEAR ENDING 30 JUNE 2021

PROCEEDINGS IN BRIEF

The External Auditor provided an overview of the findings of the Interim External Audit, noting Council's progress from previous audits with regards to audit recommendations.

There were no high risk rated recommendations. Two medium-rated risk recommendations relate to the formalisation of a Cyber risk policy and the monthly review of the payroll master file.

The Committee also requested that the timetable for the finalisation of the external audit, and presentation of the financial statements to Council, be re-circulated to Committee members.

RESOLVED on the MOTION of Ms Goodyer, seconded Chairperson Robertson

That the Interim audit management letter for the year ending 30 June 2021 be received and noted

3.6 INSTITUTE OF INTERNAL AUDITITORS PAPER - CYBER RISK READINESS - AN AUDIT COMMITTEE PERSPECTIVE

PROCEEDINGS IN BRIEF

DFCS provided an overview of the actions Council has undertaken to date, and the future actions required as recommended in the tabled white paper on cyber risk readiness.

It was noted that this year's Internal Audit Program for Hunter's Hill Council includes an internal audit review of cyber security. This review will assess the progress of the recommendations contained within this white paper.

RESOLVED on the MOTION of Ms Goodyer, seconded Clr Collins

That the Institute of Internal Auditors White paper on Cyber Risk Readiness, Response & Ransom: An Audit Committee Perspective, be received and noted.

3.7 STANDING ITEM - GOVERNANCE AND CONTROL FRAMEWORK, LEGISLATIVE COMPLIANCE AND BUSINESS IMPROVEMENT.

PROCEEDINGS IN BRIEF

This is a standing report which provides an update on governance and compliance matters that have been considered since the last meeting, including any business improvement initiatives that are being undertaken.

Since the last ARIC meeting held in May, a new policy on Mobile Vending Vehicles has been tabled to Council, and the legislative requirements which are included in the Office of Local Government (OLG) compliance calendar for the period to July 2021 were also completed.

This report also included a status on the currency of Council's policy register. The Committee were informed that a comprehensive review of policies will be undertaken during the course of FY2021-22.

As a part of the recent update of Council's Complaint Handling Policy, a template complaints and compliments report has been developed which will be presented to the Executive on a quarterly basis. The Committee received a high-level version of this report, for the first time, for the July 2021 period. This report will be tabled to the Committee for purposes of measuring trends in complaints management.

RESOLVED on the MOTION of Clr Collins, seconded Ms Goodyer

That the report be received and noted.

General Business

The draft *Guidelines for risk management and internal audit for local councils in NSW* was released on 24 August, 2021. Submissions to the Office of Local Government close on 26 November, 2021.

RESOLVED on the MOTION of Chairperson Robertson, seconded Ms Goodyer

That Committee members forward their respective comments to DFCS for inclusion as an agenda item for consideration by the Committee at its next meeting to be held in October.

It was also noted that the Audit, Risk & Improvement Committee Annual Report for the year ending 30 June, 2021 was tabled to the August Ordinary Meeting of Council.

Next meeting – 6 October, 2021

It was agreed that, as this will be the last meeting prior to the election caretaker period, the meeting time will be extended and the agenda for the next meeting will include:

- review of the draft financial statements and external auditors report;

- report on the next completed Internal Audit Review;
- standing reports on governance and risk register items.

The meeting closed at 3:12pm.

I confirm that these Minutes are a true and accurate record of Audit Risk and Improvement Committee Meeting held on 25 August 2021.

…….. ……..
CHAIRPERSON GENERAL MANAGER

ITEM NO	:	4.4
SUBJECT	:	LICENCE AGREEMENT WITH HAPPY HENS SOCIAL ENTERPRISE INCORPORATED
STRATEGIC OUTCOME	:	SERVICES AND FACILITIES THAT ARE CHILD, YOUTH, FAMILY AND AGE FRIENDLY ARE SUPPORTED
ACTION	:	IMPROVE AND MAXIMISE ACCESS TO AND USE OF PARKS, COMMUNITY, SPORTING AND CULTURAL FACILITIES
REPORTING OFFICER	:	NICK TOBIN

Ref:539020

PURPOSE
To approve a 12 month Licence Agreement to the Happy Hens Social Enterprise Incorporated based on the same terms and conditions of the current licence agreement.

RECOMMENDATION

1. That the report be received and noted.
2. That Happy Hens Social Enterprise be offered a 12 month licence agreement for the use of a portion of Gladesville Reserve.
3. That the Mayor and General Manager be delegated authority to sign and seal the Licence agreement.

BACKGROUND
The Happy Hens Social Enterprise Incorporated (HHSEI) currently have a Licence Agreement to occupy part of Gladesville Reserve (section formally known as Henley Bowling Club. The licence expired on 2 August 2021. The HHSEI have requested a new Licence.

REPORT
The HHSEI occupy a portion of the former Henley Bowling Club to establish and operate a community garden and undertake associated activities. Their current licence commenced on 3 August 2020 for a period of 12 months. Council has had no issues with HHESI use of the licenced area.

The HHSEI have request a new licence agreement.

Council is still waiting on advice from Crown Lands on its Draft Plan of Management for the Gladesville Reserve which is a Crown Reserve under Council's care, control and management. Until a new Plan of Management is adopted Council it is only able to offer the HHSEI a 12 month licence.

The HHSEI have been advised that only a 12 month licence is possible and have agreed to this requirement. All conditions of the existing licence including hours of operation, use and nil rent will be incorporated into the new licence.

CONCLUSION

No objection is raised to the granting of a 12 month licence to the HHSEI. Following the completion and adoption of the new Plan of Management for the Reserve a long-term licence will be negotiated.

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	:	4.5
SUBJECT	:	MOBILE VENDING VEHICLE GUIDELINES
STRATEGIC OUTCOME	:	PUBLIC PLACES ARE VIBRANT AND ACTIVE
ACTION	:	ENSURE PUBLIC SPACES PROVIDE FOR A RANGE OF PEOPLE AND CAN BE EASILY ADAPTED TO SUIT THE CHANGING NEEDS OF OUR COMMUNITY
REPORTING OFFICER	:	MARJORIE FERGUSON

Ref:540046

PURPOSE

This report outlines the outcome of the public exhibition of the Mobile Food Vending Vehicle Guidelines and makes a recommendation for Council to adopt the Guidelines.

RECOMMENDATION

1. That the report be received and noted.
2. That Council adopt the draft Hunters Hill Mobile Food Vending Vehicle Guidelines.
3. That the Hunters Hill Mobile Food Vending Vehicle Guidelines and Application Form be placed on Council's web site.
4. That Council's Fees and Charges Schedule be amended to include an annual fee of $450 for Category 2 vehicles – Food Trucks.
5. That Category 1 vehicles – Food Vans may operate in the Hunters Hill LGA free of charge, subject to approval.
6. That Council staff and any relevant stakeholders be made aware of the Guidelines.

BACKGROUND

The popularity of food trucks and mobile food vending vehicles has resulted in Council receiving enquiries in relation to mobile food vending. The purpose of preparing draft Mobile Food Vending Vehicle Guidelines is to provide Council and the community with a framework for applications to be considered against, to allow the suitable placements of mobile food vending vehicles across the Hunters Hill area, without negatively impacting upon the current trading practices of fixed retail food premises. These Guidelines apply to approval for an activity as per Section 68 of *the Local Government Act 1993 - Use a standing vehicle or any article for the purpose of selling any article in a public place.* Council can charge a fee for mobile food vending vehicles to operate in a public place.

For both Category 1 – Food Vans and Category 2 – Food Trucks, the following areas are recommended for off-street vending, subject to approval:

i. Boronia Park

ii. Weil Park

iii. Buffalo Creek

iv. Clarkes Point

v. Gladesville Reserve

Applications for other areas will be assessed on merit.

At a meeting on 19 July 2021, Council endorsed draft Mobile Food Vending Vehicle Guidelines (draft Guidelines) for public exhibition. The draft Guidelines were amended to reflect Council's resolution to exclude Food Vans (Category 1) from paying an annual fee to operate within the LGA. Food vans include vehicles that do not require a kitchen or further preparation, such as an ice cream van or coffee cart.

REPORT

The draft Guidelines were placed on public exhibition for a period of 28 days, from July 29 to 26 August. No submissions were received.

In light of no submissions being received it is recommended that the draft Mobile Food Vending Vehicle Guidelines be adopted, as exhibited. A copy of the Guidelines is provided as Attachment 1 to this report.

A corresponding application form will be prepared for vendors who wish to operate food vans and trucks in accordance with the Guidelines. Council's fees and charges schedule will be amended to reflect the $450 annual fee for food trucks.

The adopted Mobile Food Vending Vehicle Guidelines and application form will be placed on Council's website and staff and any relevant stakeholder will be advised of them.

CONCLUSION

Draft Mobile Vending Vehicle Guidelines were prepared as Council has received enquiries from owners wishing to operate in the Hunters Hill LGA. The draft Guidelines were placed on public exhibition for 28 days and no submissions were received. This report recommends that the draft Guidelines, as exhibited be adopted by Council.

It is considered that mobile vending vehicles activate spaces, can bring people together and provide a range of food choices in areas with limited options.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report although approvals will provide additional revenue to Council.

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 although mobile food vending vehicles may provide opportunities for people to have access to food and drink in open space and recreation areas.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter. Owners of mobile vending vehicles will be required to hold public liability insurance.

ATTACHMENTS

1. Hunters Hill Mobile Food Vending Vehicle Guidelines ⇩

HUNTER'S HILL COUNCIL
POLICY REGISTER

POLICY NO.	XXXX
POLICY TITLE	Mobile Food Vending Vehicle Guidelines
STATUS	
SECTION	DEVELOPMENT AND REGULATORY CONTRIL
DOCUMENT ID	

1. PURPOSE

The purpose of these Guidelines is to provide a framework for the operation of mobile food vending vehicles in the Hunters Hill LGA.

The Guidelines aim to encourage mobile food vending vehicle businesses to operate in Hunters Hill whilst complying with relevant legislation and existing Council policies.

2. SCOPE

These Guidelines apply to mobile food vending vehicles within the Hunters Hill local government area.

The following applies:

- Mobile food vending is not permitted on NSW State controlled roads.
- Application for trading at proposed sites must satisfy the following:
    - Does not restrict any vehicular or pedestrian access to or from the land or entry to any building on the land;
    - Does not obstruct the operation of, or access to, any utility services on the land or on adjacent land;
    - Does not result in any damage to public property on the land or on adjacent land;
    - The site is not within 200m of a fixed food premises;
    - The site does not have an existing food retail facility (e.g. canteen); and
    - Complies with the other requirements of this document.
- Council owned/controlled roads and car parks, will be considered subject to the relevant approval from Council.
- Council parks/sportsgrounds available for the location of mobile food vending vehicles are as follows:
    - Boronia Park
    - Weil Park
    - Buffalo Creek
    - Clarkes Point
    - Gladesville Reserve
- These Guidelines does not circumvent the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and amendments.

3. BACKGROUND

There is a trend to encourage mobile food vending vehicles, particularly food trucks, to sell goods in public places independently of organised events. Food Trucks activate spaces, can bring people together and provide a range of food choices in areas with limited options.

Hunter's Hill Council supports the operation of mobile food vending vehicles to encourage diversity in food options. The operation of mobile food vending vehicles supports the outcomes of Hunters Hill Community Strategic Plan.

4. OBJECTIVES

The objectives of the Mobile Food Vending Guidelines are to actively encourage mobile food vending vehicles and ensure:

- The operation of Mobile Food Vending Vehicles is in accordance with the Australian Road Rules.
- Mobile Food Vending Vehicles operate within approved off-street trading sites in public places. Ensure that all food sold through a Mobile Food Vending Vehicle is safe and fit for human consumption.
- That the Mobile Food Vending Vehicle is fitted out in accordance with the NSW Food Authorities "Guideline for Mobile Food Vending Vehicles.
- Guidance for people wishing to operate a Mobile Food Vending Vehicle within the LGA.
- The safe operation of Mobile Food Vending Vehicles for staff, patrons and the public.
- That all waste is disposed of appropriately.
- That the operation of Mobile Food Vending Vehicles does not negatively impact surrounding areas and sensitive land uses.

5. EXEMPTIONS

Exemptions under the Guidelines:

- If you are wishing to trade on land that is privately owned, please contact Council to discuss any specific requirements.
- Exemptions to the Guidelines for Council approved or operated events are stipulated in Section 20.

6. TYPES OF MOBILE FOOD VENDING VEHICLES

In line with other council areas Hunters Hill recognises two types of mobile food vending vehicles.

Food Vans (Category 1)

- **Menu Items** – Food and drinks that do not require a kitchen or further preparation, the exception being the frothing of milk for coffee, the preparation of a milkshake or the serving of frozen dairy products. Food may be pre-packaged, or served directly from its package/container and does not require re-heating (that is, potentially hazardous food that is already hot). The vehicle must meet the required design standards to ensure food safety requirements are met. Examples of food types include tea, coffee, milkshakes, pre-packaged ice cream, soft serve ice cream, pre-heated and pre-packaged pies and sausage rolls, pre-made and pre-packaged sandwiches.
- **Stopping time** – On street sites: Each Mobile Food Van is able to trade for a maximum of 60 minutes (1 hour) in any one location within a 24 hour period on Council owned roads (see Appendix 1 for a list of excluded roads / areas) and as per the regulatory street sign posting. Parking requirements must be adhered to at all times.
  Off street sites: Food Vans can park and trade in specifically marked areas within nominated parks and reserves/or other areas for up to 6 hours within any 24 hour period.

- **Trading conditions** – Food vans are permitted to undertake street trading in all areas apart from the excluded zones outlined in Appendix 1. No items are permitted to be placed outside of the vehicles, this includes seating and signage.

Food Trucks (Category 2)

- **Menu Items** – There are no restrictions to the menu for an approved food truck vehicle. Potentially hazardous foods may be prepared, cooked and sold from the vehicle. The vehicle can be a mobile kitchen; however, the operator must have access to an approved fixed premises or commercial kitchen (for large scale food preparation and storage). Food types can include pasta, stir fries, sandwiches, burgers, fries, deserts, etc.
- **Stopping time**: For more information regarding stopping times at specific locations, please refer to Section 12.
- **Trading conditions** - Food trucks can trade in locations with the exception of those outlined in Appendix 1 of these Guidelines. Items such as seating, waste bins, signage, and menus can be placed outside of the food truck within a 5m radius.
- **Management Plans** – are to be submitted with any application. The minimum points that the Management Plans should consider are:
    i. Food processes and/or preparation
    ii. Noise
    iii. Waste
    iv. Ventilation and odour
    v. Water (both potable for use and disposal of waste water)
    vi. Cleaning of vehicle both inside and out
    vii. Pest control
- **Vehicle Dimensions:** The vehicle shall be no larger than 11m long and / or 2.5m wide.

7. TRADING

To trade on public land, the food van business must:

- Make an application for a Food Van approval using Application for approval to operate mobile food vending vehicle.
- Comply with Hunters Hill Mobile Food Vending Vehicle Guidelines;
- Comply with Guidelines for Mobile Food Vending Vehicles published by the NSW Food Authority;
- Comply with the Food Act 2003 (NSW).

8. APPROVAL (1)

- These Guidelines applies to approval for an activity as per Section 68 of *the Local Government Act 1993*. Provided within the table associated with Section 68, it states:

  Use a standing vehicle or any article for the purpose of selling any article in a public place.

- It is an offence under the *Local Government Act 1993* to operate a Mobile Food Vending Vehicle or sell food from a mobile food vehicle in a public area without prior approval from Hunters Hill Council.
- Mobile Food Vending Vehicles will be issued with an approval that includes conditions of operation which are to be complied with at all times.
- Approvals will take effect from the date stated on the approval and shall remain current for a period of 12 months, or any other time as stated on the approval not greater than 12 months.
- Prior to expiration of the approval period, the applicant may apply for an extension to the approval for an additional 12 month period. Such extensions to an approval can only be granted once. At the conclusion of a second 12 month period, a new application is required to be submitted to Council for consideration.

- Applicants may withdraw an application as per Section 88 of *the Local Government Act 1993* at any time prior to its determination, by giving the Council notice to that effect signed by the applicant.
- Applicants may apply to have an approval amended as per Section 106 of the *Local Government Act 1993*.

Council reserves the right to revoke any approval as per Section 109 of the *Local Government Act 1993*. In particular, an approval may be revoked if there is failure to comply with a requirement made by, or under the *Local Government Act 1993,* or for any failure to comply with a condition of the approval.

- An application for approval to operate a mobile food vending vehicle under Section 68 of the Local Government Act 1993 must be made to Council prior to being allowed to operate in the LGA.
- The application must be made by completing the Mobile Food Vending Application Form, which can be found on Council's website (http://www.huntershill.nsw.gov.au).
- Each mobile food vending vehicle is required to have a separate application and approval.
- The application must be accompanied by the latest inspection report from their home jurisdiction for the mobile food vending vehicle (should the home Council not be Hunters Hill Council).
- For Category 1 vehicles, a copy of the latest inspection report for their preparation kitchen and/or food storage area is to be provided. If all food is purchased pre-made/wrapped then a list of suppliers is to be provided.
- For a Category 2 vehicle, the latest inspection report for the commercial kitchen is to be supplied with the application.
- The application is to be accompanied by a Plan of Management that is specific to that vehicle.

Note: The applicant should allow at least 4 weeks for Council to process an application.

9. FEES

- Food Vans (Category 1) will be exempt from the payment of fees.
- Any application to operate a Food Truck (Category 2) within the LGA shall be accompanied by the prescribed fee, which can be found in Council's Fees and Charges Schedule on Council's website.
- Any application for extension or amendment to an approval shall be accompanied by the prescribed fee, which can be found in Council's Fees and Charges Schedule on Council's website.
- The fee is payable to Council at the time the application is made. Applications not accompanied by the prescribed fee will not be processed and may be refused after five working days should payment not be made.
- Incomplete applications may also be rejected if additional information is not supplied within the timeframe specified by Council. The assessment component of the fee will not be refunded.

10. FITOUT

- The fitout of the Mobile Food Vending Vehicle is required to satisfy the requirements of the NSW Food Authority "Guidelines for Mobile Food Vending Vehicles" and Food Standards Australia and New Zealand "3.2.3 Food Premises and Equipment".

11. INSPECTION OF VEHICLES

- The operation of any Mobile Food Vending Vehicle is subject to a satisfactory food hygiene and safety inspection from their home jurisdiction, which has been conducted within the 12 months prior to the application being made.
- If a food hygiene inspection has not been undertaken within the 12 months prior to the application being made or if the home jurisdiction is Hunters Hill Council, an appointment must be made with Hunters Hill Council for an inspection.
- Random inspections of Mobile Food Vending Vehicles may be conducted by Council Officers during trading times. Any fees associated with these inspections will be charged to the business in accordance with Council's Schedule of Fees and Charges.

- Failure to facilitate an inspection or pay the associated fees within the specified time will result in immediate revocation of any approval.

12. APPROVALS (2)

- Approvals will be issued by Council on a per vehicle basis and are not transferrable between vehicles. Furthermore, the ownership of an approval (Section 68) is also not transferrable. In this regard, any new owner of a mobile food vending vehicle must lodge a new application with associated paperwork specific to their business and pay the appropriate fee, prior to any approval being issued to the new owner. Trade from the vehicle is prohibited until this process has been completed.
- A certificate of approval will be provided to all approved mobile food vending vehicles once the application is finalised. The approval certificate will include the category type as well as conditions of approval.
- The approval certificate, as well as the conditions, must be kept within the mobile food vending vehicle and be made available to Council Officers on request.
- Any change of address of the commercial kitchen or modification made to the truck, must be notified to Council in writing.
- Applications for the renewal of approvals must be lodged with Council at least 4 weeks prior to the expiration of the current approval.
- Failure to adhere to any condition of approval and/or legislative requirement may result in modification, suspension or revocation of the approval in addition to prosecution or the issue of fines.
- If an operator has ceased trading, or does not trade for a period of longer than 6 months, Council will reserve the right to revoke their approval.

13. LOCATION AND TRADING CONDITIONS

On-street vending

Category 1 – Food Vans

a. Mobile food vans can operate on streets throughout the LGA except for the exclusion zones outlined in Appendix 1.
b. The hours between which a Category 1 vehicle may operate (street vending) is 7:00am to 7:00pm daily.
c. Vans must be parked legally and can trade for no more than 60 minutes in any one location per 24 hour period.
d. Vans may trade onto the footpath area adjoining where they are parked.
e. Vans must not park on the actual footpath or across driveways.
f. Food vans are not permitted to trade within 200m of a fixed and permanent food outlet.

Category 2 – Food Trucks

a. The proprietor of a food truck must nominate a space within the LGA that they propose to trade and this will be considered on its merits (i.e. on a case by case basis). The proposed area must comply with the relevant regulatory standards.
b. The hours between which a Category 2 vehicle may operate (street vending) is 7:00am to 7:00pm daily (if carried out on land within or immediately adjacent to a residential zone)*. Any proposed trade past 7.00pm may require approval from the Council.
c. Trucks may only park in designated spots that are identified with corresponding signage.
d. Trucks may trade onto the footpath area adjoining where they are parked.
e. Trucks must not park on the actual footpath or across driveways.
f. Trucks are not permitted to trade within 200m of a fixed and permanent food outlet.

** cl. 2.54B - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

1. **Off-street vending**

Category 1 – Food Vans and Category 2 – Food Trucks

a. The following areas are available for off-street vending, subject to approval:
    i. Boronia Park
    ii. Weil Park
    iii. Buffalo Creek
    iv. Clarkes Point
    v. Gladesville Reserve
ii. Food trucks can operate in the nominated location for up to 6 hours within any 24 hour period.
iii. Food trucks and food vans may trade on other Council owned sites, subject to application and consideration by Council. On a case by case basis.
iv. When entering and exiting a site, the operator of the vehicle must ensure that there is at least one person guiding outside of the vehicle, to ensure a safe passage by warning pedestrians that the vehicle is moving in addition to warning the driver of any dangers.
v. Mobile Food Vending Vehicles must only park within the confines of the nominated areas.

13. PROHIBITED ROADS AND PRECINCTS

- Mobile food vending vehicles are not permitted to trade on roads outlined in Appendix 1.

14. PARKING

- Mobile food vending vehicles must comply with the Australian Road Rules and all parking restrictions. This includes not parking on a footpath area or across driveways.

15. DELIVERIES

- Deliveries are not permitted to be made to the mobile food vending vehicle whilst in position at a trading location. In this regard, any vehicle must arrive at the trading location fully equipped to start service.

16. SERVING

- In order to ensure the safety of patrons, mobile food vending vehicles are not permitted to operate with the serving window opening onto any part of a roadway.

17. LIQUOR LICENSING

- No mobile food vending vehicle is permitted to utilise a liquor license or sell alcohol to the public within the LGA.

18. PUBLIC LIABILITY

- Each application for approval to operate a mobile food vending vehicle within the LGA shall be accompanied by a copy of a current public liability statement with a minimum coverage of $20,000,000.

19. SMOKE FREE DINING

- In the event that a seated area is provided, the provisions of the Smoke Free Environment Act 2000 shall be enacted. This means that smoking is not permitted within 10 metres of the mobile food vending vehicle or within 4 metres of any seated dining area associated with vehicle.

20. COUNCIL APPROVED OR OPERATED EVENTS

Stopping times for Mobile Food Vending Vehicles stipulated in Section 12 of this Guideline do not apply to these events.

- Vehicles must have a current Section 68 approval from Council.
- The use of amplified music or flashing lights of any kind is strictly prohibited.
- Vehicles must be parked in a manner so as not to cause a hazard to pedestrians or vehicles. Council officers reserve the right to require operators to change location to ensure public safety.
- Bins are encouraged to be placed outside of the vehicle for rubbish collection. The bin must be placed within close proximity of the vehicle and remain the responsibility of the Mobile Food Vending Vehicle operator at all times.
- Rubbish disposal is the responsibility of the Mobile Food Vending Vehicle operator and must be disposed of appropriately.

21. PENALTIES

- The penalties for not obtaining an approval or for failing to comply with an approval relating to Mobile Food Vending are set out in the Local Government Act 1993 and the Local Government (General) Regulation 2005.
- Council's Authorised Officers may take enforcement action for non-compliance with these Guidelines and related legislation.

22. RELATED LEGISLATION

- Environmental Planning and Assessment Act 1979 and associated Regulations;
- Food Act 2003 and associated Regulation;
- Local Government Act 1993 and associated Regulation;
- Protection of the Environment Operations Act 1997 and associated Regulations;
- Roads Act 1993 and Australian Road Rules;
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- AS4674-2004 - Design, construction and fitout of food premises;
- AS1668 Part 2 – The use of Ventilation and Air-conditioning in buildings;
- Australian & New Zealand Food Standards Codes; and
- NSW Food Authority – Guidelines for Mobile Food Vending Vehicles.

POLICY AUTHORITY

Director Development and Regulatory Control.

REVIEW

This policy to be reviewed bi-annually.

ADOPTED BY COUNCIL:

DATE:

RESOLUTION NO:

VERSION CONTROL TABLE

DATE	VERSION	RES. NO.	KEY CHANGES	AUTHOR
20/9/2021	1.0		Approved Guidelines	Marjorie Ferguson

Appendix 1 State Roads in Hunters Hill LGA

State Roads where Food Vans and Food Trucks cannot operate:

- Victoria Road
- Gladesville Road
- Pittwater Road
- Ryde Road
- Burns Bay Road

ITEM NO	:	4.6
SUBJECT	:	PORTFOLIO REVIEW AND PROPOSED MINOR AMENDMENTS TO INVESTMENT POLICY FOR YEAR ENDING 30 JUNE 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	MARIA KENNY

Ref:540102

PURPOSE

The purpose of this report is to:

- Provide information regarding the strategy and portfolio review of Council's investments for the year ending 30 June 2021, and to recommend minor amendments to the existing investment policy.

RECOMMENDATION

1. That the report be received and noted.
2. That the proposed minor amendments to Council's Investment Policy be approved.

BACKGROUND

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

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

In addition to the statutory requirement, under clause 212 of the *Local Government (General) Regulations 2005* for Council's delegated Responsible Accounting Officer to provide a monthly written investment report, this report provides additional information recommended by the Investment Policy Guidelines.

INVESTMENT STRATEGY AND PORTFOLIO REVIEW

At **Attachment 1** is the Investment Strategy & Portfolio Review for the year ending 30 June 2021 which has been prepared by Council's investment advisory services provider.

The key information regarding the performance of Council's investments for the period ending 30 June 2021, and the investment strategy to be implemented in the following financial year includes:

- The global economic recovery has been under way despite some set back among specific countries and regions. Likewise, the Australian economy continues to transition from recovery to expansion with recent GDP and employment data reaching pre-pandemic levels.
- Nevertheless, the Reserve Bank of Australia still expects inflation and wages growth to not reach sufficient levels to warrant a rate rise until at least until 2024 which, if correct, will mean another 2+ years of the current low interest rate environment.
- The returns on Council's cash and term deposit holdings reflect the impact of the prevailing low interest rate environment. Page 7 of the attached report charts the steep decline in interest rates in FY2020-21, as against the previous financial year ending 30 June 2020, where the term deposit rates on a selection of the largest Australian banks had decreased by an average of 50 basis points across the 1 month to 5 year range.
- In the year to 30 June 2021, Council earned $138,103.26 in interest income. The addition of the NSW Medium Term Growth Fund to Council's investment portfolio in June 2021, and the fund's subsequent strong performance for the month (13.49%pa or $15.096.51 return on funds), helped reverse the downward trend in returns for the financial year.
- In the upcoming year, competitively priced term deposits in the 3-6 month range are expected to have similar reinvestment rates upon their maturities. The market is expecting interest rates to be 25-75 basis points higher across the yield curve a year from now, therefore floating rate options will likely be favoured over fixed rates for longer term deposits and securities. In July 2021, as reported in the monthly investment report to Council, cash holdings in the TCorp fund was increased from $1.5 to $2m, which is within the ceiling limits set out in council's investment policy.

MINOR AMENDMENTS PROPOSED TO COUNCIL'S INVESTMENT POLICY

At **Attachment 2** is Council's Investment Policy with tracked changes of proposed minor amendments.

The proposed amendments to the investment policy include:

- Under section 2.2 – updating terminology NSW TCorp Hour Glass facilities to its new name, inclusion of a category title in the table which specifies Ministerial Approved Investments and replacing references to TCorp credit rating with sovereign credit rating of government.
- Under section 2.3 – Counterparty/Institution Credit Framework. It is recommended that the maximum allowed exposures to AAA and AA be reduced from 100% to 60%, as best practice diversification investment strategies are to not invest in a single institution, regardless of credit rating.

The *Local Government Act 1993* does not require the proposed amendments of the existing policy to be placed on public exhibition.

ATTACHMENTS

1. Investment Strategy & Portfolio Review for year ending 30 June 2021 ⇩
2. Proposed amendments to Investment Policy with tracked changes ⇩

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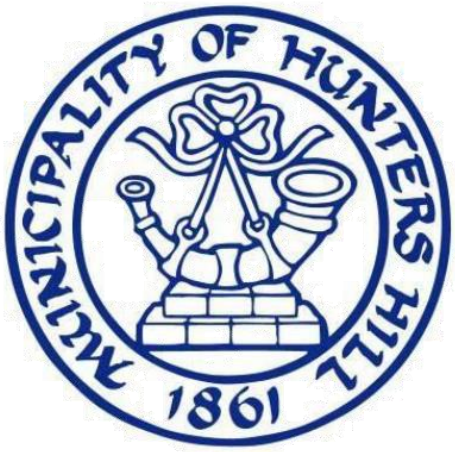

Investment Strategy
and
Portfolio Review
2020/21 Financial Year

PRUDENTIAL INVESTMENT SERVICES CORP

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Executive Summary

Investment Climate:

- The global economic recovery is well under way despite the occasional set back among specific countries and regions as well as Covid variants reversing the recent downward trends in hospitalisations and deaths in advanced economies.
- Global goods trade and the global manufacturing sector continue to improve due to ongoing strength in the consumption of goods in advanced economies. Inflation has also increased in those economies, although price pressures have been narrowly concentrated in specific sectors and is expected to be short-lived.
- The Australian economy continues to transition from recovery to expansion. GDP increased by a stronger-than-expected 1.8% in the March quarter to be almost 1% above its pre-pandemic level. The solid momentum in growth has continued into the June quarter.
- Despite the strong recovery in jobs and reports of labour shortages, domestic inflation and wage outcomes remain subdued. While a pick-up in inflation and wages growth is expected, RBA economists expect it to be only gradual and modest over the coming 2 years.

Investment Portfolio:

- The returns on Council's cash and term deposit holdings reflect the impact of the prevailing low interest rate environment. The addition of the NSW Medium Term Growth Fund in June, and the fund's subsequent strong performance for the month (13.49%pa), helped reverse the downward trend in returns for the financial year.
- Council has a well-diversified portfolio among a wide range of eligible asset classes, defensive and growth focused, all suitable to the time horizons of the funds invested.

Investment Strategy:

- Competitively priced term deposits in the 3-6 month range are good value now as reinvestment rates upon their maturities will likely be similar to current levels. It is recommended to be selective with 9-12 month TDs in the current environment to help minimise reinvestment risk.
- The market is expecting interest rates to be 25-75 basis points higher across the yield curve a year from now, therefore floating rate options will likely be favoured over fixed rates for longer term deposits/securities.

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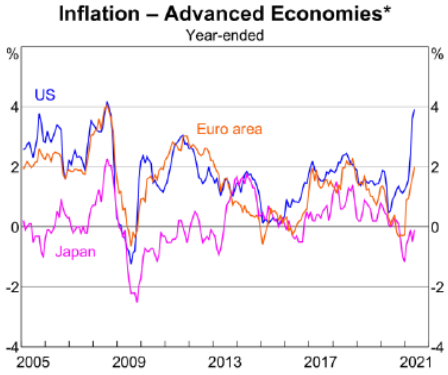
Investment Climate

International Economic Overview

The global economic recovery is well under way despite the occasional set back among specific countries and regions as well as Covid variants reversing the recent downward trends in hospitalisations and deaths in advanced economies. Central bank interest rate policy settings remain highly accommodative, i.e. rates are being kept low, even as some economists worry about the flare up of inflation.



* Weighted using Australian export shares
** PPP-weighted; accounts for 85 per cent of world GDP
Sources: ABS; CEIC Data; IMF; RBA; Refinitiv



* Personal consumption expenditure (PCE) inflation for the US; Japan data excludes the effects of the consumption tax increase in April 2014
Sources: RBA; Refinitiv

Headline consumer price inflation has increased in advanced economies, although price pressures have been narrowly concentrated in specific sectors and is expected to be short-lived. Medium-term inflation expectations have increased in many advanced economies, but only to rates consistent with or a little below central banks' targets, at least in the estimation of the central banks' economists.

Overall, the rollout of Covid vaccinations has progressed well over the past 6 months in many advanced economies and some large emerging market economies, although progress had been hindered in some countries by limited supplies, logistical issues and vaccine hesitancy.

There has even been a tentative restart to international tourism in some countries, particularly within Europe. Global goods trade and the global manufacturing sector continue to improve due to ongoing strength in the consumption of goods in advanced economies and indications are that the pipeline of work will continue to support global production and goods trade in the months ahead.

Labour participation rates are still lower than before the pandemic in most advanced economies. An exception has been the United States which is expected to have a quick return to tight labour market conditions where substantial fiscal stimulus continues to support demand, this has led to the US Federal Reserve bringing forward its expectations of an increase in key interest rates to 2023 from 2024.

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Australian Economic Overview

The Australian economy continues to transition from recovery to expansion. Gross Domestic Product (GDP) increased by a stronger-than-expected 1.8% in the March quarter to be almost 1% above its pre-pandemic level. The solid momentum in growth has continued into the June quarter.

Recent Covid outbreaks in many parts of the country, and associated restrictions, will likely weigh on household consumption through the next six months. However, spending is expected to rebound, supported by the low interest rate environment, when vaccination progress improves and containment measures are eased.

The unemployment rate has declined further and faster than expected earlier in the year, dipping below 5% in June, hitting pre-pandemic levels. Job vacancies have increased significantly and have reached multi-decade highs as a share of the labour force.

Despite the strong recovery in jobs and reports of labour shortages, inflation and wage outcomes remain subdued. While a pick-up in inflation and wages growth is expected, RBA economists expect it to be only gradual and modest over the coming 2 years.

Job advertisements and vacancies are surging, yet wage growth remains sluggish:





Year-ended CPI inflation is expected to rise temporarily above the 2-3% target in the June quarter owing to the reversal of some Covid-related price reductions in the previous year but it is then expected to decline again over the short term.

The low interest rate environment continues to fuel the housing market. Nationally, housing prices have increased by more than 10% in the first half of the 2021; a similar pace of growth has been recorded in other advanced economies. Conditions have been strong in capital cities and regional areas alike, as well as across different price segments and among both apartments and houses.

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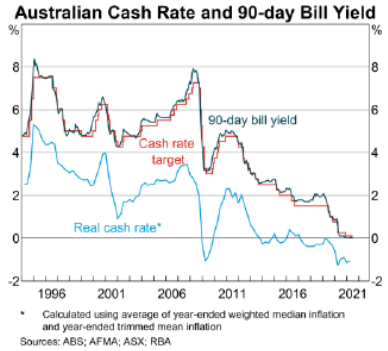
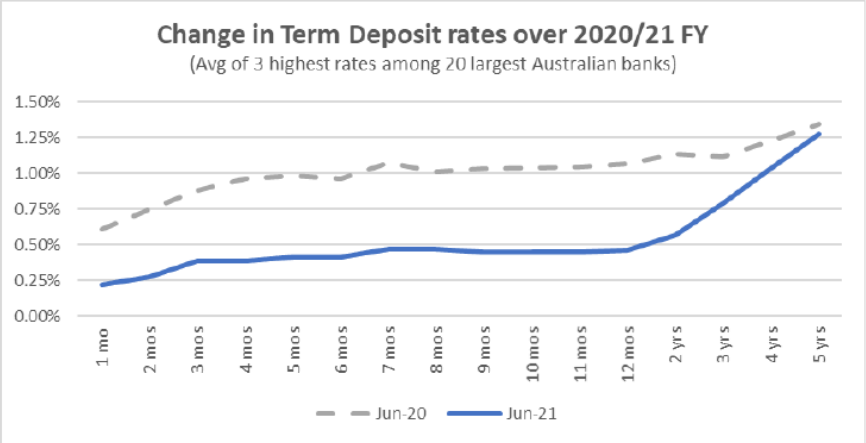
Interest Rate Environment and Forecasts

The Australian Government and the RBA have taken aggressive fiscal and monetary action since the onset of Covid-19 to help offset the detrimental effects of mandatory lockdowns. The RBA is slowly easing up on their funding programs to the financial markets but continue to maintain that they expect to keep the official cash rate unchanged until at least 2024.



The RBA's Term Funding Facility (TFF) which provided banks with 3 year funds at 0.10%pa, ended in June. The impact of the TFF resulted in bank funding costs and lending rates drifting to historic lows. The central bank has also cut its weekly bond purchases, another tool to help keep interest rates low, from $5bln to $4bln.

Over the 2020/21 FY, the average term deposit rates on a selection of the largest Australian banks have declined by an average of 50 basis points across the 1 month to 5 year range. An increase in long dated interest rates over recent months closed the gap in the 3-5 year area vs TD rates received a year ago:



The RBA has remained committed to maintaining highly supportive monetary conditions for the labour market to tighten enough to generate wages growth materially higher than current levels, and inflation consistent with the 2-3% target.

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Despite some economists predicting rate rises starting in mid/late 2023, the RBA's forecasting shows that the conditions they require for a rate rise will not be met before 2024.

Forecast inflation, benchmark rate levels and investment returns are shown below. Assumptions for the returns are shown in parentheses:

Long Term Inflation and Returns Forecasts	1 2021/22 Forecast	2 2022/23 Forecast	3 2023/24 Forecast	4 2024/25 Forecast	5 2025/26 Forecast	6 2026/27 Forecast	7 2027/28 Forecast	8 2028/29 Forecast	9 2029/30 Forecast	10 2030/31 Forecast
Australian CPI	1.25%	2.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
RBA Cash Rate	0.10%	0.25%	0.50%	1.00%	1.25%	1.50%	1.75%	2.00%	2.00%	2.00%
90 Day Bank Bill	0.22%	0.75%	1.25%	1.60%	1.95%	2.20%	2.30%	2.35%	2.40%	2.50%
TD Returns (90 day BB +0.50% until 2022/23, then +0.40%)	0.72%	1.25%	1.65%	2.00%	2.35%	2.60%	2.70%	2.75%	2.80%	2.90%
FRN Returns (BBSW +0.80% until 2023/24, then BBSW+0.50%)	1.02%	1.55%	2.05%	2.10%	2.45%	2.70%	2.80%	2.85%	2.90%	3.00%
TCorp MTGF Target Returns (CPI +2.0% over rolling 7yrs)	3.25%	4.00%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
TCorp LTGF Target Returns (CPI +3.5% over rolling 10yrs)	4.75%	5.50%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%

Sources: International Monetary Fund; Reuters; Reserve Bank of Australia; Commonwealth Budget forecasts

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International & Australian Equities

Overall, the 2020/21 financial year saw a strong rebound in returns for investors as the focus shifted from the recession to recovery against a backdrop of policy stimulus and vaccines.

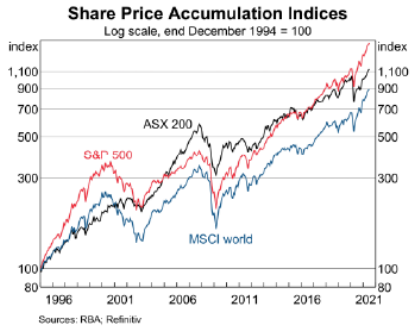
Equity markets entered the financial year strongly due to increased investor confidence after the sharp fall in early 2020 off the back of initial Covid fears.

Markets then fell in mid/late 2020 as technology stocks fell out of favour, followed by the rapid spread of Covid case numbers in Europe and the US elections in October.

US share markets rebounded after President Biden's election victory and positive news on the progress of Covid vaccines. The passage of the US fiscal stimulus package in December resulted in the US S&P 500, breaking through 3700 for the first time and has continued its upward trend since, ending June at 4300.

Gains in the US markets were largely mirrored in other advanced countries as European and Japanese share indices both gained over 28% with investors anticipating pent up demand for goods to soar as Covid vaccines take hold. Despite a slowing vaccine take-up rate in some advanced countries, there is enough indication of a light at the end of the tunnel to encourage optimism.

The charts below reflect the surge in share markets (left) as the "Global Uncertainty Index", an index based on a wide set of information from over 140 countries, has fallen sharply from its Covid related peak in early 2020:





The Australian share market also performed strongly with the All Ords Accumulation Index up over 30% over th past 12 months led by Consumer Discretionary Goods +48%, Financials and IT both up 40% and Materials +35%. Utilities performed poorly over the financial year (-18%) as "risk on" investors turned to the IT sector and long term bond yields started to rise again.

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As for the upcoming financial year, views of leading economists include:

- Overall returns from well diversified portfolios are still likely to be perform well over the next 12 months. Shares are expected to see reasonable returns helped by strong economic and earnings growth and continued low interest rate environment.
- Cash and bank deposit returns are likely to remain low as the RBA is expected to keep the cash rate at 0.10%.
- Low starting point yields and a capital loss from gradually rising yields are likely to result in low returns from bonds.
- Unlisted commercial property may still see some weakness in retail and office returns but the industrial sector is likely to be strong. Unlisted infrastructure is expected to be solid.
- Home prices are expected to rise 20% this year but slow to 5% growth next year as poor affordability, rising fixed rates, tighter lending standards and reduced population growth impact the market.
- The Australian dollar is expected to trend upward in line with global recovery and strong commodity prices.

Primary areas of focus for the upcoming 12 months are expected to be the progress of Covid vaccinations and virus-related lockdowns stalling the economy, inflationary pressures both domestically and abroad, central banks' winding down of stimulus measures, and trade tensions with China.

Commentary sources: AMP Capital Markets, International Monetary Fund, Reserve Bank of Australia, the Economist Group

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Investment Portfolio Structure and Exposures vs Policy Limits

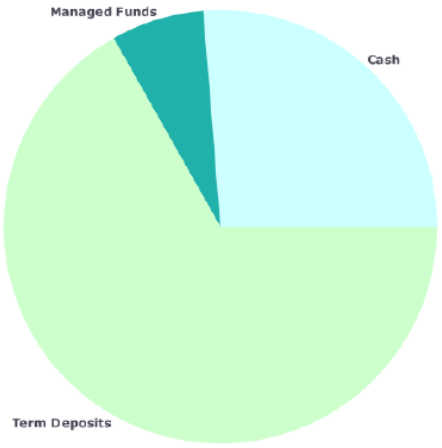
Council has a well-diversified investment portfolio across a wide range of asset types including:

- **Cash**: including the Macquarie Bank Accelerator account currently paying 0.40%pa, which is higher than many longer dated term deposits.
- **Term Deposits** among a wide selection of Australian Authorised Deposit taking Institutions (ADIs)
- **Growth Assets** via the NSW TCorpIM Medium Term Growth Fund (further details in Appendix A)

Asset Allocation as of June 30:

Portfolio Holding Breakdown

Product Type	Face Value
Cash	5,741,133.57
Managed Funds	1,515,096.51
Term Deposits	14,600,000.00
	21,856,230.08

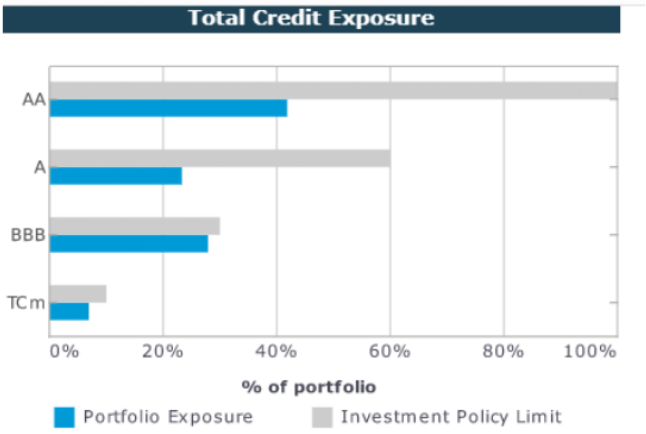


Hunters Hill Investment Strategy and Portfolio Review 2020/21 FY *Page 11*

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

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

A. Overall Portfolio Credit Exposures:



Credit Rating Group	Face Value ($)		Policy Max	
AA	9,146,247	42%	**100%**	✔
A	5,094,887	23%	**60%**	✔
BBB	6,100,000	28%	**30%**	✔
TCm	1,515,097	7%	**10%**	✔
	21,856,230			

Council's portfolio is well diversified, and within policy limits, across investment grade rated banks and NSW TCorp.

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

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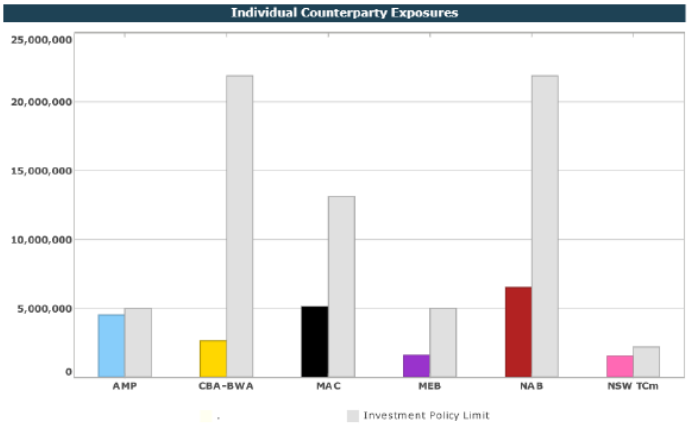
B. Individual Institution Exposures:

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

Exposures versus policy limits as of 30 June:



Parent Group	Credit Rating	% of Portfolio	Investment Policy Limit
AMP	BBB	21%	23% ✔
NSW TCm	TCm	7%	10% ✔
MAC	A+	23%	60% ✔
MEB	BBB	7%	23% ✔
NAB	AA-	30%	100% ✔
CBA-BWA	AA-	12%	100% ✔

All of Council's portfolio exposures comply with legislation and are within Council's investment policy guidelines.

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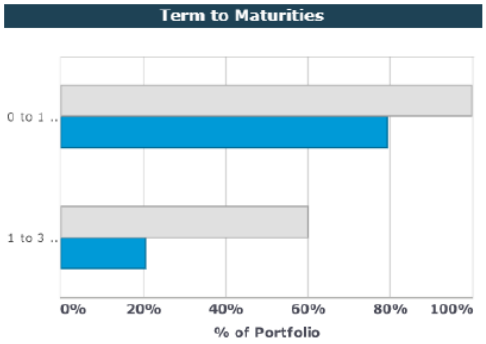
C. Term to Maturity Exposures:

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



Detailed Maturity Profile	Face Value ($)	
00. Cash + Managed Funds	7,256,230	33%
01. Less Than 30 Days	500,000	2%
02. Between 30 Days and 60 Days	2,500,000	11%
03. Between 60 Days and 90 Days	500,000	2%
04. Between 90 Days and 180 Days	3,500,000	16%
05. Between 180 Days and 365 Days	3,100,000	14%
06. Between 365 Days and 3 Years	4,500,000	21%
Total	**21,856,230**	**100%**

Council's maturity profile is well distributed across various time periods. Council's holdings in the NSW TCorpIM Medium Term Fund, totalling $1.5m, is in the "Cash + Managed Funds" category above. While these are held as long term investments, they are available to be liquidated within days.

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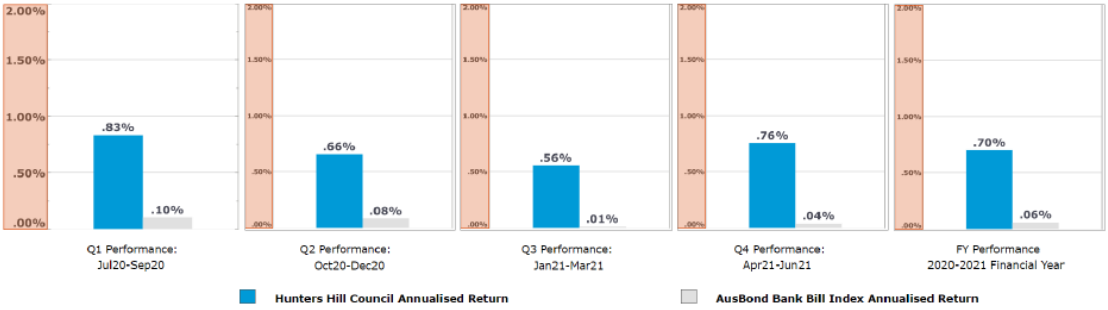
Portfolio Performance, Interest Details & Capital Movements

The charts below show Council's 2020/21 quarterly, and FY investment portfolio returns against benchmark:



The returns on Council's cash and term deposit holdings reflect the impact of the low interest rate environment with returns declining as higher yielding deposits were replaced with the prevailing lower yielding options.

The addition of the NSW Medium Term Growth Fund in June, and the fund's subsequent strong performance for the month (13.49%pa), helped reverse the downward trend in returns for the financial year.

Monthly performance of the NSW TCorpIM Medium Term Growth Fund is subject to greater volatility than other assets in Council's portfolio and are recommended for holdings with time horizons of least 3 years and preferably longer if possible. While not recommended, the holdings in this fund can be withdrawn at any time.

Over the financial year, Council's investment portfolio outperformed the bank bill index, 0.70%pa versus 0.06%pa, a good result a low interest rate environment. *(Marked-to-market returns include any changes on underlying security valuations based upon current market interest rates).*

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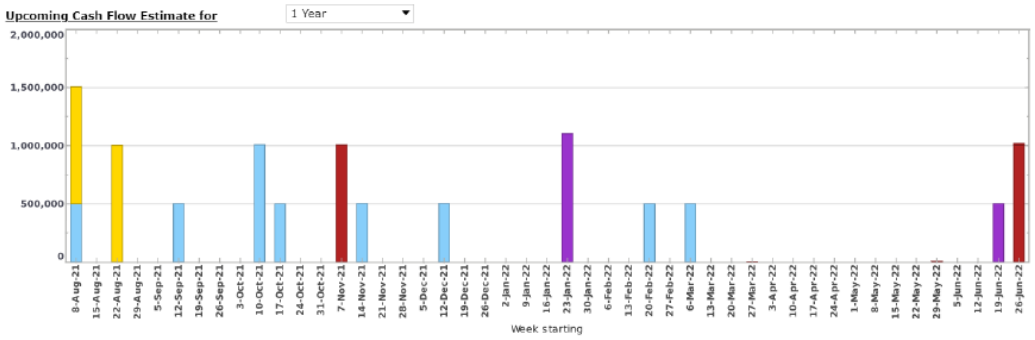
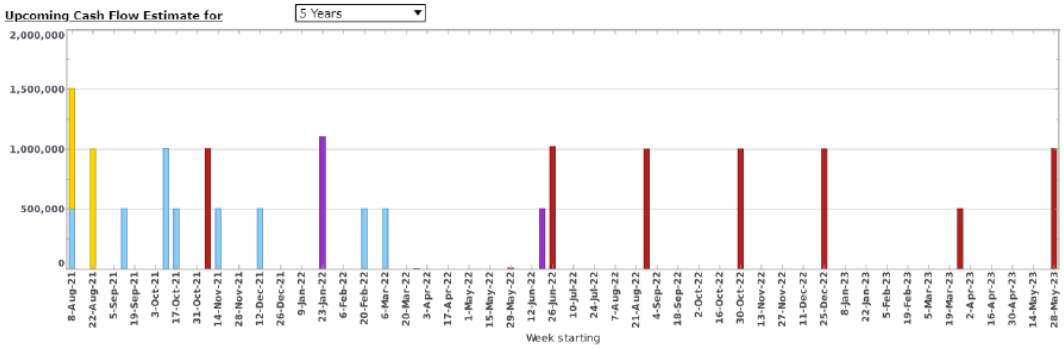
Investment Strategy Recommendations

Upcoming cash flow (existing investments):
Council has a well-diversified portfolio across the 1-12 month range with a good spread of near term maturities to cater for upcoming cash requirements at regular intervals:

Short-term: weekly maturity schedule for 12 months:



Long-term: monthly maturity schedule for 5 years:

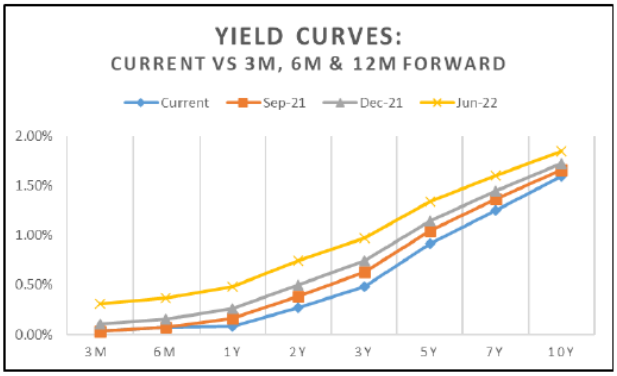


Council also has a well diversified long term portfolio consisting of several long dated NAB TDs (maturities shown above). Council's has also recently added the NSW TCorpIM Medium Term Growth Fund to the portfolio (not shown in the above table) which is intended for investment holdings with long term time horizons.

Long dated investments, in the 1-5 year range, that represent good value will be brought to Council's attention as they arise.

Looking Forward – Value in the Market

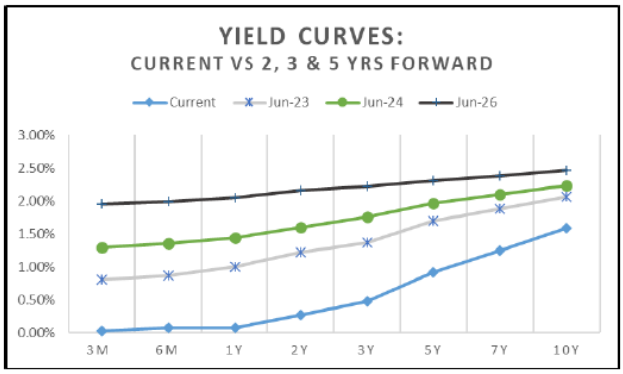
Short-term Outlook (up to 12 months): short term interest rates are expected to increase modestly over the next 6 months (difference between the blue and grey lines below). But, by the end of the 2021/22 financial year, market rates are expected to be up tp 30 basis points (0.30%) higher across the 3-12 month terms (blue line versus yellow line):



This indicates that competitively priced term deposits in the 3-6 month range are good value now as reinvestment rates upon their maturities will likely be similar to current levels.

The gap between today's rates and those expected to be offered in the future begins to widen after 6 months, therefore it is recommended to be particularly selective with 9-12 month TDs in the current environment to help minimise reinvestment risk.

Long-term Outlook (12 months and greater): The market is expecting interest rates to be 30-75 basis points higher across the yield curve a year from now (blue vs grey lines below), with the biggest increases in the 3 month to 3 year time frames. Therefore, floating rate investment options, e.g. Floating Rate Notes and TDs, are recommend for long term investments of 12 months or greater:



Over the past 18 months the RBA's Term Funding Facility (TFF) had been providing Australian banks with very cheap funding, consequently the banks' appetite for more expensive customer and market funding options such as term deposits and bond issues had decreased.

Now that the RBA has stopped the TFF program, it is expected that banks will again come to market with long dated bond issues. The impact of the remaining RBA stimulus measures (such as the weekly bond purchases aimed at keeping longer term rates low) on bond pricing is yet to be seen.

While the low interest rate environment continues to prevail, it is expected that rates will begin to rise over the coming year. Therefore, being selective in terms and interest rate formats (fixed vs floating) is important. There remain specials across all time periods offering good value:

At Call	Macquarie Bank Accelerator paying 0.40%pa variable on balances up to $10m *(Being utilised by Council)*
Notice Account	AMP Bank 31 day Notice Account paying 0.55%pa variable, plus commission rebate *(currently closed to new investors, but it opens intermittently and is worth being ready to utilise if suitable to Council's requirements).*
<12 month investments	Currently good value in competitive TD rates in the 3-6 month area. With rates expected to be higher in 12 months, 9-12 month fixed rate TDs entered into now need to be offering very attractive rates to help reduce interest rate risk upon maturity.
>12 month investments	Currently there is limited value in fixed rate options greater than 12 months, however, NAB's 18mo and 2yr rates have been competitive, particularly for a major. There have been only a few new floating rate note issues over the past 12+ months, and none from the majors. This market is expected to become more active over the coming year, but pricing may continue to be less aggressive than in prior years. Occasionally, existing offers on the secondary market provide reasonable value and can be reviewed on a case-by-case basis if Council's cashflow requirements permit. NSW TCorpIM Medium and Long Term Growth Funds for holdings available for 3-7+yrs. These funds provide a good option for very long term holdings, but Council must expect short term volatility. *(The Medium Term Growth Fund is utilised by Council)*

Note: prevailing interest rates, appropriateness for Council and compliance with policy limits are always reviewed at time of consideration.

PRUDENTIAL INVESTMENT SERVICES CORP

Appendix A – Council's Non-ADI investments

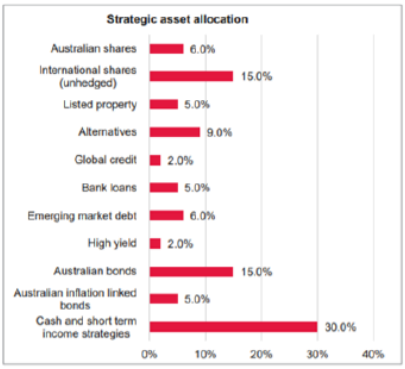
Managed Funds

NSW TCorp Medium Term Growth Fund

- $ 1,515,096 investment
- Unrated

The NSW TCorp Medium Term Growth Fund aims 'to provide potential for capital growth, while maintaining a high exposure to defensive assets'. It is intended to be at least a 3 to 7 year investment, with occasion periods of negative monthly returns. The long run expectation of the fund is to provide a return of CPI plus 2%pa over a 7 year period with greater than 50% probability.

The fund has a 50% strategic asset allocation towards defensive assets, a 24% strategtic asset allocation towards alternative assets, and a 26% strategic asset allocation towards growth assets:



Asset class performance	Actual return 1 month %	FYTD %
Australian shares	2.14	28.34
International shares (unhedged)	4.14	24.74
Listed property	1.95	31.24
Alternatives	1.70	4.61
Global credit	0.50	6.38
Bank loans	0.48	11.58
Emerging market debt	2.72	0.32
High yield	1.04	19.01
Australian bonds	0.78	(0.12)
Australian inflation linked bonds	0.69	4.64
Cash and short term income strategie	0.06	0.61

The NSW TCorpIM Medium Term Growth Fund gained 8.69% for the 2020-21 Financial Year.

The fund's strong performance was led by its exposures to listed property (+31%), domestic shares (+28%) and international shares (+25%). All asset classes held in the fund had positive gains over the financial year with the exception of Australian bonds which had a slightly negative results as long dated interest rates increased over the past few months.

	Performance to June 2021			
	1 year	1 year CPI+2.0%	7 year	7 year CPI+2.0%
NSW TCorp Medium Term Growth Fund	8.69%	4.19%	5.10%pa	3.77%pa

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

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

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

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Appendix B – NSW Local Government Eligible Investments

Definitions of Eligible ADI Investments:

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

Benefits

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

Major Risks / Disadvantages

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

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

Benefits

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

Major Risks / Disadvantages

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

Current Covered Bond offerings are not representing good value for Council's portfolio, however these are being reviewed on an ongoing basis and should any issuance present an attractive proposition for Council's portfolio Prudential shall bring it to Council's attention.

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

Benefits

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

Major Risks/ Disadvantages

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

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

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

Benefits

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

Major Risks / Disadvantages

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

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

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

Benefits

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

Major Risks / Disadvantages

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

Australian-owned ADIs regularly issue Senior Bank Bond issues. These will be brought to Council's attention when appropriate for the portfolio and representing good value.

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

Commonwealth/State/Territory Government securities e.g. bonds:-
These are interest paying securities which are issued by one of the above Australian government bodies and are guaranteed by that issuer. As such, these securities carry the same credit rating as the issuing government body.

Benefits

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

Major Risks / Disadvantages

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

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

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

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

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

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

Benefits

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

Major Risks/Disadvantages

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

Council has holdings in the Medium Term Growth Fund.

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Appendix C – Australian ADI Credit Ratings

S&P Ratings (unless noted otherwise)		As at 30 Jun 2021 (Changes within past 12 months in yellow)			
		Long Term Ratings		Short Term Ratings	
Issuer Name	Rating Type	Rating	Date	Rating	Date
Long term 'AA' rating category					
ANZ Bank New Zealand Ltd	Issuer	AA-	01-Dec-2011	A-1+	11-Sep-1996
	Outlook	Stable	07-Jun-2021		
Commonwealth Bank of Australia	Issuer	AA-	01-Dec-2011	A-1+	14-Jun-1996
	Outlook	Stable	07-Jun-2021		
National Australia Bank Limited	Issuer	AA-	01-Dec-2011	A-1+	15-Nov-1994
	Outlook	Stable	07-Jun-2021		
Westpac Banking Corporation	Issuer	AA-	01-Dec-2011	A-1+	12-Sep-1996
	Outlook	Stable	07-Jun-2021		
Bank of Melbourne		Refer to Westpac Banking Corp		Refer to Westpac Banking Corp	
Bankwest		Refer to Commonwealth Bank of Aust		Refer to Commonwealth Bank of Aust	
St George Bank		Refer to Westpac Banking Corp		Refer to Westpac Banking Corp	
Long term 'A' rating category					
Cuscal Limited	Issuer	A+	22-Dec-2010	A-1	22-Dec-2010
	Outlook	Positive	27-Apr-2021		
HSBC Bank Australia Limited	Issuer	A+	30-Jul-2013	A-1	30-Jul-2013
	Outlook	Stable	30-Jul-2013		
Macquarie Bank Ltd	Issuer	A+	11-Dec-2019	A-1	17-Jan-1994
	Outlook	Stable	07-Jun-2021		
Rabobank Australia Ltd	Issuer	A+ (parent rating)	04-Nov-2014	A-1 (parent rating)	04-Nov-2014
	Outlook	Stable	24-Jun-2021		
Suncorp-Metway Limited	Issuer	A+	04-Oct-2010	A-1	11-Dec-2003
	Outlook	Positive	31-Jan-2020		
ABN AMRO Bank N.V.	Issuer	A	16-Nov-2012	A-1	05-Feb-2010
	Outlook	Stable	02-Feb-2021		
Bank of China Ltd	Issuer	A	30-Nov-2011	A-1	30-Nov-2011
	Outlook	Stable	30-Nov-2011		
ING Bank (Australia) Ltd	Issuer	A	27-Jul-2017	A-1	27-Jul-2017
	Outlook	Stable	27-Jul-2017		
Long term 'BBB' rating category					
AMP Bank Ltd	Issuer	BBB	07-Sep-2020	A-2	01-Mar-2019
	Outlook	Stable	07-Sep-2020		
Bank of Queensland Limited	Issuer	BBB+	22-May-2017	A-2	04-Sep-2013
	Outlook	Positive	27-Apr-2021		
Bendigo & Adelaide Bank Limited	Issuer	BBB+	22-May-2017	A-2	29-May-2002
	Outlook	Positive	27-Apr-2021		
Heritage Bank Ltd	Issuer	Baa1 (Moody's)	20-Jun-2017	P-2 (Moody's)	20-Jun-17
	Outlook	Stable	20-Jun-2017		
Mystate Financial Ltd	Issuer	Baa1 (Moody's)	17-Oct-2017	P-2 (Moody's)	17-Oct-17
	Outlook	Stable	17-Oct-2017		
RACQ Bank (ex-QT Mutual Bank)	Issuer	BBB+	16-Jul-2012	A-2	16-July-2012
	Outlook	Stable	24-Nov-2016		
Rural Bank Ltd		Refer to Bendigo & Adelaide Bank		Refer to Bendigo & Adelaide Bank	
Australian Central Credit Union Ltd (Peoples Choice Credit Union)	Issuer	BBB	22-May-2017	A-2	15-Jun-2012
	Outlook	Positive	27-Apr-2021		
Auswide Bank Ltd	Issuer	Baa2 (Moody's)	18-Sep-2017	P-2 (Moody's)	18-Sep-2017
	Outlook	Stable	18-Sep-2017		
Bank Australia	Issuer	BBB	22-May-2017	A-2	21-Jan-2008
	Outlook	Positive	27-Apr-2021		
Credit Union Australia Ltd	Issuer	BBB	22-May-2017	A-2	15-Oct-2010
	Outlook	Positive	27-Apr-2021		
Defence Bank Ltd	Issuer	BBB	22-May-2017	A-2	22-Apr-2013
	Outlook	Positive	27-Apr-2021		
Greater Bank Ltd	Issuer	BBB	22-May-2017	A-2	12-Oct-2006
	Outlook	Positive	27-Apr-2021		
IMB Ltd	Issuer	Baa1 (Moody's)	22-Dec-2017	P-2 (Moody's)	22-Dec-2017
	Outlook	Stable	22-Dec-2017		
Members Equity Bank Pty Ltd	Issuer	BBB+	01-Jul-2021	A-2	25-Aug-2006
	Outlook	Positive	01-Jul-2021		
Newcastle Permanent Building Society Ltd	Issuer	BBB	22-May-2017	A-2	12-Oct-2004
	Outlook	Positive	27-Apr-2021		
Police & Nurses Ltd	Issuer	BBB	01-Sep-2014	A-2	02-Feb-2012
	Outlook	Positive	27-Apr-2021		
Police Bank Ltd	Issuer	BBB	22-May-2017	A-2	02-Feb-2012
	Outlook	Positive	27-Apr-2021		
Teachers Mutual Bank Ltd	Issuer	BBB	22-May-2017	A-2	04-Aug-2010
	Outlook	Positive	27-Apr-2021		
Qudos Bank (Qantas Staff Credit Union Ltd)	Issuer	Baa1 (Moody's)	29-Jul-2019	P-2 (Moody's)	29-Jul-2019
	Outlook	Stable	29-Jul-2019		
QBank (QPCU Ltd)	Issuer	BBB-	22-May-2017	A-3	22-May-2017
	Outlook	Positive	27-Apr-2021		

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Appendix D – Standard & Poor's Credit Ratings Definitions

Short-Term Issue Credit Ratings

Category	Definition
A-1	A short-term obligation rated 'A-1' is rated in the highest category by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
A-2	A short-term obligation rated 'A-2' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
A-3	A short-term obligation rated 'A-3' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
B	A short-term obligation rated 'B' is regarded as vulnerable and has significant speculative characteristics. The obligor currently has the capacity to meet its financial commitments; however, it faces major ongoing uncertainties which could lead to the obligor's inadequate capacity to meet its financial commitments.
C	A short-term obligation rated 'C' is currently vulnerable to nonpayment and is dependent upon favorable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation.
D	A short-term obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless Standard & Poor's believes that such payments will be made within any stated grace period. However, any stated grace period longer than five business days will be treated as five business days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of a similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.

Long-Term Issue Credit Ratings*

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

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

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HUNTER'S HILL COUNCIL POLICY REGISTER

INVESTMENT POLICY

PURPOSE

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

SCOPE

While exercising the power to invest, consideration needs to be given to preservation of capital, liquidity, and the return of investment.

(a) Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

(b) Investments should be allocated to ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.

(c) Investments are to generate income that exceeds the performance benchmarks while taking into account Council's risk tolerance.

(d) Compliance with legislation, regulations, the prudent person tests of the Trustee Act and best practice guidelines.

All investments are to comply with the following:

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

Extracts are included in Appendix 1.

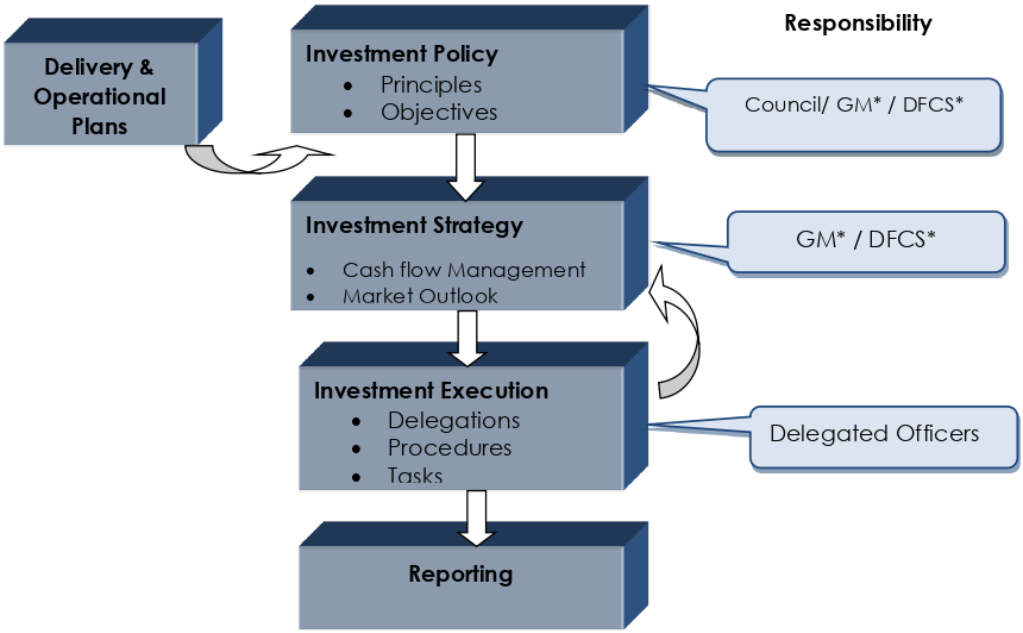
HUNTER'S HILL COUNCIL POLICY REGISTER

POLICY STATEMENT

PART 1 POLICY GUIDELINES

1. RELATION OF INVESTMENT POLICY WITHIN COUNCIL

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



* GM General Manager

*DFCS Director Finance & Corporate Strategy

2. DELEGATION OF AUTHORITY TO INVEST

Authority for implementation of the Investment Policy is delegated by Council to the General Manager in accordance with the Local Government Act (1993). The General Manager has in turn delegated the day-to-day management of Councils investment to those currently recorded in the Delegated Authority register.

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

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

3. PRUDENT PERSON STANDARD

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

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

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

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

4. ETHICS AND CONFLICT OF INTEREST

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

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

5. APPROVED INVESTMENTS

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

(Refer Appendix 1).

All investments must be denominated in Australian Dollars.

Authorised Investments include:

- Debentures or securities issued by, or guaranteed by, Local, State and Commonwealth governments.
- Interest bearing deposits with, or any debentures or senior bonds issued by an authorised deposit-taking institution (as defined by the *Banking Act* 1959 (Cwth)).
- Any bill of exchange which has a maturity date of not more than 200 days, and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority.

- Investments with the NSW Treasury Corporation or investments in the an Hour-Glass investment facility of the New South Wales Treasury Corporation Investment Management Funds.

- Investments grandfathered under the previous Ministerial Order.

6. PROHIBITED INVESTMENTS

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

- Derivative based instruments;

- Principal only investments or securities that provide potentially nil or negative cash flow;

- Stand-alone securities issued that have underlying futures, options, forward contracts and swaps of any kind;

- Investment trusts other than those of TCorp Hour-Glass, even where the trusts' assets are limited to assets complying with the Minister's Order; and
- Any other investment excluded by the Minister's Order.

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

7. RISK MANAGEMENT GUIDELINES

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

- **Preservation of Capital** – the requirement for preventing losses in an investment portfolio's total value (considering the time value of money);

- **Diversification** – the requirement to place investments in a broad range of products so as not to be over exposed to a particular sector of the investment market;

- **Credit risk** – the risk that a party or guarantor to a transaction will fail to fulfil its obligations. In the context of this document it relates to the risk of loss due to the failure of an institution/entity with which an investment is held to pay the interest and/or repay the principal of an investment, or failure by a counterparty to a transaction in an investment;

- **Fidelity, legal and documentary risk** – the risks of suffering loss from staff or counterparty fraud, theft, failure to document transactions and title with enforceable documents or compensation to third parties for these failures;

- **Market risk** – the risk that the fair value of future cash flows of an investment will fluctuate due to changes in market prices, or benchmark returns will unexpectedly overtake the investment's return;

- **Liquidity risk** – the risk that Council runs out of cash, is unable to redeem investments at a fair price within a timely period, and thereby incurs additional costs (or in the worst case is unable to execute its spending plans);

- **Maturity risk** – the risk relating to the length of term to maturity of the investment. The longer the term, the greater the length of exposure and risk to market volatilities; and

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

8. RISK MANAGEMENT FRAMEWORK

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

- Institutional Limitations.
- Portfolio Credit Framework: limit overall credit exposure of the portfolio.
- Counterparty/Institution Credit Framework: limit exposure to individual counterparties/institutions.

- Term Framework: limits based upon the investment horizon of investments.

2.1 Institutional Limitations

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

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

2.2 Overall Portfolio Limits

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

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

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

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

S&P Long Term Rating	Maximum %
AAA	100%
AA or major banks^	100%
A	60%
BBB	30%*
Unrated ADIs	10%

Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Growth Funds	10%

or Moody's / Fitch equivalents

^ For the purpose of this Policy, "major banks" are currently defined as the ADI deposits or senior guaranteed principal and interest ADI securities issued by the major Australian banking groups:

- Australia and New Zealand Banking Group Limited;
- Commonwealth Bank of Australia;
- National Australia Bank Limited; and
- Westpac Banking Corporation including brands (such as St George).

* For BBB rated investments the maximum amount per institution should not exceed $5M and all BBB rated investments should be less than 12 months to maturity.

Similarly, where other ADI groups (such as Bendigo & Adelaide Bank and Bank of Queensland) own multiple banking licences, rating categories are based on the parent bank even if the subsidiary is not explicitly rated.

Council may ratify an alternative definition from time to time.

TCorp Hour-Glass Cash and Strategic Cash Facilities are regarded as AAA and AA credit quality respectively, for the purpose of the Policy.

Amounts placed with institutions that are covered by the government guarantee of $250K will be considered to have the sovereign credit rating of the Australian Government.

2.3 Counterparty/Institution Credit Framework

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

S&P Long Term Rating Band	Maximum %
AAA	10060%*
AA or major banks^	10060%*
A	60%
BBB	30%
Unrated ADIs	5%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Growth Funds	Up to 10% total

or Moody's / Fitch equivalents

* To the extent that assets are guaranteed by the State or Federal government, no counterparty limit applies – however, this does not include TCorp Hour-Glass Facilities.

If any of the Council's investments are downgraded such that they no longer fall within the investment policy, they should be divested as soon as practicable.

8.4 Term Framework

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

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

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

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

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

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

Investment Horizon Description				
Portfolio % <1 year	Min	20%	Max	100%
Portfolio % >1 year and < 3years	Min	0%	Max	60%
Portfolio % >3 year	Min	0%	Max	40%

3 DIVESTMENT

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

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

4 INVESTMENT ADVISOR

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

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

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

5 MEASUREMENT

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

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

6 BENCHMARKING

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

7 REPORTING AND REVIEW

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

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

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

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

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

8 ACCOUNTING

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

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

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

9 THIRD PARTY SUPPLIERS AND DEALERS

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

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

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

Council will take steps to ensure that:

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

10 LEGAL TITLE

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

11 SAFE CUSTODY ARRANGEMENTS

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

- Council must retain beneficial ownership of all investments;
- Adequate documentation is provided, verifying the existence of the investments at inception, in regular statements and for audit;
- The Custodian conducts regular reconciliation of records with relevant registries and/or clearing systems; and
- The Institution or Custodian recording and holding the assets will be:

  - The Custodian nominated by NSW T-Corp for Hour-Glass facilitiesinvestment products;
  - Austraclear;
  - An institution with an investment grade Standard and Poor's, Moody's or Fitch rating; or
  - An institution with adequate insurance, including professional indemnity insurance and other insurances considered prudent and appropriate to cover its liabilities under any agreement.

HUNTER'S HILL COUNCIL POLICY REGISTER

RELATED RESOURCES

Hunters Hill Long Term Financial Plan

POLICY OWNER

The policy authority is the Director Finance & Corporate Strategy.

AUTHORISATION AND REVIEW

Next Review Date

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

Version Control Table

Date	Version	Res. No.	Key Changes	Author
8.07.1996	1.0	2353/96	Initial Policy	
11.12.2006	1.1	569/06	Policy Amended	
13.06.2017	1.2	180/17	Significant Policy Amendment	
23.11.2020	1.3	209/20	Adopted policy	DFCS
20.09.2021	1.4		Minor amendment	DFCS

HUNTER'S HILL COUNCIL POLICY REGISTER

APPENDIX 1

Extracts of Legislative Requirements

LOCAL GOVERNMENT ACT 1993 - SECT 412 & 625

Section 412 Accounting Records

(1) A council must keep such accounting records as are necessary to correctly record and explain its financial transactions and its financial position.

(2) In particular, a council must keep its accounting records in a manner and form that facilitate:

(a) the preparation of financial reports that present fairly its financial position and the results of its operations, and

(b) the convenient and proper auditing of those reports.

Section 625 How May Councils Invest?

(1) A council may invest money that is not, for the time being, required by the council for any other purpose.

(2) Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.

(3) An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.

(4) The acquisition, in accordance with section 358, of a controlling interest in a corporation is not an investment for the purposes of this section.

dlg | circular to councils

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

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

REVISED MINISTERIAL INVESTMENT ORDER

A revised Investment Order pur suant to section 625 of the *Local Government Act 1993* has been issued. The Minister fo r Local Government signed the revised Order on 12 January 2011 an d it was published in the NSW Government Gazette on 11 F ebruary 2011. It replaces the Order dated 31 J uly 2008. The revised Order is attached to this circular.

Changes to the Investment Order include:

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

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

Ross Woodward

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

Department of Local Government
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LOCAL GOVERNMENT ACT 1993 – INVESTMENT ORDER

(Relating to investments by councils)

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

(a) any public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory;

(b) any debentures or securities issued by a council (within the meaning of the *Local Government Act* 1993 (NSW));

(c) interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit-taking institution (as defined in the *Banking Act* 1959 (Cwth)), but excluding subordinated debt obligations;

(d) any bill of exchange which has a maturity date of not more than 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;

(e) a deposit with the New South Wales Treasury Corporation or investments in an Hour-Glass investment facility of the New South Wales Treasury Corporation;

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

Transitional Arrangements

(i) Subject to paragraph (ii) nothing in this Order affects any investment made before the date of this Order which was made in compliance with the previous Ministerial Orders, and such investments are taken to be in compliance with this Order.

(ii) Paragraph (i) only applies to those investments made before the date of this Order and does not apply to any restructuring or switching of investments or any re-investment of proceeds received on disposal or maturity of such investments, which for the avoidance of doubt must comply with this Order.

Key Considerations

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

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

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

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

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

Dated this 12th day of January 2011

Hon BARBARA PERRY MP
Minister for Local Government

HUNTER'S HILL COUNCIL POLICY REGISTER

THE *TRUSTEE AMENDMENT (DISCRETIONARY INVESTMENTS) ACT* 1997 – SECTIONS 14A (2), 14C (1) & (2)

14A (2) Duties of trustee in respect of power of investment

A trustee must, in exercising a power of investment:

(a) if the trustee's profession, business or employment is or includes acting as a trustee or investing money on behalf of other persons, exercise the care, diligence and skill that a prudent person engaged in that profession, business or employment would exercise in managing the affairs of other persons, or

(b) if the trustee is not engaged in such a profession, business or employment, exercise the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.

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

(1) Without limiting the matters that a trustee may take into account when exercising a power of investment, a trustee must, so far as they are appropriate to the circumstances of the trust, if any, have regard to the following matters:

(a) the purposes of the trust and the needs and circumstances of the beneficiaries,

(b) the desirability of diversifying trust investments,

(c) the nature of, and the risk associated with, existing trust investments and other trust property,

(d) the need to maintain the real value of the capital or income of the trust,

(e) the risk of capital or income loss or depreciation,

(f) the potential for capital appreciation,

(g) the likely income return and the timing of income return,

(h) the length of the term of the proposed investment,

(i) the probable duration of the trust,

(j) the liquidity and marketability of the proposed investment during, and on the determination of, the term of the proposed investment,

(k) the aggregate value of the trust estate,

(l) the effect of the proposed investment in relation to the tax liability of the trust,

(m) the likelihood of inflation affecting the value of the proposed investment or other trust property,

(n) the costs (including commissions, fees, charges and duties payable) of making the proposed investment,

(o) the results of a review of existing trust investments in accordance with section 14A (4).

(2) A trustee may, having regard to the size and nature of the trust, do either or both of the following:

(a) obtain and consider independent and impartial advice reasonably required for the investment of trust funds or the management of the investment from a person whom the trustee reasonably believes to be competent to give the advice,

(b) pay out of trust funds the reasonable costs of obtaining the advice.

LOCAL GOVERNMENT (GENERAL) REGULATION 2005 - CLAUSE 212

212 Reports on council investments

(1) The responsible accounting officer of a council:

(a) must provide the council with a written report (setting out details of all money that the council has invested under section 625 of the Act) to be presented:

i) if only one ordinary meeting of the council is held in a month, at that meeting, or

ii) if more than one such meeting is held in a month, at whichever of those meetings the council by resolution determines, and

(b) must include in the report a certificate as to whether or not the investment has been made in accordance with the Act, the regulations and the council's investment policies.

(2) The report must be made up to the last day of the month immediately preceding the meeting.

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

ITEM NO	:	4.7
SUBJECT	:	SUMMARY OF COUNCIL INVESTMENTS AS AT 31 AUGUST 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	JOHN JAVILLONAR

Ref:540649

PURPOSE

The purpose of this report is to provide a summary of the performance of Council's investments as at 31 August 2021.

All investments are undertaken and reported in compliance with the requirements of the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's policy on investments.

RECOMMENDATION

1. That the report be received and noted.

REPORT

In accordance with Council's Investment Policy, investments have been made to ensure the preservation of capital and to ensure there is sufficient liquidity to meet cash flow requirements.

The investments have regular maturity dates and this prevents the unnecessary loss of income due to having to retire the investment before maturity.

At present the investments have been made across several Financial Institutions to spread risk. The majority of Council's investments are for a period of 90 days which are currently being invested for longer terms. Table 3 shows the monthly average rate of Council's investment portfolio in comparison with average bank deposit rates.

The 90-day bank bill average rate is an industry performance benchmark. Over the past 12 months, Council's average rate of 0.59% is performing above the 90-day bank bill average rate of 0.03%.

The TCorpIM Medium Term Growth Fund has returned 1.11% for the period 2 June to month ending August 2021.

TABLE 1 - SUMMARY OF COUNCIL'S INVESTMENTS AS AT 31 AUGUST 2021

Institution	Reference		Principal	Lodged	Term	Matures	Rate
AMP	Term Deposit	$	500,000.00	16-Nov-20	301	13-Sep-21	0.70%
AMP	Term Deposit	$	500,000.00	16-Nov-20	330	12-Oct-21	0.75%
AMP	Term Deposit	$	500,000.00	16-Nov-20	330	12-Oct-21	0.75%
AMP	Term Deposit	$	500,000.00	21-Apr-21	183	21-Oct-21	0.65%
NAB	Term Deposit	$	1,000,000.00	12-Nov-20	365	12-Nov-21	0.55%
AMP	Term Deposit	$	500,000.00	16-Nov-20	365	16-Nov-21	0.75%
AMP	Term Deposit	$	500,000.00	16-Nov-20	392	13-Dec-21	0.75%
ME Bank	Term Deposit	$	1,100,000.00	29-Jun-21	210	25-Jan-22	0.50%
AMP	Term Deposit	$	500,000.00	17-May-21	280	21-Feb-22	0.55%
AMP	Term Deposit	$	500,000.00	15-Jul-21	239	11-Mar-22	0.60%
ME Bank	Term Deposit	$	500,000.00	24-Jun-21	364	23-Jun-22	0.55%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	364	29-Jun-22	0.45%
AMP	Term Deposit	$	500,000.00	13-Aug-21	364	12-Aug-22	0.75%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	425	29-Aug-22	0.50%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	488	31-Oct-22	0.53%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	547	29-Dec-22	0.58%
NAB	Term Deposit	$	500,000.00	30-Mar-21	730	30-Mar-23	0.60%
NAB	Term Deposit	$	1,000,000.00	31-May-21	730	31-May-23	0.60%
NAB	Term Deposit	$	500,000.00	09-Aug-21	730	09-Aug-23	0.65%
Macquarie	Call	$	8,198,103.16				0.40%

				Lodged	Month-end	Balance at month-end	Month return
TCorp	Medium Term Growth Fund	$	1,500,000.00	02-Jun-21	June 21	$1,515,096.51	1.01%
					July 21	$1,538,434.43	1.54%
		$	500,000.00	09-Aug-21	Aug 21		0.79%
		$	2,052,149.68	**Closing balance**			
		$	**23,350,252.84**				
CBA	General	$	1,204,546.48	31.8.2021	Bank Account Balance		
Total		**$**	**24,554,799.32**				

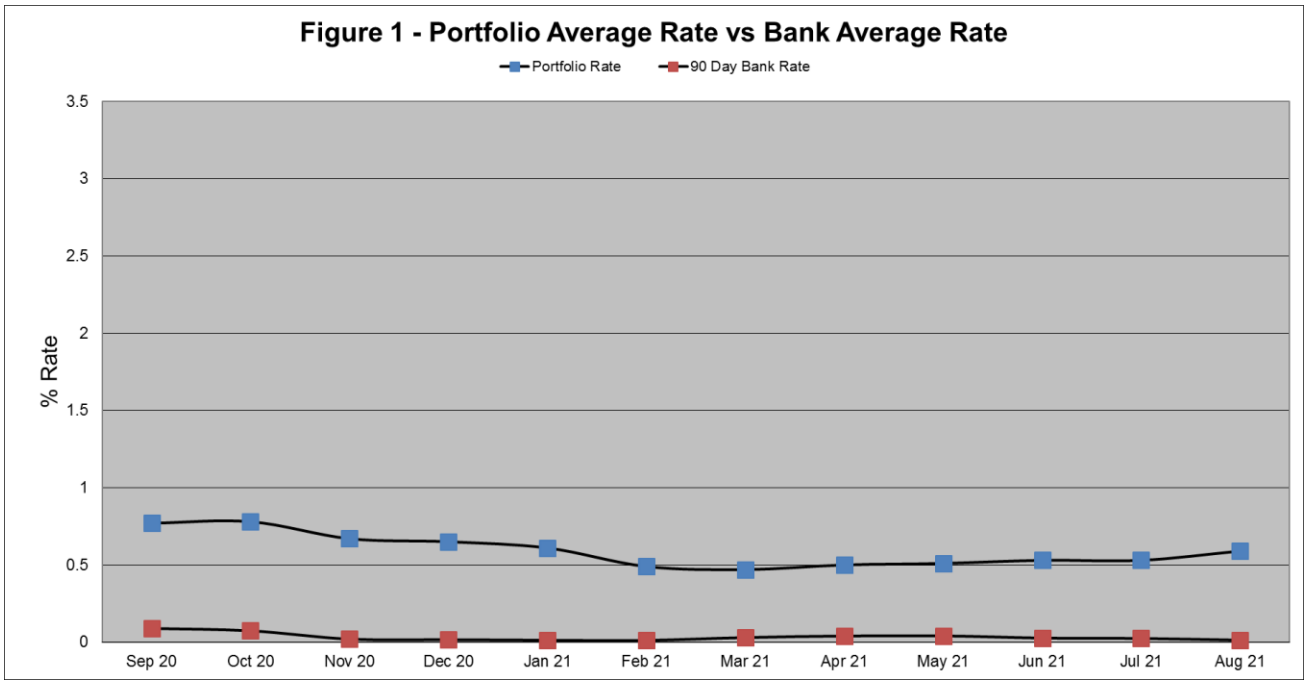
Certification – Responsible Accounting Officer

August cash and investments include the following restrictions:

Table 2 - External Restrictions	**Actual as at 31 August 2021**	**Actual as at 31 July 2021**
Developer contributions - S7.12	$1,291,055.48	$1,229,693.96
Other developer contribution	$143,363.20	$147,893.30
Specific purpose unexpended grants	$2,520,162.24	$2,454,021.25
Domestic waste management	$907,498.73	$649,042.76
Other special levies	$2,485,065.82	$2,490,065.82
Total External Restrictions	**$7,347,145.47**	**$6,970,717.10**
Internal Restrictions		
Plant and vehicle replacement	$489,222.99	$433,864.80
Employee leave entitlements	$594,709.70	$595,845.17
Deposits, retentions and bonds	$2,824,838.79	$2,765,889.31
Construction of building	$393,958.00	$418,808.00
Office equipment & furniture	$296,750.24	$296,750.24
Elections	$191,082.73	$191,082.73
Insurance reserve	$237,859.78	$237,859.78
Road Reconstruction	$143,182.73	$182,859.73
Property strategy	$95,996.94	$100,000.00
Sustainability Reserve	$223,460.00	$223,460.00
Safety & welfare expenses OH&S Incentive	$20,366.75	$22,915.99
Other	$34,465.09	$34,465.09
Community initiatives & minor capital works	$20,000.00	$20,000.00
Stormwater & marine maintenance reserve	$50,000.00	$50,000.00
Council community building maintenance reserve	$50,000.00	$50,000.00
Council work depot - Lane Cove	$290,000.00	$290,000.00
Total Internal Restrictions	**$5,955,893.74**	**$5,913,800.84**
Total Restrictions	**$13,303,039.21**	**$12,884,517.94**

Table 3 - Council's total portfolio by month

		$	Portfolio Rate	90 Day Bank Rate
Total Investment as at:				
Sep-20	$	23,091,303	0.77	0.09
Oct-20	$	22,394,598	0.78	0.07
Nov-20	$	21,909,683	0.67	0.02
Dec-20	$	21,919,008	0.65	0.02
Jan-21	$	21,926,182	0.61	0.01
Feb-21	$	21,003,760	0.49	0.01
Mar-21	$	21,010,808	0.47	0.03
Apr-21	$	20,514,042	0.50	0.04
May-21	$	19,011,825	0.51	0.04
Jun-21	$	19,694,887	0.53	0.03
Jul-21	$	19,096,342	0.53	0.02
Aug-21	$	21,298,103	0.59	0.01
Average Rate			**0.59**	**0.03**



ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	4.8
SUBJECT	:	MOTION TO SUPPORT BUSINESSES DURING LOCKDOWN
STRATEGIC OUTCOME	:	COUNCIL COLLABORATES WITH OTHER AGENCIES AND ALL LEVELS OF GOVERNMENT
ACTION	:	COUNCIL ADVOCATES FOR THE COMMUNITY IN RESPONDING TO LOCAL AND REGIONAL ISSUES
REPORTING OFFICER	:	MARIA KENNY

Ref:540776

PURPOSE

The purpose of this report is to:

- Investigate the cost and criteria for providing a one-off $400 rebate to businesses eligible for state or federal COVID support.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

The following motion was resolved by Council at its Ordinary Meeting of 16 August, 2021:

That Hunter's Hill Council:

1. Provide support to Hunters Hill businesses that are adversely affected by the current lockdowns through:
    a. The creation of an online portal for local businesses to post their services and products;*
    b. Publishing the data collected through the online survey and the business forum held on 11/08/2021 in a report to council; and
    c. The creation of a public campaign to help encourage people to shop locally and support local businesses through the pandemic.
2. Communicate to all commercial ratepayers that they are eligible to apply for rates relief under the Hardship Policy;
3. Investigate the cost of providing a one-off $400 rates rebate to all those eligible for State or Federal COVID Support; and
4. Bring back a report to the next council meeting outlining options for implementing rate rebates with an eligibility criteria to support to individuals, small businesses and sporting/community groups affected by the pandemic.

*See https://shoplanecove.com.au/listings/ as an example of a similar such portal.

REPORT

Local Business support
Council will be launching a Love Your Local campaign, which will include:

- Dedicated Facebook group that purely promotes local businesses and services.
- Marketing and Promotion Campaign from September 20 – October 30 2021, including bus stop advertisements, banners and postcards in addition to decals and email and digital promotion.

COVID-19 has changed the way many businesses operate their business today. Lockdowns and restrictions have created a gap between those businesses that have continued to trade using digital versus those who have not. To assist local businesses to improve their digital understanding and capabilities, Council will be offering a 4 week Digital Business Training Workshop. Each week will cover a different topic and provide both an overview of how digital is changing business operations today, and how businesses can adapt to thrive.

Topics include:
- Understanding what your business offers online.
- Do's and Don'ts of Social Media.
- How to be found online and the core basics (Google My Business and SEO)
- An easy and cheap way to get more customers.
- Core platforms, tools, and software to consider.
- Questions and Answers.

Ryde City Council Rates Rebate Program and COVID relief package
At its 27 July 2021 ordinary meeting, neighbouring Ryde Council resolved that the following relief program be implemented following a 28 day public notice period:

- A one-off $400 rate rebate for eligible ratepayers who are receive the following:
    - Commonwealth COVID-19 Disaster Payment
    - Small and Medium Business Support Payment
    - Federal and state grants program for micro businesses.

  The rates rebate for eligible ratepayers is to be funded through the Domestic Waste Management Reserve and other applicable reserves dependent on the rate payer's circumstances. This rebate will be applied to either November 2021 or February 2022 rates instalment (depending on the time of the application).

- Ryde Council also resolved a further package of fee waivers, rent reductions and other relief measures. To balance their budget, the funding strategy the Council sought was to minimise the cancellation of programs and focus on those programs that could instead be deferred for up to 12 months. As a result, the Road Resurfacing and Kerb Renewal Program has been deferred to FY2022-23.

Hunter's Hill Council COVID Package
At its Ordinary Meeting of 16 August, 2021 Hunter's Hill Council resolved the following Community Response Package:

- Council approve the waiving of fees associated with the hire of fields by sporting organisations for a period of six months to 31 December 2021, with an estimated financial impact of $30,000.
- Waiving on-street dining fees for a period of up to 6 months to 31 December 2021, equating to approximately $15,000.
- Waiving of fees for the regular hire of community facilities until 31 December 2021, estimated at $50,000.

The above financial impact to Council's budget will be adjusted through the September 2021 Quarterly Budget Review Statement to be reported to Council in October.

Council also has a Financial Hardship Policy in place to assist rate payers (and other fee paying customers) to enter deferred payment plans for where financial hardship is being experienced.

Rates income received in FY2021-22

	Number of assessments	**Payment received following 1 July 2021**	**No payment received**
Business	199	162*	37 (18.59%)

*53 Business assessments are fully paid (or in credit).

At the time of writing, the proportion of property owners who had, either paid their quarterly rates notices (or fully paid their notices) was 81% for business assessments

It is difficult to assess how many property owners or leases might take up the rebate if council was to offer one. Assuming that those property owners who have not made any payments to date, are also receiving COVID support payments from the Federal or NSW Government, then a rates rebate program could cost up to:

- $400 x 37 business assessments = $14,800

It is important to note that for business assessments, often the property owner is the landlord of the property and not the business owner.

It is common in retail leases (but not always the case) for rates to be charged to the business owner. In these instances, where a leasing business applies for a rebate, evidence would need to be provided of the rates being charged through the lease agreement.

Rates and charges are also a tax deductable expense.

NSW Government announcement regarding easing of restrictions
On 9 September, 2021 the NSW Government announced that when the 70% double dose vaccine threshold was reached (subject to distancing restrictions) the following venues will reopen:

- Restaurants, cafes and bars
- Retail stores

- Gyms, indoor recreation centres and sporting facilities
- Hairdressers, nail salons
- Cinemas, galleries, theatres, museums
- Churches and places of worship - no singing allowed.

No fixed date has been nominated for the easing of restrictions. However, based on the current rate of inoculations it is projected the 70% threshold will be reached by late October.

***Local Government Act (1993)* requirements regarding financial assistance**
Section 567 permits accrued interest to be written-off if it is determined personal hardship is being experienced by the ratepayer. There is not a specific provision which permits rating levies to be waived.

Section 356 (2) of the Local Government Act requires 28 days' public notice of any proposal to grant financial assistance to recipients who act for private gain.

Should Council resolve to proceed with a rebates program, following the 28 day public notice period, eligible applicants would have the rebate applied to the waste charges itemised on rates notices.

Therefore, due to the public notice requirements, the rebates scheme could only be applied to rates notices from late October 2021 onwards. Based on the NSW Government Roadmap to ease restrictions, should a rebates program be adopted it would be recommended that it is concluded by 31 December, 2021.

To be eligible for the rebate, businesses would have to provide evidence of financial assistance being received from either the existing Commonwealth or NSW Government business assistance programs, with the A/General Manager having delegated authority to approve applications. This process would be time consuming, and requires information that businesses may not feel comfortable supplying to Council.

Economic stimulus for local businesses

Service NSW currently has a number of programs available for small business including:

1. Job-saver support at 40% of weekly payroll with a minimum of $1,500 per week.
2. Micro Business support of up to $1,500 per fortnight.
3. Covid-19 Business Grant- a one-off payment of between $7,500 and $15,000.

CONCLUSION

Whilst a rebate of $400 may assist a number of businesses in the area, it is recommended that a program not be implemented and that Council resources be focused on stimulating local business activity post lockdown.

FINANCIAL IMPACT ASSESSMENT

If Council were to proceed with a rebates program, it is recommend this is capped at $10,000 with the source of income being from Council's Waste Charges.

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	:	RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD GLADESVILLE
STRATEGIC OUTCOME	:	COUNCIL HAS WELL PLANNED COMMERCIAL AREAS, VILLAGE CENTRES AND NEIGHBOURHOODS
ACTION	:	CONTINUE TO REVITALISE THE GLADESVILLE PRECINCT AS A COMMERCIAL HUB
REPORTING OFFICER	:	NICK TOBIN

Ref:478028

PURPOSE

To advise Council of the need to lodge a Planning Proposal to classify 4 Pittwater Road Gladesville as Operational Land under the Local Government Act and seek approval to lodge the application with Ryde City Council.

RECOMMENDATION

That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land.

BACKGROUND

Hunters Hill Council owns 4 Pittwater Road Gladesville which is within the City of Ryde. The property is adjacent to Jim Wilson Carpark owned by Ryde City Council. The land is currently classified as Community Purposes under the Local Government Act. In order for Hunters Hill Council to ensure it achieves the best result in any redevelopment of this site in order to provide new or upgraded Community Infrastructure it would be beneficial if the site was reclassified as Operational land under the Local Government Act.

REPORT

Under Section 25 of the Local Government Act 1993 all land owned by Council must be classified. There are two classifications for public land- “community” and “operational”. The reclassification of land may be made by an environmental plan. In order for Hunters Hill Council to reclassify 4 Pittwater Road Gladesville to Operational Land it must submit a planning proposal to Ryde City Council requesting the reclassification. Ryde City Council must then assess and hold a public hearing as required under Section 29 of the Local Government Act.

Council sought legal advice to confirm the above process given the land is not within Hunters Hill Council’s jurisdiction. The advice confirmed that Council must apply to Ryde City Council for the reclassification of the land and that owner’s consent was required for the application.

The reclassification of 4 Pittwater Road will not affect its current use or predetermine future use but give council flexibility to ensure it can deliver improved community infrastructure via

redevelopment of the site or possible sale and redirection of funds to other community infrastructure projects.

Any dealing with the property following reclassification would be subject to a further council resolution.

CONCLUSION

Reclassification of 4 Pittwater Road Gladesville to Operational Land will provide Council flexibility for future dealings of the land. Reclassification does not alter its current use and any change in use or ownership would be subject to a separate report and approval of Council.

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	4.10
SUBJECT	:	DEVELOPMENT APPLICATIONS DETERMINED BY THE LOCAL PLANNING PANEL IN AUGUST 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS
REPORTING OFFICER	:	STEVE KOUREPIS

Ref:540862

PURPOSE

This report provides the outcome of determinations of Applications referred to the Local Planning Panel (LPP) in August 2021.

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

Panel Members:

Ms Lesley Finn Chair
Mr Ron Edgar
Mr Phillip Hart
Ms Sheridan Burke

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

RECOMMENDATION

That the report be received and noted.

REPORT OF MEETING HELD 26 AUGUST 2021

Summary of determinations:

Development Application No.	2020-1142	**Zone**	R2 Low Density Residential
Applicant	Adam Zantis	**Notification**	19/10/2020 -3/11/2020
Premises	2 George Street Hunters Hill	**Landscaped Area**	41.3%

Classification (BCA)	Class 1a	**Date lodged**	15 October 2020
Assessing Officer	Adan Davis	**Determination Date**	26 August 2021
Proposal	The proposal is for alterations and additions to an existing part two, part three storey dwelling.		

Determination

The Local Planning Panel resolved unanimously to adopt the recommendation within the Council report, in accordance with the following:

1. That the consent authority, is satisfied that the objection lodged under clause 4.6 of LEP 2012 to vary the height development standard of clause 4.3 of the *Hunters Hill Local Environmental Plan 2012,* is well founded under the circumstances of the case and is consistent with the aims of the Policy.

2. That the consent authority, is satisfied that the objection lodged under clause 4.6 of LEP 2012 to vary the landscaped area development standard of clause 6.9 of the *Hunters Hill Local Environmental Plan 2012,* is well founded under the circumstances of the case and is consistent with the aims of the Policy.

3. That the Development Application No.2020-1142 for the partial demolition and the construction of alterations and additions to the existing dwelling house at No. 2 George Street, Hunters Hill be **approved** pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979, subject to the conditions as set out below:
   Standard Conditions:

   GEN3

Drawing Number	**Drawn By**	**Plan Dated**	**Council Dated**
Cover Sheet Dwg. A0000 Issue A	MAP Architects	02/10/2020	16 Oct 2020
Site Plan Dwg. A0001 Issue A		02/10/2020	16 Oct 2020
BASIX Dwg. A0002 Issue A		02/10/2020	16 Oct 2020
Site Analysis Dwg A0003 Issue A		02/10/2020	16 Oct 2020
Existing Lower Ground Plan Dwg. A1001 Issue A		02/10/2020	16 Oct 2020
Existing Ground Plan Dwg. A1002 Issue A		02/10/2020	16 Oct 2020
Existing First Floor Plan Dwg. A1003 Issue A		02/10/2020	16 Oct 2020
Lower Ground Floor Plan Dwg. A2001 Issue A		02/10/2020	16 Oct 2020

Ground Floor Plan Dwg. A2002 Issue A		02/10/2020	16 Oct 2020
First Floor Plan Dwg. A2003 Issue A		02/10/2020	16 Oct 2020
Roof Plan Dwg. A2004 Issue A		02/10/2020	16 Oct 2020
North/East Elevation Dwg. A2100 Issue A		02/10/2020	16 Oct 2020
South/West Elevation Dwg. A2101 Issue A		02/10/2020	16 Oct 2020
Area Plans Dwg. A2300 Issue A		02/10/2020	16 Oct 2020
Section AA Dwg. A3000 Issue A		02/10/2020	16 Oct 2020
Shadow Diagrams Dwg. A4000 Issue A		02/10/2020	16 Oct 2020
Perspective Dwg. A5000 Issue A		02/10/2020	16 Oct 2020
Perspective Dwg. A5001 Issue A		02/10/2020	16 Oct 2020
Existing Landscape Area Dwg. A2301 Issue A		09/12/2020	07 Jan 2021
Proposed Landscape Area Dwg. A2302 Issue A		09/12/2020	07 Jan 2021
Landscape Plan Dwg. C1 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020
Landscape Plan Dwg. C2 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020
Landscape Plan Dwg. C3 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020
Landscape Plan Dwg. C4 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020

Special Conditions:

The following materials, colours and finishes are to be applied to reduce the visual impact of the dwelling and achieve a suitably sympathetic presentation in the context of the nearby heritage items and the streetscape:

a) External walls are to coloured a light neutral shade (i.e., not a bright white with cool undertones, nor a grey colour).
b) The proposed stone cladding is to be an earthy colour and not white or dark grey.

	Plans and specifications complying with this condition must be submitted to the Principal Certifying Authority for approval prior to the issue of any Construction Certificate. The Principal Certifying Authority must ensure that the building plans and specifications submitted, referenced fully satisfy the requirement of this condition. RECORD OF VOTING For: Ms Lesley Finn; Mr Ron Edgar; Mr Phillip Hart; Ms Sheridan Burke Against:

Development Application No.	2020-1157	**Owner**	Monia Cavalli
Construction Certificate No.	N/A	**Zone**	R2 Low Density Residential
Applicant	Monia Cavalli	**Notification**	10/11/20 – 25/11/20 20/1/21 – 3/2/21
Premises	25B Wybalena Rd Hunters Hill	**Date lodged**	28 October 2020
Assessing Officer	Adan Davis	**Determination Date**	26 August 2021

Proposal	Demolition of existing structures and construction of an in-fill affordable multi dwelling housing development comprising three (3) dwellings under the SEPP (Affordable Rental Housing) 2009
Determination	The Local Planning Panel resolved unanimously : A Not to overturn the recommended refusal and was not persuaded at the request by the applicant to defer the application. B Agreed with the recommendation within Council's report, and refused the application, in accordance with the following reasons: That the Development Application No.2020/1157 for the alterations and additions to existing dwelling including rear ground floor addition, internal modifications, first floor addition of new extension garage at No. 25B Wybalena Road, Hunters Hill and the adjustment to the boundary with No. 25A Wybalena Road, Hunters Hill is determined for **refusal** pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979, for the following reasons: 1. The proposal does not satisfy the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979, particularly in relation to clauses 1 (a) (i) and (iii), (b), (c) and (e) for general matters of consideration for development applications, in that: the proposal is

noncompliant with the provisions of, and inconsistent with the objectives of the Hunters Hill LEP 2012 and Hunters Hill DCP 2013 with respect to landscaped area and riverfront areas and streetscape; the development would likely result in unreasonable adverse impacts on the landscaped garden residential character; and proposal would not be in the public interest.

2. The proposal does not comply with the minimum Landscaped Area requirement under clause 6.9 of the Hunters Hill LEP 2012 and does not satisfy the objectives to *"to maintain the character and identity of Hunters Hill by ensuring that dwelling houses and secondary dwellings are surrounded and separated by individual gardens"* and *"soften the visual impacts of dwelling houses and secondary dwellings when viewed from any waterway, park or road by providing sufficient space for trees and plantings around every building."*

3. The proposal does not satisfy the River Front Area provision under clause 6.7 of the LEP that *"(a) measures will be taken, including in relation to the location, design and appearance of the development and conservation of existing trees, to minimise the visual impact of the development to and from the nearest waterway."*

4. The proposal results in two lots which do not comply with the minimum lot area requirement under clause 4.1 of the Hunters Hill LEP 2012 and the proposal does not satisfy the objectives to *"soften visual impacts of residential developments when viewed from any waterway, park or road by providing sufficient space for trees and plantings around every building"* and "*accommodate residential developments that would be compatible with the size, scale and existing character of surrounding buildings."*

5. The proposal, in its current form, is not considered to be in the public interest, given it would create an undesirable precedent and unreasonably impact on the desired future character of the locality.

RECORD OF VOTING	
For	Against
Ms Lesley Finn	
Mr Ron Edgar	
Mr Phillip Hart	
Ms Sheridan Burke	

ATTACHMENTS

1. Local Planning Panel Minutes 26 August 2021 ⇩

MINUTES OF LOCAL PLANNING PANEL held 26 August 2021

COMMENCEMENT

The meeting opened at 3.30pm.

IN ATTENDANCE

Chair
Ms Lesley Finn

Expert Panel Members
Planners/Heritage
Sheridan Burke
Architecture/Heritage
Ron Edgar

Community Representatives
Phillip Hart

ALSO PRESENT

Mr Steve Kourepis	Director Development and Regulatory Control
Mr Adan Davis	Consultant Assessment Officer
Ms Sarah Jenkins	Administration Officer

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chair called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Local Planning Panel of previous Meeting held on 22/4/21 2PM be adopted.

DEVELOPMENT APPLICATIONS

3.1 4PM 2 GEORGE STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees Mark Alves
David Waghorn

Resolution The Local Planning Panel resolved unanimously to adopt the recommendation within the Council report, in accordance with the following:

A. That the consent authority, is satisfied that the objection lodged under clause 4.6 of LEP 2012 to vary the height development standard of clause 4.3 of the *Hunters Hill Local Environmental Plan 2012,* is well founded under the circumstances of the case and is consistent with the aims of the Policy.

B. That the consent authority, is satisfied that the objection lodged under clause 4.6 of LEP 2012 to vary the landscaped area development standard of clause 6.9 of the *Hunters Hill Local Environmental Plan 2012,* is well founded under the circumstances of the case and is consistent with the aims of the Policy.

C. That the Development Application No.2020-1142 for the partial demolition and the construction of alterations and additions to the existing dwelling house at No. 2 George Street, Hunters Hill be **approved** pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979, subject to the conditions as set out below:

Standard Conditions:

GEN3

Drawing Number	Drawn By	Plan Dated	Council Dated
Cover Sheet Dwg. A0000 Issue A	MAP Architects	02/10/2020	16 Oct 2020
Site Plan Dwg. A0001 Issue A		02/10/2020	16 Oct 2020
BASIX Dwg. A0002 Issue A		02/10/2020	16 Oct 2020
Site Analysis Dwg A0003 Issue A		02/10/2020	16 Oct 2020
Existing Lower Ground Plan Dwg. A1001 Issue A		02/10/2020	16 Oct 2020
Existing Ground Plan Dwg. A1002 Issue A		02/10/2020	16 Oct 2020
Existing First Floor Plan Dwg. A1003 Issue A		02/10/2020	16 Oct 2020
Lower Ground Floor Plan Dwg. A2001 Issue A		02/10/2020	16 Oct 2020
Ground Floor Plan Dwg. A2002 Issue A		02/10/2020	16 Oct 2020
First Floor Plan Dwg. A2003 Issue A		02/10/2020	16 Oct 2020

Roof Plan Dwg. A2004 Issue A		02/10/2020	16 Oct 2020
North/East Elevation Dwg. A2100 Issue A		02/10/2020	16 Oct 2020
South/West Elevation Dwg. A2101 Issue A		02/10/2020	16 Oct 2020
Area Plans Dwg. A2300 Issue A		02/10/2020	16 Oct 2020
Section AA Dwg. A3000 Issue A		02/10/2020	16 Oct 2020
Shadow Diagrams Dwg. A4000 Issue A		02/10/2020	16 Oct 2020
Perspective Dwg. A5000 Issue A		02/10/2020	16 Oct 2020
Perspective Dwg. A5001 Issue A		02/10/2020	16 Oct 2020
Existing Landscape Area Dwg. A2301 Issue A		09/12/2020	07 Jan 2021
Proposed Landscape Area Dwg. A2302 Issue A		09/12/2020	07 Jan 2021
Landscape Plan Dwg. C1 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020
Landscape Plan Dwg. C2 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020
Landscape Plan Dwg. C3 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020
Landscape Plan Dwg. C4 Rev B	Contour Landscape Architecture	08/09/2020	16 Oct 2020

Conditions - GEN0
GEN1 GEN3 GEN5 GEN6 GEN7 PCC0 PCC1($1001) PCC3($1800) PCC5($2860) PCC11 PCC16 PCC20 PCC21 PCWO PCW1 PCW2 PCW4 PCW5 DEM0 DEM1 DEM9 CON0 CON1 CON2 CON3 CON4 PCC3 ($5,000) PCC6 ($5,000) PCC12 (A387923) PCC21 PCC32 PCC40 PCC46 PCC57 PCC63 CON7 CON8 CON9 CON28 POC60 POC62 GEN21 CON47 CON51 CON52 CON53 CON54 CON55 CON56 CON59 POC7 POC75

Special Conditions:

The following materials, colours and finishes are to be applied to reduce the visual impact of the dwelling and achieve a suitably sympathetic presentation in the context of the nearby heritage items and the streetscape:

a) External walls are to coloured a light neutral shade (i.e., not a bright white with cool undertones, nor a grey colour).

b) The proposed stone cladding is to be an earthy colour and not white or dark grey.

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

3.2 4PM 25B WYBALENA ROAD, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees Andrew Martin
Charles Lee, Urbanistica

Resolution The Local Planning Panel resolved unanimously :

A Not to overturn the recommended refusal and was not persuaded at the request by the applicant to defer the application.

B Agreed with the recommendation within Council's report, and refused the application, in accordance with the following reasons:

That the Development Application No.2020/1157 for the alterations and additions to existing dwelling including rear ground floor addition, internal modifications, first floor addition of new extension garage at No. 25B Wybalena Road, Hunters Hill and the adjustment to the boundary with No. 25A Wybalena Road, Hunters Hill is determined for **refusal** pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979, for the following reasons:

1. The proposal does not satisfy the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979, particularly in relation to clauses 1 (a) (i) and (iii), (b), (c) and (e) for general matters of consideration for development applications, in that: the proposal is noncompliant with the provisions of, and inconsistent with the objectives of the Hunters Hill LEP 2012 and Hunters Hill DCP 2013 with respect to landscaped area and riverfront areas and streetscape; the development would likely result in unreasonable adverse impacts on the landscaped garden residential character; and proposal would not be in the public interest.

2. The proposal does not comply with the minimum Landscaped Area requirement under clause 6.9 of the Hunters Hill LEP 2012 and does not satisfy the objectives to *"to maintain the character and identity of Hunters Hill by ensuring that dwelling houses and secondary dwellings are surrounded and separated by individual gardens"* and *"soften the visual impacts of dwelling houses and secondary dwellings when viewed from any waterway, park or road by providing sufficient space for trees and plantings around every building."*

3. The proposal does not satisfy the River Front Area provision under clause 6.7 of the LEP that *"(a) measures will be taken, including in relation to the location, design and appearance of the development and conservation of existing trees, to minimise the visual impact of the development to and from the nearest waterway."*

4. The proposal results in two lots which do not comply with the minimum lot area requirement under clause 4.1 of the Hunters Hill LEP 2012 and the proposal does not satisfy the objectives to *"soften visual impacts of residential developments when viewed from any waterway, park or road by providing sufficient space for trees and plantings around every building"* and "*accommodate residential developments that would be compatible with the size, scale and existing character of surrounding buildings."*

5. The proposal, in its current form, is not considered to be in the public interest, given it would create an undesirable precedent and unreasonably impact on the desired future character of the locality.

ITEM NO	:	4.11
SUBJECT	:	DEVELOPMENT APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL UNIT IN AUGUST 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS
REPORTING OFFICER	:	STEVE KOUREPIS

Ref:540903

PURPOSE

This report provides the outcome of determinations of Development Applications referred to the Development Control Unit (DCU) in August 2021.

The role of the Development Control Unit is to determine Development Applications where submissions have been received and/or reviews under Section 8.2 have been requested because a previous application has been refused.

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

RECOMMENDATION

That the report be received and noted.

REPORT OF MEETING HELD 10 AUGUST 2021

The table below sets out a summary of the determinations:

Development Application No.	20201124-Review	**Zone**	SP2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Lee Panoyan, Casa Fabrica	**Value**	N/A
Premises	28 Martin Street, Hunters Hill	**Landscaped Area**	47%
Classification (BCA)	N/A	**Date lodged**	26 April 2021
Assessing Officer	John McFadden	**Determination Date**	10 August 2021
Proposal	Review of Determination - Alterations and additions to existing dwelling. Demolition interior and parts of external walls.		

Determination

The Development Control Unit Committee resolved that:

(a) pursuant to clause 4.6 of *Hunters Hill Local Environmental Plan 2012,* Council accept the written request to vary the 50% minimum landscaped area development standard under clause 6.9 of *Hunters Hill Local Environmental Plan 2012* on the basis that the proposal will result in nil exacerbation of the existing landscaped area non-compliance and it is noted that strict numerical compliance is unnecessary and unreasonable as the proposal is consistent with the objectives of the R2 Low Density Residential zone and the objectives of the landscaped area development standard itself, thereby maintaining suitable environmental planning grounds to justify the adoption of flexibility in this instance; and

(b) Development Application No. 2020/1224 for alterations and additions to an existing dwelling at No. 28 Martin Street, Hunters Hill be approved, subject to the following conditions:

Drawing Number	**Drawn By**	**Plan Dated**
DA03-E Ground Floor Plan	Casafabrica Constructions	24/03/2021
DA04-E Garage Floor Plan	Casafabrica Constructions	24/03/2021
DA05-E First Floor Plan	Casafabrica Constructions	24/03/2021
DA06-E East & West Elevations	Casafabrica Constructions	24/03/2021
DA07-E North & South Elevation	Casafabrica Constructions	24/03/2021
DA08-E Section A-A	Casafabrica Constructions	24/03/2021
DA09-E Section B-B	Casafabrica Constructions	24/03/2021
DA10-E Materials and Finishes Schedule	Casafabrica Constructions	24/03/2021
DA11-G Landscape Area Calculations	Casafabrica Constructions	26/07/2021

DA15-E Demolition Ground Floor Plan	Casafabrica Constructions	24/03/2021
DA16-E Demolition Garage Floor Plan	Casafabrica Constructions	24/03/2021
DA17-E Demolition First Floor Plan	Casafabrica Constructions	24/03/2021
DA18-E Demolition Elevations	Casafabrica Constructions	24/03/2021

All walls are to be painted Dulux "Portland Stone". The certifier is to confirm compliance with this condition prior to the issue of the occupation certificate.

Additional special conditions:

- The roof material to the existing dwelling is to remain as existing and not to be removed or altered, without any formal approval of Council. All references to the new Welsh Slate roof material as shown on DWG No. DA10-E are to be deleted and do not formal part of this approval. The certifier is to ensure compliance with this condition prior to the issue of the construction certificate and any Occupation Certificate.

- All landscaping is to be provided on the site in accordance with the landscape plan, in particular the removal of pavers and replacement with deep soil planting and grass. The certifier is to ensure compliance with this condition prior to the issue of any Occupation Certificate.

- The 'existing' external perimeter walls and roof structure and existing tiles, shown heavy edged black on the plans, do not form part of the proposed alteration and additions approval to this consent and are to remain "As Existing" and are to be retained, without alteration, throughout the construction process. The certifier is to ensure compliance with this condition prior to the issue of the construction certificate and any Occupation Certificate.

REPORT OF MEETING HELD 31 AUGUST 2021

The table below sets out a summary of the determinations:

Development Application No.	20211036-Review	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant		**Value**	N/A
Premises	29 Mary St, Hunters Hill	**Landscaped Area**	50%
Classification (BCA)	N/A	**Date lodged**	6 July 2021
Assessing Officer	John McFadden	**Determination Date**	31 August 2021
Proposal	Alterations and additions to an existing dwelling and conversion of existing garage into a cabana		
Determination	That, pursuant to s.8.4 of the EPA Act, Council change its determination, such that Development Application No. 2021-1036 Review for alterations and additions to an		

existing dwelling and conversion of existing garage into a cabana at No. 29 Mary Street, Hunters Hill, be approved, subject to the following conditions:

Drawing Number	Drawn By	Plan Dated
Site Plan DWG A0002-D	Map Architects	02/07/21
Ground Floor Plan DWG A2001-D	Map Architects	02/07/21
Roof Plan DWG A2002-D	Map Architects	02/07/21
North/East Elevation DWG A2101-D	Map Architects	02/07/21
South/West Elevation DWG A2102-D	Map Architects	02/07/21
Proposed Landscape Area DWG A2303-C	Map Architects	11/05/21
Stormwater Management Plan DWG D01-B	iStruct Consulting Engineers	28/06/21

All works are to be wholly contained within the boundaries of the site. No encroachments onto adjoining properties is permitted and all existing encroachments are to be removed in order to give effect to this condition. The Certifier is to ensure compliance with this condition prior to the issue of the Occupation Certificate.

No carport or garage is to be erected at the side of the dwelling or within the front setback area between the front boundary and the proposed new side fence.

The landscape plan is to be amended and submitted to the satisfaction of the Certifier prior to the issue of the Construction Certificate to ensure that a Cupaniopsis anacardioides (Tuckeroo) tree with a minimum pot size of 100L is to be planted on the site behind the proposed new side fence adjacent to the northern side boundary. The Certifier is to ensure that the tree is established and of good health prior to the issue of the Occupation Certificate.

The arborist report is to be amended and submitted to the satisfaction of the Certifier prior to the issue of the Construction Certificate to ensure minimal impact from the proposed retaining wall on Tree 3 Grevillia robusta (Silky Oak). Prior to the issue of the Occupation Certificate, the Certifier is to ensure that the construction of the retaining wall has been undertaken in accordance with the arborist report recommendations in order to protect Tree 3 Grevillia robusta (Silky Oak).

ATTACHMENTS

1. DCU Minutes 10 August 2021 ⇩
2. DCU Minutes 31 August 2021 ⇩

MINUTES OF DEVELOPMENT CONTROL UNIT held 10 August 2021

COMMENCEMENT

The meeting opened at 3pm.

LIST OF ATTENDEES

Steve Kourepis	Director, Development & Regulatory Services
Shahram Zadgan	Development Assessment Officer
John McFadden	Development Assessment Officer
Sarah Jenkins	Administration Officer
Matthew Fortunato	Town Planner, Corona Projects
Lara Szekely	Architect, Casa Fabrica

APOLOGIES

No apologies were received.

DEVELOPMENT APPLICATIONS

2.1 3PM DA2020-1224-REVIEW 28 MARTIN ST, HUNTERS HILL

PROCEEDINGS IN BRIEF

RECOMMENDATION

The Development Control Unit Committee resolved that:

(a) pursuant to clause 4.6 of *Hunters Hill Local Environmental Plan 2012,* Council accept the written request to vary the 50% minimum landscaped area development standard under clause 6.9 of *Hunters Hill Local Environmental Plan 2012* on the basis that the proposal will result in nil exacerbation of the existing landscaped area non-compliance and it is noted that strict numerical compliance is unnecessary and unreasonable as the proposal is consistent with the objectives of the R2 Low Density Residential zone and the objectives of the landscaped area development standard itself, thereby maintaining suitable environmental planning grounds to justify the adoption of flexibility in this instance; and

(b) Development Application No. 2020/1224 for alterations and additions to an existing dwelling at No. 28 Martin Street, Hunters Hill be approved, subject to the following conditions:

GEN0, GEN1, GEN3,

Drawing Number	Drawn By	Plan Dated
DA03-E Ground Floor Plan	Casafabrica Constructions	24/03/2021
DA04-E Garage Floor Plan	Casafabrica Constructions	24/03/2021
DA05-E First Floor Plan	Casafabrica Constructions	24/03/2021
DA06-E East & West Elevations	Casafabrica Constructions	24/03/2021
DA07-E North & South Elevation	Casafabrica Constructions	24/03/2021
DA08-E Section A-A	Casafabrica Constructions	24/03/2021
DA09-E Section B-B	Casafabrica Constructions	24/03/2021
DA10-E Materials and Finishes Schedule	Casafabrica Constructions	24/03/2021
DA11-G Landscape Area Calculations	Casafabrica Constructions	26/07/2021
DA15-E Demolition Ground Floor Plan	Casafabrica Constructions	24/03/2021
DA16-E Demolition Garage Floor Plan	Casafabrica Constructions	24/03/2021
DA17-E Demolition First Floor Plan	Casafabrica Constructions	24/03/2021
DA18-E Demolition Elevations	Casafabrica Constructions	24/03/2021

All walls are to be painted Dulux "Portland Stone". The certifier is to confirm compliance with this condition prior to the issue of the occupation certificate.

GEN5, GEN6, GEN7, PCC0, PCC1($4025), PCC3($3,000), PCC5($11,500), PCC11, PCC12, PCC20, PCC76, PCWO, PCW1, PCW2, PCW3, PCW4, PCW5, DEM0, DEM1, DEM9, CON0, CON1, CON2, CON3, CON4, CON5, CON7, POC0, POC2, POC4, POC13, POC14, POC25.

PCC3 ($3,000), PCC6 ($3,000), PCC12 (A394544), PCC21, PCC32, PCC41, PCC42, PCC46, PCC54 (26 Martin Street and 34 Joubert Street), PCC57, PCC65, PCC70, PCC75, PCW15, DEM6, DEM7, DEM16, CON2, CON4, CON5, CON7, CON8, CON11, CON12, CON17, CON92, POC24, POC60, POC62.

Additional special conditions:

- The roof material to the existing dwelling is to remain as existing and not to be removed or altered, without any formal approval of Council. All references to the new Welsh Slate roof material as shown on DWG No.

DA10-E are to be deleted and do not formal part of this approval. The certifier is to ensure compliance with this condition prior to the issue of the construction certificate and any Occupation Certificate.

- All landscaping is to be provided on the site in accordance with the landscape plan, in particular the removal of pavers and replacement with deep soil planting and grass. The certifier is to ensure compliance with this condition prior to the issue of any Occupation Certificate.

- The 'existing' external perimeter walls and roof structure and existing tiles, shown heavy edged black on the plans, do not form part of the proposed alteration and additions approval to this consent and are to remain "As Existing" and are to be retained, without alteration, throughout the construction process. The certifier is to ensure compliance with this condition prior to the issue of the construction certificate and any Occupation Certificate.

MINUTES OF DEVELOPMENT CONTROL UNIT held 31 August 2021

LIST OF ATTENDEES

Steve Kourepis	Director, Development & Regulatory Services
Shahram Zadgan	Development Assessment Officer
John McFadden	Consultant Development Assessment Officer
Sarah Jenkins	Administration Officer

DEVELOPMENT APPLICATIONS

2.1 29 MARY STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees Mark Alves

Proceedings The Development Control Unit (motion by Steve Kourepis and carried by Shahram Zadgan) moved to approve the application for 29 Mary St, Hunters Hill as per the recommendations in Council's report below:

RECOMMENDATION

That, pursuant to s.8.4 of the EPA Act, Council change its determination, such that Development Application No. 2021-1036 Review for alterations and additions to an existing dwelling and conversion of existing garage into a cabana at No. 29 Mary Street, Hunters Hill, be approved, subject to the following conditions:

GEN0, GEN1, GEN3,

Drawing Number	**Drawn By**	**Plan Dated**
Site Plan DWG A0002-D	Map Architects	02/07/21
Ground Floor Plan DWG A2001-D	Map Architects	02/07/21
Roof Plan DWG A2002-D	Map Architects	02/07/21
North/East Elevation DWG A2101-D	Map Architects	02/07/21
South/West Elevation DWG A2102-D	Map Architects	02/07/21
Proposed Landscape Area DWG A2303-C	Map Architects	11/05/21
Stormwater Management Plan DWG D01-B	iStruct Consulting Engineers	28/06/21

GEN5, GEN6, GEN7, GEN12, PCC0, PCC1($310), PCC3($3,000), PCC11, PCC12, PCC20, PCC21, PCWO, PCW1, PCW2, PCW4, PCW5, DEM0, DEM1, DEM9, CON0, CON1, CON2, CON3, CON4, CON5, CON7, POC0, POC2, POC4, POC13, POC14, POC25.

PCC3($3,000), PCC6 ($3,000), PCC12(A403341), PCC21, PCC32, PCC41, PCC42, PCC57, DEM5, DEM6, DEM7, CON2, CON7, CON28, POC24, POC60, POC62, POC70

Stormwater	**iStruct Consulting Engineers**	**Stormwater management plan, revision B, dated 28/06/21**	**21010 2-D01**

All works are to be wholly contained within the boundaries of the site. No encroachments onto adjoining properties is permitted and all existing encroachments are to be removed in order to give effect to this condition. The Certifier is to ensure compliance with this condition prior to the issue of the Occupation Certificate.

No carport or garage is to be erected at the side of the dwelling or within the front setback area between the front boundary and the proposed new side fence.

The landscape plan is to be amended and submitted to the satisfaction of the Certifier prior to the issue of the Construction Certificate to ensure that a Cupaniopsis anacardioides (Tuckeroo) tree with a minimum pot size of 100L is to be planted on the site behind the proposed new side fence adjacent to the northern side boundary. The Certifier is to ensure that the tree is established and of good health prior to the issue of the Occupation Certificate.

The arborist report is to be amended and submitted to the satisfaction of the Certifier prior to the issue of the Construction Certificate to ensure minimal impact from the proposed retaining wall on Tree 3 Grevillia robusta (Silky Oak). Prior to the issue of the Occupation Certificate, the Certifier is to ensure that the construction of the retaining wall has been undertaken in accordance with the arborist report recommendations in order to protect Tree 3 Grevillia robusta (Silky Oak).

ITEM NO	:	4.12
SUBJECT	:	REPORT OF LEGAL MATTERS - AUGUST 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS
REPORTING OFFICER	:	STEVE KOUREPIS

Ref:540917

PURPOSE

The purpose of this report is to update Council on legal matters. These matters are generally with the Land and Environment Court.

RECOMMENDATION

1. That the report be received and noted.

REPORT

Attached are Status Reports provided by Council's Legal Advisors – HWL Ebsworth, Hall & Wilcox and Lindsay Taylor Lawyers.

ATTACHMENTS

1. HWL Ebsworth ⇩
2. Hall and Wilcox ⇩
3. Lindsay Taylor Lawyers ⇩

Hunters Hill Council
Status Report
September 2021

HWL EBSWORTH
LAWYERS

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
679896	Other non compliances: 27 Nelson Parade, Hunters Hill	John Cole	10 October 2017	Advice regarding unauthorised works, associated modification application In progress. Surveyor briefed to identify additional unauthorised work. Objector/neighbours solicitors in discussions re litigation. Warning letter sent regarding concreting works at north of property/ north of public pathway. Response received stating urgent meeting with counsel was being organised by Cavasinni. Further response received referring to intention to lodge modification application. Modification now lodged and being independently assessed. Class 1 Appeal filed. Judgment delivered - supportive of Council's argued position. See below (HHC ats Cavcorp)	$8,303.50
951186	Advice re Tree Prosecution - 2 Passy Avenue	John Cole/ Philip Brown	16 September 2019	Removal of tree at 2 Passy Avenue. Phillip Myles investigating matter and interviewing relevant parties. Interviews put on hold due to Covid - 19. Arrangements now made for formal interviews with owners. Interviews have now been conducted. Evidence prepared and proceedings commenced (2 charges against Tania Lazarus-Hall and 1 charge against Matthew Lazarus-Hall) First mention listed for 10 September 2021 - adjourned for plea or mention on 24 September 2021.	$26,947.50

Hunters Hill Council
Status Report
14 September 2021

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
970573	HHC ats Cavcorp Australia Pty Ltd - LEC 2019/403392 - 27 Nelson Parade, Hunters Hill	John Cole / Philip Brown	30 January 2020	Appeal against refusal of modification application which sought to modify works and landscaping to a residential dwelling approved by Land and Environment Court in 2009 proceedings Matter set down for hearing on 12-13 May 2020, however has been vacated due to Covid - 19 and need for site inspection by Court. Jacinta Reid briefed. Debra Laidlaw being briefed as planner. Craig McLaren briefed for traffic and Cat Mackenzie briefed for landscaping. SOFAC filed. Matter listed for hearing on 21-22 December 2020. Hearing dates vacated and relisted for 11 and 12 February 2021. Hearing not completed and resumed 6 and 7 April 2021. Hearing resumed and concluded 8 June 2021. Judgment delivered. Council in summary successful. Further amended plans and conditions required - due 17 August 2021	$77,105.45
1024243	HHC ats Raland Construction Pty Ltd - 2020/ 342950 - 2 Massey Street Gladesville	John Cole / Alex Epstein	11 December 2020	Appeal against refusal for development works including works for construction of a childcare centre at 2 Massey Street which is a heritage item. First directions hearing listed for 21 January 2021. Planner, heritage consultant, acoustic consultant and traffic consultant briefed. SOFAC filed. Conciliation listed for 23 March 2021. Objectors notified. Matter now listed for hearing 9-11 August 2021. Nick Eastman (barrister) to be briefed. Objectors notified. Amended plans filed, Council notifying. Amended SOFAC filed. Joint expert reports being prepared for filing. Conditions being finalised for filing. Hearing on 8 and 9 August with Counsel appearing for the Respondent. Awaiting judgment.	$19,040.50
1056555	HHC ats Melocco & Moore Architects Pty Limited - LEC 2021/132908 - 2 Viret Street, Hunters Hill	John Cole	21 May 2021	Mark Adamson and Guy Paroissien briefed. First directions hearing on 9 June 2021. Conciliation listed for 26 August 2021. Objectors notified, objectors solicitor responded to. Without prejudice meeting organised for 12 August 2021. S 34 Conciliation on 26 August 2021 adjourned until 17 September 2021 and amended plans being prepared.	$5,583.00
1059348	HHC - potential prosecution re trees at 17 Lloyd Avenue, Hunters Hill	John Cole	3 June 2021	Investigators briefed, investigation ongoing.	$1,320.00

Hunters Hill Council
Status Report
14 September 2021

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
1073343	HHC ats Gaitanos, 7 Tiree Ave - Appeal to Deemed Refusal of Consent to demolish existing dwelling and build new 2-3 storey dwelling with swimming pool, landscaping and garaging	Brenda Milo	5 August 2021	Class 1 appeal filed against Council on 2 August for Deemed Refusal of Mr Gaitanos' development application to demolish dwelling at 7 Tiree Ave Hunters Hill, and construct new 2-3 storey dwelling with ancillary swimming pool, landscaped grounds and car garaging in a heritage zoned area. There are two objectors. Section 34AA process is in train. Mark Adamson (planner), Catriona Mackenzie (landscaping) and Greg Patch (heritage) all briefed. Council's SOFAC filed on 3 September. Without prejudice meeting scheduled for 20 October and s34AA conciliation conference and hearing set down for 18 and 19 November 2021.	

Hunters Hill Council
Status Report
14 September 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
939455	HHC ats David Charles Shad - LEC 2019/00188972 - 96 Barons Crescent, Hunters Hill	John Cole / Alex Epstein	19 June 2019	Appeal against refusal for development works including works on rear deck at 96 Barons Crescent. Planner and tree expert briefed. Without prejudice meeting has occurred on site. Matter currently listed for s 34AA conciliation/ hearing on 13 and 14 February 2019. Notice of Motion to amend filed. Expert evidence and amended SOFAC prepared. Parties entered into a s34 agreement including amended plans at s34AA. Court has made orders in accordance with the agreement. Judgment - https://www.caselaw.nsw.gov.au/decision/5e4efd64e4b0c8604babc05e	$13,806.00
928701	HHC ats Jason Khouri - LEC 2019/89953 -32 Ryde Road Hunters Hill	John Cole	27 March 2019	Appeal against deemed refusal of development application for demolition of two dwellings and associated structures, tree removal, extinguishment of strata plan and construction of two-storey childcare centre with basement car parking and associated landscaping. Planner, arborist, acoustic consultant, traffic consultant and heritage consultant briefed. Conciliation conference listed for 16 December 2019. Resident meetings held. Without prejudice plans prepared and Applicant agreed to them being notified to residents (outside usual course of keeping them confidential). Parties entered into s34 agreement. Residents notified. Court made orders in accordance with agreement. Including order for costs in the sum of $17,000. Judgment - https://www.caselaw.nsw.gov.au/decision/5e49ccbce4b09d076393dff3	$22,472.00

Hunters Hill Council
Status Report
14 September 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
962187	HHC ats Blainey North - Class 1 Appeal: 22 Vernon Street Hunters Hill	John Cole/Alex Epstein	21 November 2019	Appeal against refusal for development works including works for the refurbishment of existing cottage and construction of a new dwelling and swimming pool with associated landscaping. Statement of Facts and Contentions filed 17 December 2019. First directions on 10 December 2019. Planner, heritage expert and barrister sent initial brief. Proceedings listed for s34AA on 9-10 July 2020. Applicant filed notice of discontinuance. Objectors notified. Council to formalise withdrawal of development application. Notice of Discontinuance - See Annexure A	$5,803.00
967097	HHC ats George Antoniou - 39 Alexandra Street Hunters Hill - 2019/396302	John Cole/Alex Epstein	20 December 2019	Appeal against refusal for development works including works for alterations and additions to existing heritage building and for change of use to small 36 place long day care centre. Planner, heritage, traffic, arborist and acoustic consultants briefed. SOFAC filed. First directions on 29 January 2020. Conciliation conference held. Conciliation terminated with no agreement. Matter proceeding to hearing. Hearing dates set down for 13-15 October 2020 and residents notified. Jacinta Reid briefed. Application to file amended application in May. Matter has discontinued. Objectors notified. Notice of Discontinuance - See Annexure B	$11,819.50

Hunters Hill Council
Status Report
14 September 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
975525	HHC ats Karen Lee Roberts - LEC 2020/65310 - 5 Huntleys Point Road, Huntleys Point	John Cole	4 March 2020	Appeal against refusal for development works including works for the demolition of existing carport, dwelling and pool and construction of new dwelling and attached pool. Matter listed for first directions on 20 March 2020. S34AA listed for 29-30 October 2020. SOFAC filed 30 March 2020. Planner, arborist and barrister (Mike Staunton) briefed. Objectors notified. Material for without prejudice meeting provided. Without prejudice meeting held. Amended plans expected. Joint reports - planning and arboriculture filed. Court ordered matter to start on site with one objector and two representatives from each side. S34 agreement being entered into including on basis of amended plans. Judgment issued in accordance with agreement and objector notified. Judgment - https://www.caselaw.nsw.gov.au/decision/1766de6ad4095d05e8bbc009	$19,645.50
974137	HHC ats Marianne Doyle - LEC 2020/00059337 - Class 1 Application - 28 Mary Street Hunters Hill	John Cole	24 February 2020	Appeal against issue of development control order in relation to erection of fence and unapproved fill. Matter listed for first directions on 24 March 2020. Conciliation conference listed for 3 November 2020. SOFAC filed 30 March 2020. Planner and heritage experts briefed. Objectors notified. Court made orders for limited site inspection at start of conciliation. Conciliation held and parties reached agreement as to acceptable orders and have filed with the Court. Judgment issued. Objectors notified. Judgment - https://www.caselaw.nsw.gov.au/decision/175aa98c60aa5d63addcac01	$10,169.00
976119	HHC ats Samantha Sheppard - LEC2020/70211 - 47 Auburn Street, Hunters Hill	John Cole	9 March 2020	Appeal against refusal for development works including works for construction of a double garage. Matter listed for directions on 25 March 2020. S34AA listed for 4-5 November 2020. SOFAC filed 24 March 2020. Planner briefed. No objectors to notify. Orders made in relation to matter starting on site. Arborist briefed and comments provided. Alternative option plans provided by applicant and being assessed by Council experts. Joint planning report filed. S34 agreement entered into on basis of amended plans. Judgment issued. Matter completed (no residents to notify). Judgment - https://www.caselaw.nsw.gov.au/decision/1763f2ae09d6022299544196	$18,322.50

Hunters Hill Council
Status Report
14 September 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
976681	HHC ats Anthony Polykandriotis - LEC 2020/75876 - 14 Ellesmere Avenue, Hunters Hill	John Cole	13 March 2020	Appeal against refusal for development works including works for demolition of existing dwelling and construction of new two storey dwelling with attached garage and fencing. Matter listed for s34AA on 12-13 November 2020. Heritage expert/planner briefed. Barrister (Mike Staunton) briefed. Objectors notified. SOFAC filed 20 April 2020. View loss assessment from neighbour properties undertaken by Brian McDonald. Hearing listed 12 and 13 November 2020. Joint report filed. Amended plans will be the subject of the initial s34 conference negotiations and have regard to the joint report. Parties entered into s34 agreement and court issued judgment in accordance with same. Matter completed. Judgment - https://www.caselaw.nsw.gov.au/decision/17616105af04e43bcfb83b72	$16,120.00
591725	HHC: Liu - tree removal 24B Barons Crescent	John Cole	9/07/2019	Prosecution against removal of tree without consent. Prosecution Class 5 proceedings commenced. Defendant served with Summons on 6 February 2018. Matter listed for directions 16 March 2018. Guilty plea entered. Sentencing hearing 8 June. Case management orders made for the filing of agreed statement of facts and bundle. Further evidence of prosecutor filed and served 3 May 2018. Statement of agreed facts and bundle now agreed. Matter heard on 8 June 2018 before Moore J. Judgment Respondent fined $48,000 and ordered to plant and maintain replacement trees, costs of $35,000 were awarded in council's favour. Judgment - https://www.caselaw.nsw.gov.au/decision/5a2734f7e4b058596cbacba0	$41,648.50

Hunters Hill Council
Status Report
14 September 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
586370	HHC v Michael John Carter - 15 Pains Rd, Hunters Hill - LEC: 2017/371778	John Cole	11/12/2015	Prosecution against unlawful tree lopping. Matter was listed for directions on 2 February 2018. Defendant has entered guilty plea. Matter listed for sentencing hearing 14 May 2018. Parties have executed an agreed statement of facts. Council has filed and served all evidence. Defendant has served unsealed copies of evidence as to character and does not object to findings in Castor report. Sentencing hearing occurred on 14 May 2018. Awaiting handed down on 31 May 2018. The Defendant was convicted and fined $45,000 and he is to pay Council's costs of $30,000. A remedial order was made in relation to the trees which were lopped but didn't die. Judgment - https://www.caselaw.nsw.gov.au/decision/5b0f43fbe4b074a7c6e1fbe0	$39,269.00

Hunters Hill Council
Status Report
August 2021

Hall&Wilcox Lawyers

COMPLETED MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
HUN415 175451	Property: 26 Barons Crescent, Hunters Hill Hunters Hill Council v Richard Webb Land and Environment Court Proceedings 2020/290787	Stan Kondilios	02/11/2020	**Class 1 appeal against Council's deemed refusal of DA2020-1050 for a detached dual occupancy at 26 Barons Crescent, Hunters Hill** The proceedings in this matter have been discontinued, as Council issued a Notice of Determination granting development consent subject to conditions agreed by the parties. The consent issued by the council on the Friday before the Monday the hearing was to commence as that was when agreement was reached.	$3,586
HUN415 176249	Property: 30 Park Road, Hunters Hill Hua Shen v Hunters Hill Council Land and Environment Court Proceedings 322096/20	Stan Kondilios	24/11/2020	**Class 1 appeal against actual refusal of demolition of an existing dwelling and associated construction at 30 Park Road, Hunters Hill** A section 34AA took place on 20 May 2021, commencing on site. The parties reached an agreement before Acting Commissioner Bindon on site in accordance with amended plans that had been agreed between the parties. These plans reflected feedback provided by Council during the course of without prejudice discussions between the parties. A section 34 agreement and conditions of consent were filed with the Court on Friday 21 May 2021. Judgment was handed down on 9 June 2021 giving effect to the agreement. A letter to the resident objectors was sent enclosing the judgment. The Applicant paid Council's costs thrown away on 7 July 2021.	$8,119.00

Hunters Hill Council

Status Report

August 2021

COMPLETED MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
HUN415 185166	LEC Proceedings: Hunters Hill -v- Zhang Fu Qiu Property: 28 Lyndhurst Crescent, Hunters Hill	Stan Kondilios	01/07/2021	**Class 1 appeal against Council's deemed refusal of DA 2020/1223 for alterations and additions to the existing roof terrace for use as a private open space** The matter is set down for a section 34AA conciliation conference and hearing on 29 and 30 September 2021. Letters have been sent to resident objectors regarding the s 34AA dates The DA the subject of the appeal was lodged by the Applicant to seek additional works not approved by a DA previously approved by Council. Council has engaged Mark Adamson as town planner. The Statement of Facts and Contentions was filed and served on 14 July 2021. The Applicant's Statement of Facts and Contentions was filed and served on 23 August 2021. A Without Prejudice meeting took place on 24 August 2021. Following that meeting, the Applicant's solicitors provided photos of the existing roof pitch and the proposed roof pitch and amended plans.	$0.00

Hunter Hill Council
Status Report
7 September 2021

lindsaytaylorlawyers
planning • environment • local government

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
HUN21001	Council ats Maurici, 66 The Point Road, Woolwich Land and Environment Court of NSW	Sue Puckeridge, Partner Katie Mortimer, Senior Associate	21/01/2021	Class 1 appeal against Council's deemed refusal of modification application no. 2008-1138-1 – seeking to modify development consent No.2008-1138, to alter the internal layout of a dwelling and approve certain external works. Judgment made 23 August 2021 in accordance with filed s34 agreement: The judgment can be found https://www.caselaw.nsw.gov.au/decision/17b5cca09b29545bb7d77997	$37,604.20 Unbilled at 31 Aug 2021: $3,367.00
HUN21002	Council ats Maurici, 66 The Point Road, Woolwich (BIC Appeal)	Sue Puckeridge, Partner Katie Mortimer, Senior Associate	25/06/2021	s34 conciliation conference on 27 August 2021 part-heard and adjourned to mention on 16 September 2021.	$3,418.40 Unbilled at 31 Aug 2021: $3,599.20

Hunter Hill Council
Confidential Status Report
7 September 2021

MATTERS COMPLETED FINANCIAL YEAR 2021/22					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
				Nil this month	

ITEM NO : 4.13

SUBJECT : DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN AUGUST 2021

STRATEGIC OUTCOME : MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL

ACTION : ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS

REPORTING OFFICER : STEVE KOUREPIS

Ref:540932

The purpose of this report is to advise of Development Applications determined under delegated authority for the period August 2021.

RECOMMENDATION

That the report be received and noted.

DELEGATED AUTHORITY

In accordance with Section 327 of the Local Government Act 1993, authority is hereby delegated to the Director, Development and Regulatory Services to exercise and perform those powers, duties and functions in line with the authority and limitations of that position. These include approval and refusal of Development Applications as per Section 10 of Hunter's Hill Council Delegations of Authority.

REPORT

Development Application No.	*DA 2021-1142*	Zone	R2
Construction Certificate No.	*CC ****/****	Notification	Yes
Applicant	*Mr Nathan Jobson*	Value	N/A
Premises	*40 Mary Street Hunters Hill*	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	24.07.2021
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	09.08.2021
Proposal	Removal of two (2) trees		
Determination	Approve removal of two (2) trees with the planting of two (2) replacement trees Tree 1 *Melaleuca armillaris* (Bracelet Honey Myrtle) • Late mature specimen • Fair health		

- Low landscape significance
- Crown density <25%
- Short Useful Life Expectancy (ULE)
- Application proposes tree removal due to declining health and short ULE
- Application for tree removal is supported
- Replacement planting required to maintain the canopy cover in the suburb

Tree 2 *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint)

- Late mature specimen
- Fair health
- Localised crown dieback
- Crown density <50%
- Low landscape significance
- Supressing better quality adjacent tree
- Application proposes tree removal due to declining health and short ULE
- Application for tree removal is supported
- Replacement planting required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	**Location**	**Comments**
Tree 1 - *Melaleuca armillaris* (Bracelet Honey Myrtle) Tree 2 *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint)	Front garden area	Remove trees due to declining health and short ULE

The following replacement planting is required:

Location	**Minimum container size at purchase**	**No. of replacement plants required**	**Replacement tree Species**
Within the property	45L	2	*Bansksia integrifolia* (Coast Banksia) or *Bansksia serrata* (Old Man Banksia) or *Melaleuca decora* (White Feather Honey Myrtle)
Note 1: Species substitution may require a s4.55 to be submitted. **Note 2:** The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.			

Development Application No.	DA2021/1087	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	John Ishak	Value	$98,760
Premises	3 Futuna Street, Hunters Hill	Landscaped Area	60%
Classification (BCA)	10a, 10b	Date lodged	07.05.21
Assessing Officer	Shahram Zadgan	Determination Date	04.08.21
Proposal	Construction of new swimming pool, associated landscaping and fencing		
Determination	Refusal		

Reasons for Refusal

1. The proposal does not satisfy the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979, particularly in relation to clauses (1)(a)(i), (iii), (b)(c)(d) and (e) for general matters of consideration of development applications.

2. The proposal would have an adverse impact on the existing streetscape and not supporter on the following Heritage grounds on the following issues:

   The proposed swimming pool will be located in the prominent front garden – the garden having a frontage to two street (Futuna Street and Futuna Lane). This would have an adverse impact on the streetscape and is not supported. It is noted that swimming pools in front gardens are not characteristic of the conservation area.

   The proposed palisade style front fence would be visually jarring fronting a Federation style house.

   The proposal cannot be supported as it would detract from the heritage values of the conservation area and from the setting of the heritage items in the vicinity.

3. The proposal is not considered acceptable and not supported due to the number of trees to be removed and would have an adverse impact on the existing streetscape

   Due to the following issues:

   The landscape proposal includes one (1) replacement tree along the Futuna Street boundary of the site. With consideration to the number of three (3) trees being removed the landscape proposal is not considered acceptable. There is concern regarding the impact the removal of the trees would have on streetscape amenity.

   The proposal includes a swimming pool within the front landscape area of the subject site facing Futuna Street and Futuna Lane. This site is located within a Heritage Conservation Area as identified in Council's LEP

	2012. There is concern regarding the impact the swimming pool would have on streetscape amenity. It is noted that swimming pools within front gardens are not characteristic of the area. Under the current design it would appear difficult to effectively screen the swimming pool from the public domain. Council's Tree and Landscape Consultant has determined that the proposed location of the swimming pool, tree removal and replacement planting proposal would have a negative impact on the amenity of the streetscape and Heritage Conservation Area and the current design cannot be supported. 4. The proposal does not comply with the relevant objectives, design parameters and preferred design elements under Part 2 of Hunters Hill Consolidated DCP 2013, in that the proposal fails to adhere to the urban form characteristics of the Municipality. The site is located within the 'Hunters Hill Conservation Area No.1 – The Peninsula' and is in the vicinity of several Heritage Items of local significance. The cumulative impacts of the proposal are likely to be adverse, particularly with respect to visual impacts at the site and adjacent sites, it is considered that the proposed development would have a significant adverse impact upon the heritage significance of the heritage items in the vicinity of the site and the significance of the conservation area. 5. The proposal does not meet the objectives of Hunters Hill Consolidated DCP 2013, has a detrimental impact on the existing and desired future character of Hunter's Hill. 6. The proposal would create an undesirable precedent undermining Council's planning objectives.

Type of Report	Delegated	Inspection Date	Covid Lockdown.
Development Application No.	2018/1125-1	Zone	R2
Basix Certificate No.	Updated	Notification	Yes
Applicant	Lucinda French	Value	$1,249,000
Premises	46 Ryde Road, Hunters Hill	Landscaped Area	51.47%
Classification (BCA)	Class 1a Dwelling	Date lodged	8 June 2021
Assessing Officer	Philippa Hayes	Determination Date	30 July 2021
Proposal	Modification Application (minor alterations) - Addition of solar panels and skylight. Extension of approved pergola roof size		
Determination	Approval		

Development Application	2018/1113-2	Zone	R2

Construction Certificate No.	N/A	Notification	Yes
Applicant	Paul Johnson	Value	N/A
Premises	45 Hillcrest, Gladesville	Landscaped Area	N/A
Classification (BCA)	1a	Date lodged	31.05.2021
Assessing Officer	Shahram Zadgan	Determination Date	28.07.2021
Proposal	Reconstruction / reinstatement of fire damaged dwelling house and front fence – s4.55 Modifications – Minor changes to windows/skylights		
Determination	Approval		

Development Application No.	DA2015/1026-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Jerry Lee	Value	$35,000
Premises	8 Salter Street, Huntleys Cove	Landscaped Area	58.4%
Classification (BCA)	1a	Date lodged	07.04.2021
Assessing Officer	Shahram Zadgan	Determination Date	10.08.2021
Proposal	Construction of a swimming pool, alterations and additions to existing dwelling and landscaping – s4.55 Modifications – retrospective approval for demolition of roof and walls, and enclosure of an open style pergola to the rear of the first floor associated with the existing dwelling house to be enclosed with a roof, wall and windows		
Determination	Refusal		
Reasons for Refusal	1. The proposal does not satisfy the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979, particularly in relation to clauses (1)(a)(i), (iii), (b)(c)(d) and (e) for general matters of consideration of development applications. 2. The provisions of Section 4.55 of the Environmental Planning and Assessment Act 1979, requires Council to be satisfied that the development to which consent as modified relates is substantially the same development for which consent was originally granted. The open style pergola to the rear of the first floor of the dwelling has been enclosed with a roof, walls and windows. These works have been carried out without development consent when development is required. This application requests retrospective approval for this extensive works, which were not part of the original application. A s4.55 Modification Application can only consider proposed works, not works already carried out. 3. The open style pergola to the rear of the first floor of the dwelling has been enclosed with a roof, walls and windows. These works have been carried out without development consent when development is required. These works are considered to be outside of the scope of a s4.55 application,		

	these works were not considered in the initial application. In this regard, it is considered that the subject amendments may result in a development that is not substantially the same development, which has been previously approved and is considered unacceptable, accordingly the modification sought under s4.55 of the Environmental Planning and Assessment Act is recommended for refusal. 4. No shadow diagrams were submitted to assess the impacts of solar access of the adjoining properties. 5. No analysis has been undertaken by the applicant, if view impacts would result from the open style pergola to the rear of the first floor of the dwelling, which has illegally been enclosed with a roof, walls and windows, now solid in appearance. 6. The proposal does not meet the objectives of Hunters Hill Consolidated DCP 2013, has a detrimental impact on the existing and desired future character of Hunter's Hill. 7. The proposal would create an undesirable precedent undermining Council's planning objectives. 8. Council received three (3) objections to the subject application. The proposal would not be in the public interest.

Development Application No.	DA 2021-1141	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Mr Nathan Jobson	Value	N/A
Premises	12 Mary Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	01.07.2021
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	12.08.2021
Proposal	Removal of one (1) tree		
Determination	Approve removal of one (1) tree with the planting of one (1) replacement tree Tree 1 *Brachychiton acerifolius* (Illawarra Flame Tree) • Mature specimen in good health • Moderate landscape significance • Poor form due to suppression by larger adjacent tree • Partially exposed root plate due to soil erosion. Crossing roots and partially girdling root at base of trunk • Limited crown and trunk clearance from Applicant's and neighbour's dwellings/outbuilding		

- Arboricultural Report identifies girdling root to be 'exerting pressure on basal area' and that the likelihood of failure is probable. The Report allocates the tree a high overall risk rating
- The interpretation of the tree's root architecture and associated risk is not supported. There is no evidence is provided to support the concept that the tree's root plate is structurally defective. Tree removal based on an elevated risk of tree failure in not supported
- The tree has developed a poor, asymmetric crown form due to suppression, resulting in the majority of growth extending towards and above the adjacent dwellings/outbuilding. The ongoing requirement for pruning for building clearance will further impact the form of the tree. With consideration to the close proximity of adjacent structures and tree size, Tree 1 is considered to be growing in an inappropriate location which limits the adequate development of the tree. On this basis, tree removal is supported.
- Replacement planting required to maintain the canopy cover in the suburb

The following tree(s) may be removed:

Tree	**Location**	**Comments**
Tree 1 *Brachychiton acerifolius* (Illawarra Flame Tree)	Adjacent to rear of dwelling	Supressed specimen with poor form

The following replacement planting is required:

Location	**Minimum container size at purchase**	**No. of replacement plants required**	**Replacement tree Species**
Within the property	45L	1	*Brachychiton acerifolius* (Illawarra Flame Tree) or *Corymbia eximia* (Yellow Bloodwood) or *Angophora costata* (Sydney Red Gum)
Note 1: Species substitution may require a s4.55 to be submitted. **Note 2:** The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.			

Development Application No.	DA 2021-1177	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Mr Nathan Jobson	Value	N/A
Premises	42 Mary Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	02.08.2021

Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	17.08.2021
Proposal	Removal of one (1) tree		

Determination

Approve removal of one (1) tree with the planting of one (1) replacement tree

Tree 1 *Eucalyptus saligna* (Sydney Blue Gum)

- Mature specimen in good health
- Moderate landscape significance
- Large wound with decay at crown break which is unlikely to occlude
- Wound reduces Useful Life Expectancy (ULE) which is estimated at 5-15 years
- Arboricultural Report provides Resistograph testing results which indicate decay is present in the vicinity of the trunk wound. The Report allocates the tree a moderate risk rating and recommends removal
- The Arboricultural Report does not reference the t/R Ratio to compare the ratio of sound to degraded tissue. However, the tree's ULE is invariably reduced by the presence of the large trunk wound. Ongoing internal diagnostic testing (e.g. Resistograph) would be required to monitor the rate of spread of decay if the tree was retained. This approach is not considered appropriate for Tree 1 as the tree is of moderate landscape significance only
- Tree removal is supported based on the tree's reduced ULE
- Replacement planting required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	**Location**	**Comments**
Tree 1 *Eucalyptus saligna* (Sydney Blue Gum)	Rear garden	Large wound with decay at crown break

The following replacement planting is required:

Location	**Minimum container size at purchase**	**No. of replacement plants required**	**Replacement tree Species**
Within the property	45L	1	*Brachychiton acerifolius* (Illawarra Flame Tree) or *Corymbia eximia* (Yellow Bloodwood) or *Angophora costata* (Sydney Red Gum)
Note 1: Species substitution may require a s4.55 to be submitted.			

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

Development Application No.	DA 2021-1174	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Mr John Jeffreson	Value	N/A
Premises	48A Woolwich Road Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	12.08.2021
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	17.08.2021
Proposal	Removal of one (1) tree		

Determination

Approve removal of one (1) tree with the planting of one (1) replacement tree.

Tree 1 – *Pyrus calleryana* (Callery Pear)

- Mature specimen in good health
- Low landscape significance
- Growing in driveway in front of double garage
- Vertical wound with decay running length of trunk, extending into root crown
- Multiple minor bark inclusions in crown
- Application proposes tree removal as tree is blocking one entry to double garage
- Application for tree removal is supported based on the poor structural condition of the tree, resulting from decay in the root crown
- Replacement planting required to maintain the canopy cover in the suburb

The following tree may be removed:

Tree	**Location**	**Comments**
Tree 1 *Pyrus calleryana* (Callery Pear)	Front garden	Decay in root crown

The following replacement planting is required:

Location	**Minimum container size at purchase**	**No. of replacement plants required**	**Replacement tree Species**
Within the front garden	45L	1	*Acer palmatum/A. japonicum* (Japanese Maple) or *Stenocarpus sinuatus* (QLD Firewheel Tree) or *Arbutus x andrachnoides*

				(Hybrid Strawberry Tree)
	Note 1: A S.455 may be required to be lodged if substitute species are used. **Note 2:** The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.			

Development Application	2015/1187-4	Zone	Low Density Residential R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Jane Langhof	Value	$570,350
Premises	73 Bonnefin Road, Hunters Hill	Landscaped Area	57.9%
Classification (BCA)	1a & 10b	Date lodged	15.07.2021
Assessing Officer	Shahram Zadgan	Determination Date	18.08.2021
Proposal	Alterations and additions to existing dwelling with a detached secondary dwelling and construction of a swimming pool – s4.55 – Request to delete Condition No.15 (Part B) as it is non-applicable to the current approved proposal		
Determination	Approval		

Development Application No.	DA 2021-1179	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Mrs Karen Cole	Value	N/A
Premises	10 Foss Street Hunters Hill	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	09.08.2021
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	23.08.2021
Proposal	Removal of two (2) trees and pruning of two (2) trees		
Determination	Approve removal of two (2) trees with the planting of two (2) replacement trees. Approve pruning of one (1) tree. Refuse pruning of one (1) tree. Tree 1 - *Sapium sebiferum* (Chinese Tallowwood) • Mature specimen in good health • Moderate landscape significance • Lopped for power line clearance • Wounds with advanced decay • Previous branch failures due to bark inclusions and failure of mature epicormic growth • Root pressure damaging adjacent low retaining walls • Arboricultural Report notes that the tree has the potential for further branch failures, may become much larger and wall damage may increase if the tree is retained • Based on the above, tree removal is supported		

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

Tree 2 - *Jacaranda mimosifolia* (Jacaranda)

- Mature specimen in good health
- Moderate landscape significance
- Located in neighbouring property
- Powerlines running below crown
- Application proposes pruning of branches over powerlines (located within the street)
- No significant structural defects were observed in branches extending over powerlines and current clearances appear to be sufficient. It should be noted that powerline maintenance contractors will prune branches (where required) to achieve mandatory clearances
- Based on the above the application for pruning is refused

Tree 3 - *Jacaranda mimosifolia* (Jacaranda)

- Mature specimen in good health
- Moderate landscape significance
- Located in rear garden
- Limited clearance between lower crown and dwelling. In addition, one (1) lower branch conflicts with crowns of smaller, adjacent trees
- Application proposes pruning for building clearance
- Application for pruning is supported with Condition imposed to limit the extent of pruning works

Tree 4 – *Syzygium paniculatum* (Lilly Pilly)

(Note: Tree 4 included on Site Plan but not in Application Details)

- Early-mature specimen in good health
- Low landscape significance
- Minor co-dominant inclusion
- Planted in close proximity to dwelling resulting in crown conflict with façade/balcony
- Application (based on conversation with Applicant) proposes removal due to conflict with dwelling
- Pruning for building clearance will have a significant impact on tree form and amenity value
- Planted in an inappropriate location
- Application for tree removal is supported
- Replacement planting required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	**Location**	**Comments**
Tree 1 *Sapium sebiferum* (Chinese Tallowwood)	Front garden	Previous branch failures
Tree 4 *Syzygium paniculatum* (Lilly Pilly)	Front garden	Crown conflict with dwelling

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Front garden (setback a minimum of 2.5m from overhead power lines within the street)	75L	1	*Hymenosporum flavum* (Native Frangipani) or *Stenocarpus sinuatus* (QLD Firewheel Tree)
Front garden	25L	1	*Acer palmatum/A. japonicum* (Japanese Maple) or Camellia sp. (camellia species)
Note 1: Species substitution may require a s4.55 to be submitted. **Note 2:** The replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.			

The following tree may be pruned:

Tree	Location	Comments
Tree 3 *Jacaranda mimosifolia* (Jacaranda)	Rear garden	Crown Lift/Reduction Prune branches no greater than 125mm diameter to increase clearance from dwelling and remove lower branch conflicting with adjacent, smaller trees The branches pruned shall represent no greater than 10% of the trees total crown volume.
Note: the removal of deadwood does not require Council approval		

Development Application No.	DA 2021-1168	Zone	R2
Construction Certificate No.	CC ****/****	Notification	Yes
Applicant	Mr Arash Roushani	Value	N/A
Premises	5 Prince Edward Street Gladesville	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	18.07.21
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	24.08.2021
Proposal	Removal of two (2) trees		
Determination	Approve removal of two (2) trees with the planting of two (2) replacement trees Trees 1 & 2 – *Alnus jorullensis* (Evergreen Alder)		

- Mature specimens
- Good/fair health
- Low landscape significance
- Small diameter epicormic growth (<25mm diameter) in moderate volumes
- Previous branch failures
- Tree 1 has lost the terminal leader resulting in a large wound with decay in the mid crown region
- *Alnus jorullensis* (Evergreen Alder) have a weak compartmentalisation response and the large wound will inevitably result in the formation of a column of decay within the trunk which is likely to increase the likelihood of further, large branch failures over the medium to long term
- Tree 2 is supressed by Tree 1 and has developed a moderate phototropic lean and has an etiolated form
- Application proposes tree removal due to risk of further branch failures
- Application for tree removal is supported due to the poor structural condition of Tree 1 and the poor form of Tree 2
- Replacement planting required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	**Location**	**Comments**
Trees 1 & 2 *Alnus jorullensis* (Evergreen Alder)	Rear garden area	Remove trees due to poor structural condition/poor form

The following replacement planting is required:

Location	**Minimum container size at purchase**	**No. of replacement plants required**	**Replacement tree Species**
Within the rear garden	45L	2	*Backhousia citriodora* (Lemon Myrtle) or *Callistemon salignus* (Willow Bottlebrush) or *Magnolia grandiflora* 'Little Gem' (Bull Bay Magnolia cultivar)
Note 1: Species substitution may require a s4.55 to be submitted. **Note 2:** Replacement trees should be located at sufficient distance as to minimise conflict with adjacent structures when fully mature.			

ATTACHMENTS

There were no attachments to this report.

ITEM NO	:	4.14
SUBJECT	:	MINUTES OF THE CONSERVATION ADVISORY PANEL HELD 18 AUGUST 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	PROVIDE QUALITY TECHNICAL HERITAGE ADVICE TO RESIDENTS, DEVELOPERS, DCU, AND THE LAND AND ENVIRONMENT COURT
REPORTING OFFICER	:	KATHLEEN HIGGINS

Ref:540968

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Conservation Advisory Panel (CAP) Meeting held on 18 August 2021.

The purpose of CAP is to consider and advise Council staff on any matter of environmental heritage referred to the advisory committee by staff including building and development proposals and plans or policies referred by Council or the General Manager

RECOMMENDATION

That the report be received and noted.

ATTACHMENTS

1. Conservation Advisory Panel Minutes 18 August 2021 ⇩

MINUTES OF CONSERVATION ADVISORY PANEL held 18 August 2021

COMMENCEMENT

The meeting opened at 4.30 pm.

IN ATTENDANCE

Clr Ross Williams	Councillor, Hunters Hill Council
Clr Jim Sanderson	Councillor, Hunters Hill Council
Michael Lehany	Landscape Adviser
Brian McDonald	Heritage Architect
Lucy Creagh	Hunters Hill Trust Representative
Robert Moore	Heritage architect – representative of the Institute of Architects
Helen Temple Berry	Community Representative
Bronwyn Doutreband	Community Representative

ALSO PRESENT

Steve Kourepis	Director, Development & Regulatory Services
Kate Higgins	Heritage Adviser

APOLOGIES

Graham Atkins	Community Representative (Alt)

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Conservation Advisory Panel of previous meeting held on 21 July 2021 were read and it was noted that they were Moved by Helen Temple-Berry Clr and Seconded by Jim Sanderson.

REPORTS

3.1 4:30PM 6 AVENUE ROAD, HUNTERS HILL (PRELODGEMENT)

PROCEEDINGS IN BRIEF

Attendees Boris Dragas (Architect)
Mr Oliver Trajcevski, Ms Stephanie Ryles (owners)
In considering the proposal the Panel advised:

- Serious consideration should be given to retaining the existing house and adding to it.

- A heritage impact statement has not been submitted and is needed. First it must be established that it is acceptable to demolish the existing house. The heritage impact statement must address this.
- Elevations were not submitted nor a materials and colours schedule. This limited the comments of the Panel.
- Concern about the impact of the proposed new driveway on the large tree.
- Concern about the loss of the trees on the site, in particular the large tree in the back corner. (The owner advised that this tree is a Liquidambar tree which the arborist has advised is not in good condition.)
- Concern about the impact of the proposal on the health of the tree located near the rear boundary.
- Site plan should show trees to be retained as well as those to be removed.
- A contextual and site analysis would be useful.
- The important elements of the garden - those that contribute to the HCA – should be retained.

RECOMMENDATION

That the Director, Development and Regulatory Services be advised that the Panel does not support the proposal. It is recommended that the Panel be given a heritage assessment report for the existing house so that they can consider if its demolition will or will not affect the heritage values of the conservation area.

3.2 5PM 27 DICK STREET, HENLEY (DA2021-1157)

PROCEEDINGS IN BRIEF

Attendees Kate Azzopardi (Britley property – owners representative/project manager)
Andrew Martin (planner)

In considering the proposal the Panel advised:

- Dick Street is one of the best streets in Henley with many historic properties.
- The original house is fairly intact when viewed from the street.
- First it must be established that it is acceptable to demolish the existing house. An analysis of the existing building is required prior to making decisions about the place. The intactness of the house is also evident in on-line real estate photographs.
- Consideration should be given to retaining the part of the house facing the street and to making alterations additions to the rear.
- The proposed dwelling is not sympathetic to the streetscape that forms the setting of the heritage items in the vicinity.
- The loss of the Jacaranda tree is opposed as the tree makes a positive contribution to the area and is an iconic species in Hunters Hill.
- The impact on the character of the waterfront due to changes in topography and vegetation is not acceptable. Also that this would provide an unacceptable precedent.
- Loss of building line facing the water – fairly consistent at the moment. The proposal will interrupt this rear building line.
- Views to and from the water need to be considered.
- The proposal reads as a 3 storey building from the water with large expanses of glass – architectural idiom of a glass box facing the river. This will have an unacceptable impact on the foreshore character.
- The Panel drew attention to the Sydney Harbour SREPP Clauses 25 and 26.

- Boat shed and stone seawalls – the planner advised that the existing are to be retained.

RECOMMENDATION

That the Director, Development and Regulatory Services be advised that the Panel does not support the proposal in its present form. It is recommended that the proponents consider an alternative strategy of making additions to the rear as this would take advantage of the waterfront location and at the same time retain the historic house. The retention of the substantial existing house, which is a quality building, would also have sustainability benefits.

OTHER BUSINESS

4.1 5:50 PM DRAFT CHARACTER STATEMENTS

PROCEEDINGS IN BRIEF

- It would be worthwhile putting Meredith Walker's study on Council's website
- The statements of significance need to be concise
- The heritage assessments and information in the reports need to be rock solid as they form the basis for defences in Court.
- The report needs to be able to be translated into workable DCP controls.
- The report did not consider social significance in any compelling way.
- Is there a confusion between character and heritage?
- The Panel would welcome an opportunity to discuss the heritage conservation areas papers with the author – Paul Davies, in order to provide further comment to Council.
- Topography and subdivision patterns are important as the underlying influence on character.
- Could be more concise character statements that have less focus on history.
- The removal of Pulpit Point from a HCA is supported by some.

4.2 6:25 PM FIGTREE PARK

PROCEEDINGS IN BRIEF

- It seems that significant changes are foreshadowed for Figtree Park. These could have a hugely detrimental impact on the park.
- It was mentioned that funding must be used entirely within the park, which raises issues as to whether inappropriate changes might occur.
- Community consultation is underway.
- The Panel would welcome an opportunity for the matter to be presented to CAP as a matter of priority.
- It was queried if the planning for the park was being informed by any heritage analysis.

The meeting closed at 6.45 PM.

ITEM NO	:	4.15
SUBJECT	:	SYDNEY NORTH DISTRICT PLANNING PANEL
STRATEGIC OUTCOME	:	COUNCIL COLLABORATES WITH OTHER AGENCIES AND ALL LEVELS OF GOVERNMENT
ACTION	:	COUNCIL ADVOCATES FOR THE COMMUNITY IN RESPONDING TO LOCAL AND REGIONAL ISSUES
REPORTING OFFICER	:	MARJORIE FERGUSON

Ref:541175

PURPOSE

The purpose of this report is to consider the nomination of Councillor/Community representative and alternate Councillor/Community representatives, expert and alternate expert members, to the Sydney North District Planning Panel (SND PP) until June 2022, following the State Government's announcement of the postponement of the scheduled Council elections in September 2021, now extended until 4 December 2021.

RECOMMENDATION

1. That Council receive and note the report.

2. That Council establishes membership for the Sydney North Planning Panel, until June 2022, and appoints:
    a. Mayor Clr Williams as the Councillor / Community Representative and the Deputy Mayor Clr Sanderson as the alternate Councillor / Community Representative; and
    b. Mr Brian McDonald as an expert member.

3. That a call for expressions of interest be held in March 2022 for new nominations for:
    a. a Councillor/Community representative and alternate Councillor/Community representative; and
    b. an expert member and alternate expert member.

4. That the outcome of the call for expressions of interest be reported to Council for appointment of successful candidates to the Sydney North Planning Panel, commencing in July 2022.

BACKGROUND

In considering the membership for the SND PP Council, on 12 October 2020 resolved, as follows:

1. *That Council establish membership for the Sydney North Planning Panel, until the next Local Government election currently scheduled in September 2021, and:*

    a. *Appoints the Mayor Clr Williams as the Councillor / Community Representative and the Deputy Mayor Clr Sanderson as the alternate Councillor / Community Representative for the Sydney North Planning Panel; and*

    b. *Calls for an expression of interest for nominations as expert and alternate expert members, and report back to Council on the proposed nominees for appointment.*

In considering the membership for the SND PP on 15 February 2021, Council resolved as follows:

1. *That Council receive and note the report.*

2. *That Council nominates Mr Brian McDonald as an expert member on the North District Planning Panel, until the next Local Government elections due to be held in September 2021.*

3. *That Council call for nominations for a third time for an alternate expert member for the North District Planning Panel*

REPORT

The function of SND PP is to:

1. Exercise certain consent authority functions for 'regional development'; and

2. Where requested, advise the NSW Minister for Planning on planning or development matters or environmental planning instruments in respect to the Sydney North District.

Under Clause 2.13 of the EP&A Act (the Act), Sydney district planning panels are to consist of 5 members, of which, 2 nominees are to be appointed by Council. At least one of the Council nominees of a Sydney district planning panel is to be an expert member, being *"a person who has expertise in at least one area of planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering or tourism"*.

It is noted that *"A person is not eligible to be a member of a Sydney district or regional planning panel if the person is:*

a. a property developer within the meaning of section 53 of the Electoral Funding Act 2018, or

b. a real estate agent within the meaning of the Property, Stock and Business Agents Act 2002."

The Planning Panels' Operational Procedures clarifies that Council may appoint, terminate, and reappoint members at any time, and can determine the duration of each appointment, noting that the maximum term is 3 years. However, due to the impact of the COVID-19 Pandemic the NSW Government has deferred the local government elections until December 2021 which means that the Panel members need to be reappointed in the short term, until a new Council is elected.

The current SND PP membership is shown below:

Role	**Name**
Councillor/Community Member Representative	Mayor Clr Williams
Alternate Councillor/Community Member Representative	Deputy Mayor Clr Sanderson
Expert Member	Mr Brian McDonald
Alternate Expert Member	Vacant

Council's SND PP Membership:

Council called for expressions of interest via the local paper, Mayor's column and Council's Facebook page, which sought suitably qualified persons to fill the expert member position and the alternate expert member to the SND PP. Only one eligible nominee was received during the first expressions of interest period which ended on 25 November 2020. Council officers completed another period of advertisement for the role (which closed on 18 January 2021) and following this second call out two nominations were received (one of which was the previously nominated person).

When considering the applications, the nominees on the SND PP must address the criteria of expertise, as shown below:

- planning
- architecture
- heritage
- urban design
- environment
- land economics
- traffic and transport
- law
- engineering
- transport

Two applications were received, one from Mr Brian McDonald (one in each of the two nomination periods) who expressed a strong interest in continuing as one of the Council's expert member on the SND PP. Mr Brian McDonald meets the criteria of expertise and is also a member of Council's Conservation Advisory Panel.

The second application received was considered by Council Officers and deemed not to meet the requirements of an expert member on the panel.

CONCLUSION

As a result of only receiving a total of two unique nominations from the calls for expressions of interest for experts (one of which was ruled ineligible) it is recommended that Council nominate Mr Brian McDonald as the expert member of the SND PP until June 2022.

The alternate position will therefore remain empty and it is proposed that a further call for nominations be undertaken in March 2022 when the new Council is in office.

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. Brian McDonald CV ⇩

planning consultants

9 November 2020
19503A: Planning Panel_BMcD

Lisa Miscamble
General Manager
Hunters Hill Council
22 Alexandra Street
Hunters Hill NSW 2110

Attention: Steve Kourepis
Director Development and Regulatory Services

By Email: [redacted]

Dear Ms Miscamble

Expert Member – Sydney North Planning Panel

I would like to register my strong interest in continuing as one of the Council's expert members on the Sydney North Planning Panel. I have a long association with Hunters Hill Council since the 1980s, including participation in the Sydney North Planning Panel (Sydney East Planning Panel prior to rearrangement of panel boundaries). Over this period, I have been a member of the Council's Conservation Advisory Panel, expert witness in Land and Environment Court proceedings, provider of advice on heritage and town planning matters and contributor to the Council' Development Control Plan. I was local resident for 11 years.

I can bring to the panel's deliberations my knowledge and experience from 50 years of architectural and heritage practice as well as 35 years of experience in town planning and urban design.

My experience as a member of other planning panels is extensive as listed below:

- Manly Development Approvals Panel (former);
- Mosman Local Planning Panel;
- Sydney North Planning Panel representative of Mosman Council and currently alternate representative;
- Sydney East Planning Panel representative of Inner West Council;
- Cumberland Local Planning Panel (former);
- Sydney Central Planning Panel representative of Cumberland Council (former).
- Georges River Council Design Review Panel; and
- Lake Macquarie Design Review Panel.

11 Dartford Road Thornleigh NSW 2120 | PO Box 230 | P 02 9980 6933 | DFP Planning Pty Limited
207/506 Miller Street Cammeray NSW 2062 | Pennant Hills NSW 1715 | www.dfpplanning.com.au | ACN 002 263 998

My formal qualifications are:

Bachelor of Architecture (Hons 1) UNSW 1966.
NSW Board of Architects Bronze Medallion 1966.
Byera Hadley Traveling Scholarship 1966.
Master of Science (Hons) Urban Planning Edinburgh University 1969.
Fellow of the Australian Institute of Architects (retired)
Registered Architect (retired).
Member of the Planning Institute of Australia.
Member of the National Trust.

I currently work full time as an urban designer, heritage consultant and town planner at DFP Planning.

I have given my commitment to maintaining the character of Hunters Hill for over 30 years. My dedication has been to serve the public interest and protect the amenity of residents. I would be very pleased to have the opportunity to continue this commitment in the capacity of expert member of the Sydney North Planning Panel.

Yours Sincerely

[redacted]

Brian McDonald

ITEM NO	:	4.16
SUBJECT	:	ALLOCATION OF FUNDING TO PRIORITY PROJECTS
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	STUART DUTTON

Ref:541237

PURPOSE
To allocate funding to priority projects.

RECOMMENDATION

That:

1. The report be received and the Open Space and Recreation Potential Future Projects summary document be noted.
2. The funding identified in Table 1 of the report be reallocated to projects identified in Table 2 of the report.

BACKGROUND
Since the adoption of the 2021/22 Budget, work has been undertaken to review the Capital Works program to identify projects that are no longer required to be completed this financial year.

A number of projects have also been identified which could be implemented this financial year using the funds from those projects no longer required, S7.12 funding and new funding sources.

REPORT
Since the adoption of the 2021/22 Budget, work has been undertaken to review the capital works program to confirm what works are required and are ready to be undertaken this financial year. A number of projects have been identified that can be removed from the program or funded by alternative sources and their funding reallocated.

Simultaneously a number of projects have been identified from Plans of Management and community feedback which may be considered higher priority. Additionally the current climate of Covid 19 and its restrictions has demonstrated a need to improve facilities such as playgrounds to cater for the needs of the community.

As a result the following projects (Table 1) have been identified to potentially be removed from the program and the funding allocated to new projects as proposed in Table 2.

Council staff have also reviewed what could be delivered over the next 5-10 years if funding was available and the attached Open Space and Recreation-Potential Future Projects summary identifies many projects that should be planned for and funding sought. One potential source of funding is State and Federal Government Grants.

In order to ensure we have shovel ready projects for our grant applications an allocation of $60,000 has been allowed for Project Concept Planning which will enable detailed concept plans to be developed for community consultation, strategies to be updated and detailed costing plans produced for applications

Project	Amount	Notes
Croquet Club Kitchen Fit Out	$23,430	This work will be undertaken as part of the future upgrading of the Gladesville Rd properties
Croquet Club Disabled Access	$32,000	Where appropriate access will be improved as part of the Figtree Park Project
48 Gladesville Road	$10,500	Property to be demolished as part of Figtree Park Project
Henley Cottage Internal Upgrades	$22,985	Building is in reasonable condition. Some maintenance issues to be addressed but no capital works
Boronia Park North Bike Path	$2,101	Funds leftover from a previous project. Funding allocated separately for implementation of the Bike Plan.
Valentia Street Reserve Playground	$24,170	Playground is adequate and is not a priority in the Playground Strategy. Additional funding to be allocated to playground maintenance across the area.
Gladesville Reserve Skate Facility	$11,208	Minor maintenance to be undertaken but no capital works at this time. Investigation required into upgrades to be undertaken in the future.
Gladesville Reserve - Upgrade Sportsfield Lighting	$16,250	On hold until future of Gladesville Reserve is resolved.
Sportsfield Lighting Buffalo Creek	$42,000	Currently no lighting at Buffalo Creek. $42,000 is insufficient to install new lighting.
Dinghy Structure	$13,383	No urgent need for this. Needs investigation as to where and what would be provided.
Woolwich Baths Replace Piers & Shark Net	$20,345	Shark net repaired and wharf handrail replaced. No more immediate work required.
Reallocation - Harding Memorial Playground funding to Weil Park Playground	$30,000	Council resolution August 2021
Allocation of Community Infrastructure funds to Weil Park Playground	$20,000	Council resolution August 2021

Property NSW – Nelson Pde Remediation	$170,758	Newly identified funds for use of Weil Park and Construction Zone fees for the Nelson Parade remediation Works (Estimate only)
Covid Testing Site Fees	$15,000	Fees for use of Community Space - July to December
Financial Assistance Grant Scheme	$20,000	Additional funding from grant scheme
Boronia Park Improvements	$60,057	S7.12 funding allocated to Boronia Park Improvements from the Plan of Management. To be allocated to proposed Boronia Park Bicycle facility.
Local Roads and Infrastructure Funding	$185,870	Phase 3 funding
TOTAL	**$720,057**	

Table 2

Project	**Amount**	**Notes**
Traffic Calming Measures – Crown Street, Henley	$110,000	Installation of traffic calming devices in Crown Street, Henley as a result of numerous accidents. A Grant application has been submitted to TfNSW. If successful funds could be reallocated to other projects.
Boronia Park Bicycle Facility	$60,057	S7.12 funding allocated to Boronia Park Improvements from the Plan of Management.
Weil Park Playground	$100,000	$50,000 allocated at August 2021 Council meeting plus additional funding to undertake upgrade. Additional funding of $50,000 is recommended due to the high use, condition of equipment and community feedback.
Kelly's Bush Track	$105,000	Upgrade of the Kelly's Bush track including boardwalk, sandstone steps, carved steps and sandstone swale. Area is currently degraded.
Boronia Park Grandstand	$100,000	Capital funding of $104,460 is allocated in the budget. This is additional funding. Grandstand works will focus on structural works and external finishes as a priority.
Buffalo Creek Basketball Court and Playground	$100,000	Resurface half basketball court and install new basketball backboard and netball goal. Undertake community consultation to determine elements that the community would like in a playground upgrade.
Harding Memorial Playground	$30,000	Undertake community consultation to determine elements that the community would like in a playground upgrade.
Playground Maintenance	$25,000	Increase playground maintenance funding for playgrounds across the Local Government area.

Project Concept Planning	$60,000	Funding to allow preparation of concept plans in order to be ready to take advantage of any grant opportunities that arise.
Gladesville Village Master Plan	$30,000	Additional funding required for planning studies
TOTAL	**$720,057**	

CONCLUSION

Revision of the 2021/22 Budget and identification of new funding has allowed prioritisation of a number of valuable projects. As other funding opportunities emerge throughout the year further reports will be provided to Council to allocate to priority community projects.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report. Funds have been allocated from within the existing budget and from new funding sources.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

The projects that are recommended to be undertaken provide improved facilities and opportunities for social engagement of residents of the Hunters Hill community.

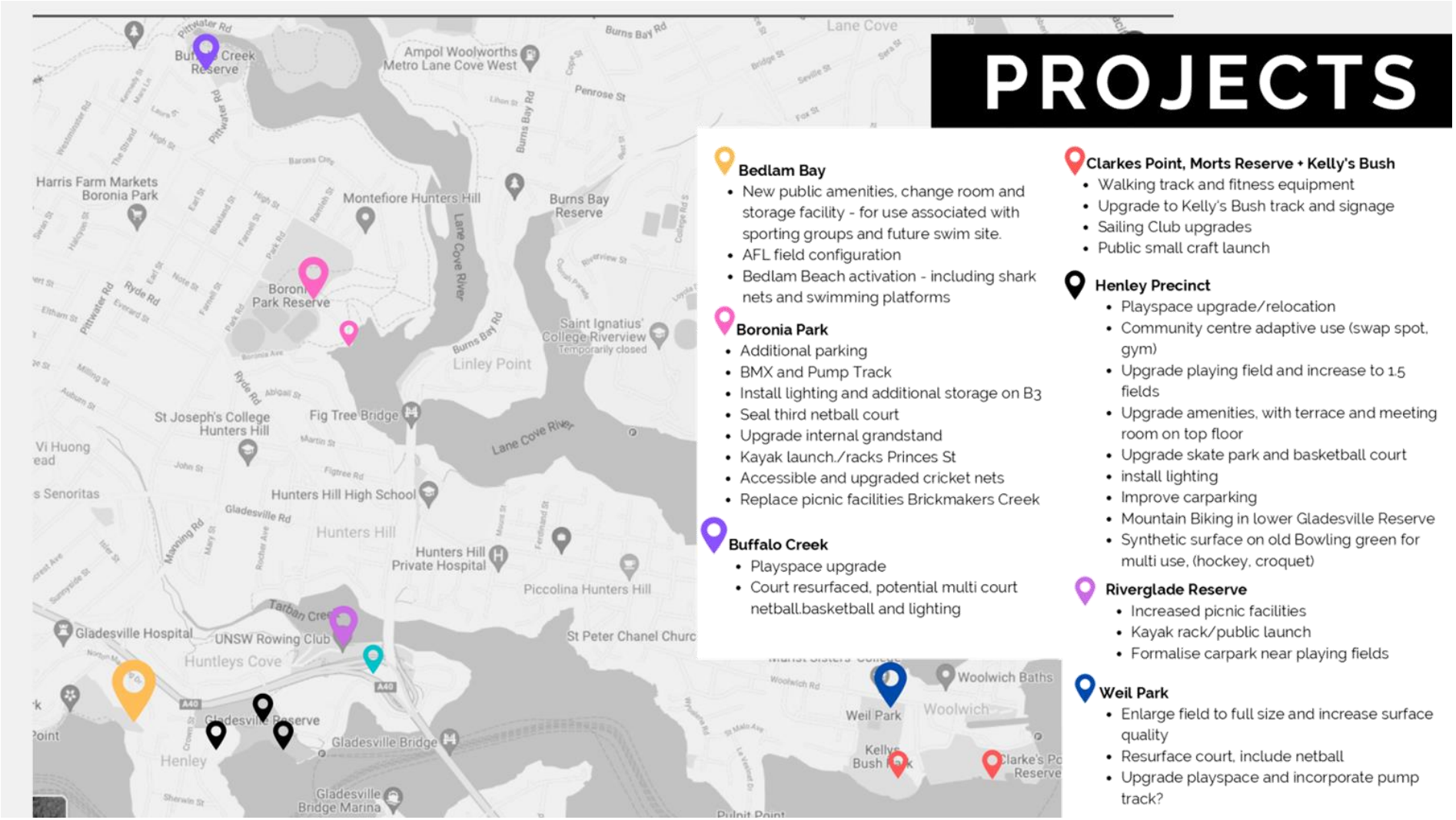
RISK ASSESSMENT

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

ATTACHMENTS

1. Potential Open Space and Recreation Projects ⇩

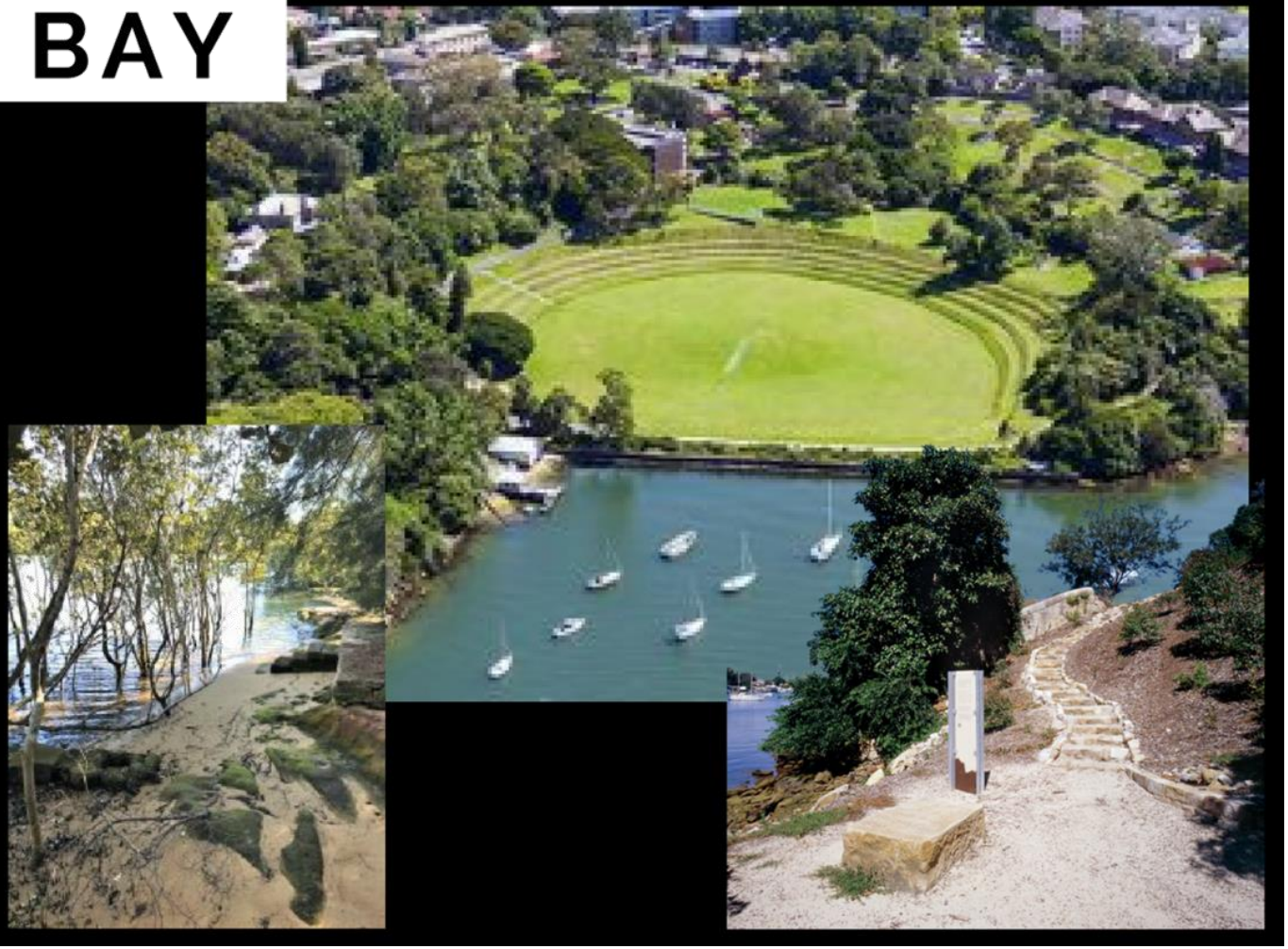

OPEN SPACE +
RECREATION
POTENTIAL FUTURE PROJECTS
PLACE + PROJECTS TEAM + SERVICE DELIVERY AND SPECIAL PROJECTS
HUNTER'S HILL COUNCIL


PROJECTS
Bedlam Bay
New public amenities, change room and storage facility - for use associated with sporting groups and future swim site.
AFL field configuration
Bedlam Beach activation - including shark nets and swimming platforms
Boronia Park
Additional parking
BMX and Pump Track
Install lighting and additional storage on B3
Seal third netball court
Upgrade internal grandstand
Kayak launch./racks Princes St
Accessible and upgraded cricket nets
Replace picnic facilities Brickmakers Creek
Buffalo Creek
Playspace upgrade
Court resurfaced, potential multi court netball.basketball and lighting
Clarkes Point, Morts Reserve + Kelly's Bush
Walking track and fitness equipment
Upgrade to Kelly's Bush track and signage
Sailing Club upgrades
Public small craft launch
Henley Precinct
Playspace upgrade/relocation
Community centre adaptive use (swap spot, gym)
Upgrade playing field and increase to 1.5 fields
Upgrade amenities, with terrace and meeting room on top floor
Upgrade skate park and basketball court
install lighting
Improve carparking
Mountain Biking in lower Gladesville Reserve
Synthetic surface on old Bowling green for multi use, (hockey, croquet)
Riverglade Reserve
Increased picnic facilities
Kayak rack/public launch
Formalise carpark near playing fields
Weil Park
Enlarge field to full size and increase surface quality
Resurface court, include netball
Upgrade playspace and incorporate pump track?
Harris Farm Markets Boronia Park
Montefiore Hunters Hill
Burns Bay Reserve
Lane Cove River
Linley Point
Saint Ignatius' College Riverview
Temporarily closed
St Joseph's College Hunters Hill
Fig Tree Bridge
Hunters Hill High School
Hunters Hill
Hunters Hill Private Hospital
Piccolina Hunters Hill
Gladesville Hospital
UNSW Rowing Club
Huntleys Cove
Gladesville Reserve
Gladesville Bridge
Henley
Gladesville Bridge Marina
Ampol Woolworths Metro Lane Cove West
Lane Cove
Woolwich Baths
Woolwich
Weil Park
Kelly's Bush Park
Clarke's Point Reserve
Pulpit Point

BEDLAM BAY

PROJECTS

- New public amenities, change room and storage facility - for use associated with sporting groups and future swim site.
- AFL field configuration
- Bedlam Beach activation - including shark nets and swimming platforms



CLARKES POINT, KELLYS BUSH AND MORTS RESERVE

PROJECTS

- Sailing club external works
- Rotary walking track
- Upgrade accessible bathroom
- Kelly's Bush track repairs and interpretative signage.





BUFFALO CREEK

PROJECTS

- Playspace upgrade
- Court resurfaced, potential multi court netball/basketball and lighting





BORONIA PARK

PROJECTS

- Additional parking
- BMX and Pump Track
- Install lighting and additional storage on B3
- Seal third netball court
- Upgrade internal grandstand
- Kayak launch./racks Princes St
- Accessible and upgraded cricket nets
- Replace picnic facilities Brickmakers Creek









HENLEY PRECINCT

PROJECTS

- Playspace upgrade/relocation
- Community centre adaptive use (swap spot, gym)
- Upgrade playing field and increase to 1.5 fields
- Upgrade amenities, with terrace and meeting room on top floor
- Upgrade skate park and basketball court
- install lighting
- Improve carparking
- Mountain Biking in lower Gladesville Reserve
- Synthetic surface on old Bowling green for multi use, (hockey, croquet)







RIVERGLADE

PROJECTS

- Increased picnic facilities
- Kayak rack/public launch
- Formalise carpark near playing fields
- Seawall and access



WEIL PARK

PROJECTS

- Enlarge field to full size and increase surface quality
- Resurface court, include netball
- Upgrade playspace and incorporat pump track?





GENERAL

- Fenced off leash dog park
- Walking trails - scenic historic trail, Kellys' Bush, Bushtrack networks including Great North Walk, Mornington Reserve
- Public amenities review in all parks
- Master plan for trees
- Playspace masterplan
- Biodiversity corridor implementation
- Sport and Rec needs study, and action plan

7.1 : Question with Notice
COUNCILLOR : BEN COLLINS

Councillor Ben Collins asked the following questions with notice:

QUESTION:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with s 413(20)(c) of the Local Government Act?
2. Why has the original roadmap changed to present the financial reports for endorsement at a council meeting?
3. Was any of the subsequent advice to given to councillors (contained in the below email thread) on this matter incorrect?
4. You have stated that the external auditors have endorsed the implementation timetable - have they endorsed the process of referring the financial statements to audit without a resolution of council?
5. In an earlier response you referred to 'informal' referral of the financial statements to the auditor being mentioned in The Act: what section is 'informal' referral mentioned in The Act?

RESPONSE:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with s 413(20)(c) of the Local Government Act?

   No, Section 413 of the *Local Government Act (1993)* states:

   413 Preparation of financial reports

   (1) A council must prepare financial reports for each year, and must refer them for audit as soon as practicable (having regard to the requirements of section 416(1)) after the end of that year.

   (2) A council's financial reports must include:
   (a) a general purpose financial report, and
   (b) any other matter prescribed by the regulations, and
   (c) a statement in the approved form by the council as to its opinion on the general purpose financial report.

   (3) The general purpose financial report must be prepared in accordance with this Act and the regulations and the requirements of:
   (a) the publications issued by the Australian Accounting Standards Board, as in force for the time being, subject to the regulations, and
   (b) such other standards as may be prescribed by the regulations.

   The Local Government Act makes provision for a distinction between the Governing Body being the elected representatives (section 222), and the management of the day-to-day administration of Council (section 335).

Section 413 (1) requires Council staff, under the direction of the General Manager, to prepare financial statements.

With regards to Section 413(2), the draft Statements tabled in this business paper have been prepared in accordance with the Office of Local Government template which is available to all Councils.

2. Why has the original roadmap changed to present the financial reports for endorsement at a council meeting?

   The Audit, Risk and Improvement Committee reviewed and endorsed the timetable for the finalisation of Unaudited Statements and External Audit Review for:

   - Year ending 30 June 2020; and
   - Year ending 30 June 2021.

   Referral of the draft Statements, by resolution of Council, to the External Auditors was not originally included in the timetable.

   For the year ending 30 June 2021, the timetable was amended to align with the Acting General Manager's preferred methodology based on his past experience.

3. Was any of the subsequent advice to given to councillors (contained in the below email thread) on this matter incorrect?

   No it is all correct.

4. You have stated that the external auditors have endorsed the implementation timetable - have they endorsed the process of referring the financial statements to audit without a resolution of council?

   Yes. Each year, the External Auditors appointed by NSW Audit Office, prepares a draft Engagement letter which includes a proposed timetable. The final Engagement letter is issued by the External Auditors.

5. In an earlier response you referred to 'informal' referral of the financial statements to the auditor being mentioned in The Act: what section is 'informal' referral mentioned in The Act?

   The Local Government Act does not include the terminology informal in reference to Financial Statements. This was a term used by the Acting General Manager.

ATTACHMENTS

1. Background Information for Question with Notice - Councillor Ben Collins - 20 September 2021 ⇩

From: Ben Collins
Sent: Tuesday, 14 September 2021 10:13 AM
To: Nick Tobin
Cc: Councillors
Subject: QUESTION WITH NOTICE
Hi Nick,

Following on from last night's briefing, I am submitting this Question With Notice for publication in the Business Paper for the meeting on 20/09/21:

Question With Notice:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with s 413(20)(c) of the Local Government Act?
2. Why has the original roadmap changed to present the financial reports for endorsement at a council meeting?
3. Was any of the subsequent advice to given to councillors (contained in the below email thread) on this matter incorrect?
4. You have stated that the external auditors have endorsed the implementation timetable - have they endorsed the process of referring the financial statements to audit without a resolution of council?
5. In an earlier response you referred to 'informal' referral of the financial statements to the auditor being mentioned in The Act: what section is 'informal' referral mentioned in The Act?

By way of background, I would like the email chain below published in the business paper in chronological order with dates - with names of staff redacted where appropriate.

From: Ben Collins
Sent: Monday, 13 September 2021 9:55 AM
To: Nick Tobin
Cc: Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline
Hi Nick,

Just checking you received the below email I sent to you Wednesday morning...

From: Ben Collins
Sent: Wednesday, 8 September 2021 10:26 AM
To: Nick Tobin
Cc: Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline
Hi Nick, please see my response highlighted below.

If you still disagree with me, then please explain for the benefit of all councillors.

From: Nick Tobin
Sent: Wednesday, 8 September 2021 7:10 AM
To: Ben Collins
Cc: Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline

Dear Cr Collins,
Further to my response and advise as follows:

Section 4.13 of the Local Government Act states:
"A council must prepare financial reports for each year, and must refer them for audit as soon as practicable..".
This section of the Act does not specify a resolution of Council is required to refer the draft financial statements to the external auditor. Yes it does, at s 413(2)(c) "a council's financial reports must include a statement in the approved form by the council as to its opinion on the general purpose financial report." The approved form is the Local Government Code of Accounting Practice and Financial Reporting (https://www.olg.nsw.gov.au/wp-content/uploads/2020/12/General-Purpose-Financial-Statements.pdf).

The **Statement by Councillors and Management** approved form is shown, and it specifically refers to s 413(2c). For the avoidance of any doubt, the commentary at the bottom of that page states:
"The Local Government Act requires a council resolution prior to the financial statements being sent to Audit."

So Nick, whilst I have no doubt that your local government knowledge is wide, you are wrong in this instance.

Further, when I asked you if there was mention of 'formal' and 'informal' referral in the Act, you stated (in one word) YES. You have still not specified where. Can you point me to the section of The Act that refers to 'informal' referral because I have not come across this term in my professional experience.

It is not too much for a councillor - especially one with my extensive qualifications and experience in these matters - to be given more than one word answers.

Respect works both ways.

NSW Council General purpose financial statements for the year ended 30 June 2021 Statement by Councillors and Management made pursuant to section 413 (2c) of the Local Government Act 1993 (NSW)

Section 377 of the Local Government Act itemises the functions of Council that cannot be delegated to the General Manager, or in other words, those functions that require a resolution of Council.
One these function is s.377 (1) (k)– "the adoption of a financial statement included in an annual financial report"

Further to the functions listed under section 377 of the Local Government Act, a council may then resolve additional items that cannot be delegated by General Managers. The Delegations Register for Hunter's Hill Council does not include a specific provision with regards to referral of draft statements.
When the elected Council adopts the financial statements, the report to Council includes the Final Statements and the External Auditor's report for resolution.
Statement by Councillors and Management is only signed by the Mayor, one further Councillor, General Manager and Responsible Accounting Officer following the public exhibition period for submissions by the general public to the External Auditor (section 420 of the Local Government Act).
Statements are finalised when the NSW Audit Office signs the external auditor report, which will reference whether any submissions have been received in the public exhibition period.
The signed Statement by Councillors and Management, the resolved financial statements and the external auditors report approved by the NSW Audit Office is required to be lodged to the Office of Local Government by 30 October, 2021.
The above outlined process was implemented last year for the adoption of the Financial Statements for the period ending 30 June 2020.
External Auditors for Hunter's Hill Council, who are appointed by the NSW Audit Office, have endorsed the implementation timetable for the financial statements for both years ending 30 June 2020 and 2021.

With 30 plus years in Local Government in senior management positions, having first presented Financial Statements in 1987 I am confident in my approach and commitment in ensuring we present accurate and timely reports and have a different roadmap which meets legislative requirements.

Please be assured I have not been dismissive in my advice, I just mistakenly expected that given my long-term commitment to Local Government and professionalism that I would not need to be more verbose in my response.

I trust this provides closure to this matter.

Regards
Nick Tobin
Acting General Manager
0418840090

From: Ben Collins
Sent: Friday, 3 September 2021 1:08 PM
To: Nick Tobin
Cc: Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline
Nick.

I am quite happy to submit a question with notice to be answered respectfully in the business paper. I can do that for all questions from now on if that is your preference.

I am an elected councillor and I will not accept dismissive one-word answers to genuine concerns around governance (or anything for that matter).

Please point me to the section of the act that refers to 'informal' referral of financial statements to the auditor; and explain how bypassing council's referral of the financial statements to the auditor is consistent with s 413.

From: Nick Tobin
Sent: Friday, 3 September 2021 12:05 PM
To: Ben Collins
Cc: Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline
Dear Cr Collins,

My comments below.
Regards
Nick

From: Ben Collins
Sent: Thursday, 2 September 2021 10:09 AM
To: Nick Tobin
Cc: Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline
Thanks Nick.

Can you confirm that the original roadmap was not consistent with The Act? NO

Is there any mention of formal and informal referral in The Act? YES

Whilst I appreciate there are a lot of rules and regulations that council staff have to navigate, it's important that councillors are aware of mistakes when they are made.

It's our job to be aware of these things.

From: Nick Tobin
Sent: Thursday, 2 September 2021 9:22 AM
To: Ben Collins; Maria Kenny; 'Brian Robertson'; '[redacted]
Cc: Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline
Dear Chairman and Committee Members,

I have reviewed the LGA and Code of Accounting and Financial Reporting and the Local Government General Regulations and reviewed how other Council's present their statements to Council.

Whilst I am happy with the timeframe and roadmap presented I have asked that staff bring the Draft Financial Statements to the 20 September Council meeting for formal referral to the External Auditor. This is now possible as staff have done a great job in getting the statements prepared on a timely basis in difficult circumstances.

The statements will still be referred to the ARIC meeting on 6 October and the External Auditor will be present to answer any questions of the committee.

The audited statements will go to Council on 18 October (details to be advertised prior to 11 October to give 7 days notice) and the External Auditor will be present to answer any questions of Council.

I trust you will have no issues/concerns with this revised timeline.

Regards
Nick Tobin
Acting General Manger
0418 840 090

From: Ben Collins
Sent: Monday, 30 August 2021 2:25 PM
To: Maria Kenny; 'Brian Robertson'; [redacted]
Cc: Nick Tobin; Councillors
Subject: Re: Draft ARIC Minutes & Financial Statements Timeline
Hi Maria,

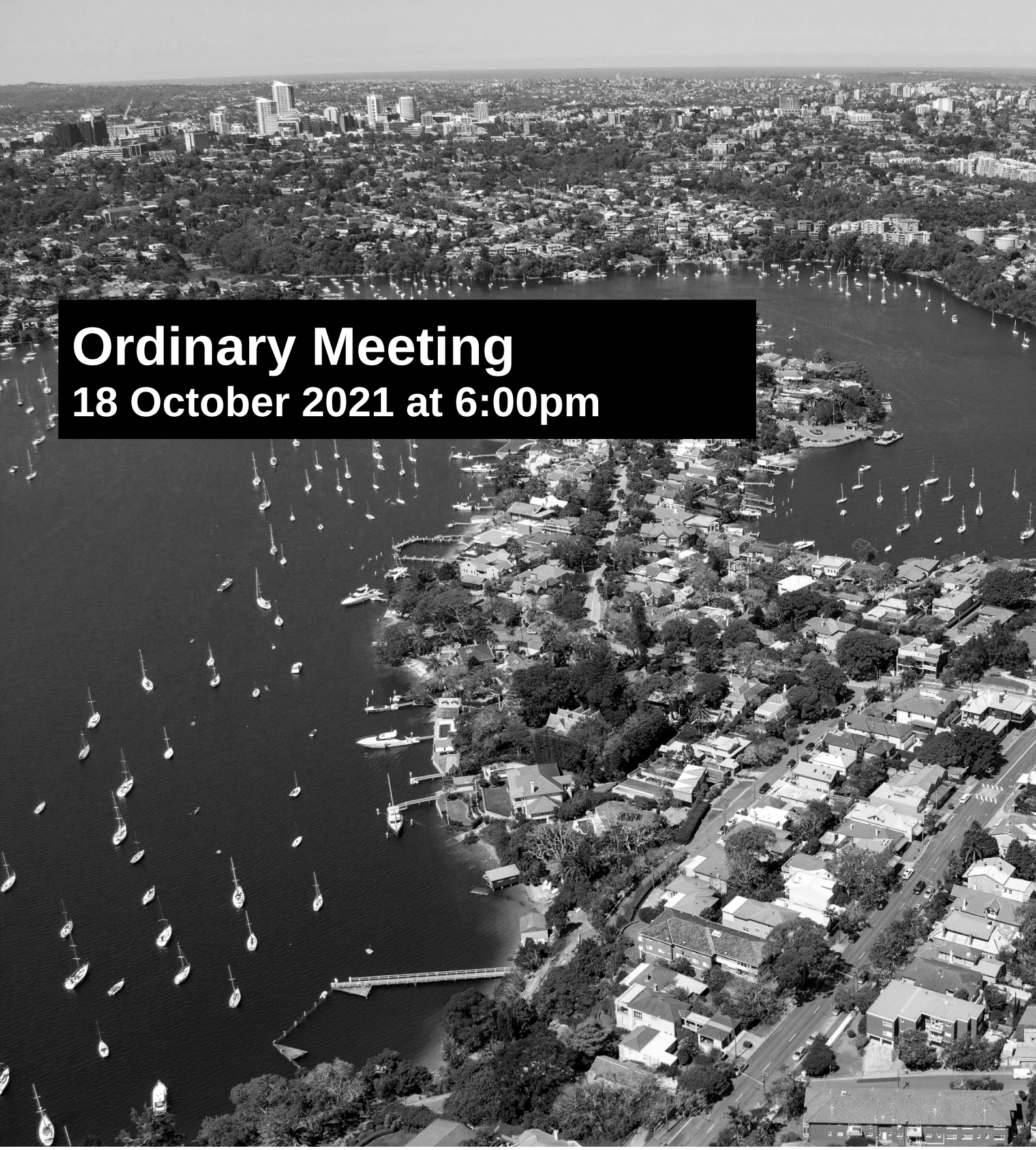
The Local Government Act (s 413) requires the council to refer the financial reports to audit.

The report must include a general purpose financial report which - under the Code of accounting and financial reporting 2020/21 - must include a Statement by Councillors and Management. This requires a resolution of council (see page 8).

How can council refer a general purpose financial report if a required statement is missing?

From: Maria Kenny
Sent: Monday, 30 August 2021 11:58 AM
To: 'Brian Robertson'; [redacted]; Ben Collins
Cc: Nick Tobin; 'Luke Malone'; 'Susan Leahy'
Subject: Draft ARIC Minutes & Financial Statements Timeline
Good Morning
Please find attached draft minutes, along with the external audit timetable as requested at the meeting.
Kind regards
Maria

Date	Key Milestone
June 2021	Set up necessary year-end spreadsheets for: - reversal journals for prepayments, - payments in advanced - accrued income and expense - assess account standards ASSB16 and 1015, 58, 59. Analyse transactions for journal corrections. Analyse outstanding orders (to carry forward into new Financial Year) Write-off approved debtor balances. Section 7.12 register and interest (note 17) Related Party Disclosures.
30 June	Postponed Rates written-off Financial system closed
9 July	Employee Leave Liability calculation completed
14 July	All invoices must be received and processed. Creditors closed.
23 July	Finalise project / capital works in progress to be carried over. Asset register finalisation for depreciation / schedule 7
28 July	BAS Statement submitted Finalise grants information for Note 3
30 July	Notes to special schedule 2 – Rates All reconciliations completed
6 August	Restrictions (external and internal)
13 August	Civic Risk / Superannuation disclosures and notes finalised
20 August	Finalise all notes
27 August	Mapping completed to LG Solutions Financial Statements template
3 Sept	Draft Statements completed
6 Sept	Audit team starts audit of financial statements
27 Sept	Audit Clearance meeting
1 October	Audit Office issues Engagement Closing Report
6 October	ARIC Meeting to review Statements and External Auditors Report
11 October	Section 418 of the Local Government Act, minimum 7 day public notice needs to be given that Council's audited financial statements are proposed for presentation to the public. Council's auditors will attend the meeting, present an overview of their findings and answer any questions from Council.
18 October	Council approves financial statements for lodgement to OLG and for public exhibition, and the Mayor, a Councillor, the A/General Manager and the Responsible Accounting Officer sign the statement
25 October	Section 420 of the Local Government Act, the general public will have seven days from Council meeting to make any submissions on the financial statements or the auditor's reports. If any submissions are received, these are required to be referred to the external auditor.



Ordinary Meeting

18 October 2021 at 6:00pm

ORDER OF BUSINESS

Attendance, Apologies,
Declarations of Interests

1 Confirmation of Minutes

2 Business Arising

3 Reports

4 Other Business

Charter of Respectful Behaviour

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

HUNTER'S HILL COUNCIL
ORDINARY MEETING OF COUNCIL
18 October 2021

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1 – CONFIRMATION OF MINUTES

1 Confirmation of Minutes of Ordinary Meeting 4500 held 20 September 2021

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Nil

3 - NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

Nil

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5 - CORRESPONDENCE

Nil

6 - GENERAL BUSINESS

Nil

7 - QUESTIONS WITH NOTICE

7.1 Question with Notice 631
7.2 Question with Notice 637

COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6:00pm.

IN ATTENDANCE

The Mayor Ross Williams, Deputy Mayor Jim Sanderson, Councillors Ben Collins, Elizabeth Krassoi, Justine McLaughlin, and Zac Miles.

ALSO PRESENT

The Acting General Manager Nick Tobin, the Director Development and Regulatory Services Steve Kourepis, Director Finance and Corporate Strategy, Maria Kenny, Director Service Delivery and Special Projects Stuart Dutton, Manager Place and Projects Bec Ho, Randa Gerges (minutes and recording).

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

Councillor Miles declared a non-significant and non-pecuniary interest in item 4.11 (development applications determined by the development control unit in August 2021) as one of the applications is in Councillor Miles' street.

Mayor Williams declared a non-significant and non-pecuniary interest in item 4.11 (development applications determined by the development control unit in August 2021) as one of the applicants is a neighbour of the Mayor.

CONFIRMATION OF MINUTES

434/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin

That the Minutes of Ordinary Meeting No. 4499, 2021 be confirmed.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

MAYORAL MINUTES & REPORTS

2.1 CELEBRATING 20 YEARS OF THE HARBOUR TRUST

PROCEEDINGS IN BRIEF

435/21 RESOLVED on the MOTION of Mayor Williams, seconded Deputy Mayor Sanderson

That this Mayoral Minute be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

ORDER OF BUSINESS

436/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

That item 4.16 be brought forward so that it is considered in conjunction with item 3.1.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.16 ALLOCATION OF FUNDING TO PRIORITY PROJECTS

PROCEEDINGS IN BRIEF

Statements were read out on behalf of the following community members:

- Ms Maureen Hurley
- Ms Jillian Caldwell

MOVED on the MOTION of Councillor Krassoi, seconded Deputy Mayor Sanderson

That:

1. The report be received and the Open Space and Recreation Potential Future Projects summary document be noted.
2. The funding identified in Table 1 of the report be reallocated to projects identified in Table 2 of the report.
3. The annual budget for playground maintenance, inspections and upgrades be increased to $25,000 per annum.

Councillor Collins moved an AMENDMENT to the MOTION, seconded Councillor Miles

That the allocation of funding for Harding Memorial Playground be increased to $50,000, to be funded from general reserves.

The AMENDMENT was ACCEPTED and incorporated in the MOTION.

437/21 RESOLVED on the MOTION of Councillor Krassoi, seconded Deputy Mayor Sanderson

That:

1. The report be received and the Open Space and Recreation Potential Future Projects summary document be noted.
2. The funding identified in Table 1 of the report be reallocated to projects identified in Table 2 of the report.
3. The annual budget for playground maintenance, inspections and upgrades be increased to $25,000 per annum.
4. The allocation of funding for Harding Memorial Playground be increased to $50,000, to be funded from general reserves.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

3.1 MOTION TO RESTORE UPGRADE FUNDING FOR HARDING MEMORIAL PLAYGROUND

PROCEEDINGS IN BRIEF

Item 3.1 has been dealt with as part of item 4.16.

COUNCIL REPORTS

4.1 LGNSW 2021 ANNUAL CONFERENCE

PROCEEDINGS IN BRIEF

438/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

1. That the report be received and noted.
2. That the Mayor and Deputy Mayor be confirmed as voting delegates.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.2 GENERAL PURPOSE FINANCIAL STATEMENTS FOR YEAR ENDING 30 JUNE 2021

PROCEEDINGS IN BRIEF

439/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

1. That the report be received and noted.
2. That the 2020/21 Draft General Purpose Financial Statements be referred to Council external auditor for auditing and Council's Audit Risk and Improvement Committee for consideration.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.3 MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE HELD ON 25 AUGUST, 2021

PROCEEDINGS IN BRIEF

440/21 RESOLVED on the MOTION of Councillor McLaughlin, seconded Deputy Mayor Sanderson

1. That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.4 LICENCE AGREEMENT WITH HAPPY HENS SOCIAL ENTERPRISE INCORPORATED

PROCEEDINGS IN BRIEF

441/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin

1. That the report be received and noted.
2. That Happy Hens Social Enterprise be offered a 12 month licence agreement for the use of a portion of Gladesville Reserve.
3. That the Mayor and General Manager be delegated authority to sign and seal the Licence agreement.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.5 MOBILE VENDING VEHICLE GUIDELINES

PROCEEDINGS IN BRIEF

442/21 RESOLVED on the MOTION of Councillor Krassoi, seconded Deputy Mayor Sanderson

1. That the report be received and noted.
2. That Council adopt the draft Hunters Hill Mobile Food Vending Vehicle Guidelines.
3. That the Hunters Hill Mobile Food Vending Vehicle Guidelines and Application Form be placed on Council's web site.
4. That Council's Fees and Charges Schedule be amended to include an annual fee of $450 for Category 2 vehicles – Food Trucks.
5. That Category 1 vehicles – Food Vans may operate in the Hunters Hill LGA free of charge, subject to approval.
6. That Council staff and any relevant stakeholders be made aware of the Guidelines.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.6 PORTFOLIO REVIEW AND PROPOSED MINOR AMENDMENTS TO INVESTMENT POLICY FOR YEAR ENDING 30 JUNE 2021

PROCEEDINGS IN BRIEF

443/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

1. That the report be received and noted.
2. That the proposed minor amendments to Council's Investment Policy be approved.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	

Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.7 SUMMARY OF COUNCIL INVESTMENTS AS AT 31 AUGUST 2021

PROCEEDINGS IN BRIEF

444/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Miles

1. That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.8 MOTION TO SUPPORT BUSINESSES DURING LOCKDOWN

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Miles

1. That the report be received and noted.
   1.

Councillor Miles moved an AMENDMENT to the MOTION, seconded Councillor Collins

1. That the report be received and noted.
2. That after a 28 day public notice period, a one-off rates rebate of $400 for eligible ratepayers who are eligible recipients of either the Commonwealth COVID-19 disaster payment, the small and medium term business support payment, or the federal and state grants program for micro businesses be included for this financial year.

AMENDMENT CARRIED.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	Deputy Mayor Jim Sanderson
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	

445/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins

1. That the report be received and noted.
2. That after a 28 day public notice period, a one-off rates rebate of $400 for eligible ratepayers who are eligible recipients of either the Commonwealth COVID-19 disaster payment, the small and medium term business support payment, or the federal and state grants program for micro businesses be included for this financial year.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.9 RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD GLADESVILLE

PROCEEDINGS IN BRIEF

446/21 RESOLVED on the MOTION of Councillor Miles, seconded Deputy Mayor Sanderson

That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.10 DEVELOPMENT APPLICATIONS DETERMINED BY THE LOCAL PLANNING PANEL IN AUGUST 2021

PROCEEDINGS IN BRIEF

447/21 RESOLVED on the MOTION of Councillor McLaughlin, seconded Deputy Mayor Sanderson

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.11 DEVELOPMENT APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL UNIT IN AUGUST 2021

PROCEEDINGS IN BRIEF

448/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Deputy Mayor Jim Sanderson	

Mayor Williams and Councillor Miles did not vote on this item in which they declared an interest.

4.12 REPORT OF LEGAL MATTERS - AUGUST 2021

PROCEEDINGS IN BRIEF

449/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

1. That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	

Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.13 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN AUGUST 2021

PROCEEDINGS IN BRIEF

450/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Miles

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.14 MINUTES OF THE CONSERVATION ADVISORY PANEL HELD 18 AUGUST 2021

PROCEEDINGS IN BRIEF

451/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor McLaughlin

That the report be received and noted.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.15 SYDNEY NORTH DISTRICT PLANNING PANEL

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Miles

1. That Council receive and note the report.
2. That Council establishes membership for the Sydney North Planning Panel, until June 2022, and appoints:
    a. Mayor Clr Williams as the Councillor / Community Representative and the Deputy Mayor Clr Sanderson as the alternate Councillor / Community Representative; and
    b. Mr Brian McDonald as an expert member.
3. That a call for expressions of interest be held in March 2022 for new nominations for:
    a. a Councillor/Community representative and alternate Councillor/Community representative; and
    b. an expert member and alternate expert member.
4. That the outcome of the call for expressions of interest be reported to Council for appointment of successful candidates to the Sydney North Planning Panel, commencing in July 2022.

Councillor Miles moved an AMENDMENT to the MOTION, seconded Councillor Collins

That point 2.a. reads:

The Mayor / Community Representative and the Deputy Mayor / Community Representative; and

AMENDMENT CARRIED.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	Deputy Mayor Jim Sanderson
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	

452/21 RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Miles

1. That Council receive and note the report.
2. That Council establishes membership for the Sydney North Planning Panel, until June 2022, and appoints:
    a. The Mayor / Community Representative and the Deputy Mayor / Community Representative; and

b. Mr Brian McDonald as an expert member.

3. That a call for expressions of interest be held in March 2022 for new nominations for:
    a. a Councillor/Community representative and alternate Councillor/Community representative; and
    b. an expert member and alternate expert member.
4. That the outcome of the call for expressions of interest be reported to Council for appointment of successful candidates to the Sydney North Planning Panel, commencing in July 2022.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

MATTER OF URGENCY

MOVED on the MOTION of Mayor Williams, seconded Councillor McLaughlin

That item 4.17 be included in the business paper as a matter of urgency.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

Councillor Collins left the meeting at 7:23pm.

4.17 NOVATION OF GARDEN ORGANICS PROCESSING SERVICES

453/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin

1. That the report be received and noted.
2. That Council endorses the proposed novation to Cleanaway of the Agreement of 21 November 2020 for Garden organics Processing Services Contract No 786520.
3. That Council delegate authority to the General Manager and Mayor to execute the contract and any other documentation required to give effect to this resolution.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

Councillor Collins returned to the meeting at 7:24pm.

QUESTIONS WITH OR WITHOUT NOTICE

7.1 QUESTION WITH NOTICE – COUNCILLOR BEN COLLINS

PROCEEDINGS IN BRIEF

QUESTION:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with s 413(20)(c) of the Local Government Act?
2. Why has the original roadmap changed to present the financial reports for endorsement at a council meeting?
3. Was any of the subsequent advice to given to councillors (contained in the below email thread) on this matter incorrect?
4. You have stated that the external auditors have endorsed the implementation timetable - have they endorsed the process of referring the financial statements to audit without a resolution of council?
5. In an earlier response you referred to 'informal' referral of the financial statements to the auditor being mentioned in The Act: what section is 'informal' referral mentioned in The Act?

RESPONSE:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with s 413(20)(c) of the Local Government Act?

   No, Section 413 of the *Local Government Act (1993)* states:

   413 Preparation of financial reports

   (1) A council must prepare financial reports for each year, and must refer them for audit as soon as practicable (having regard to the requirements of section 416(1)) after the end of that year.

   (2) A council's financial reports must include:
   (a) a general purpose financial report, and
   (b) any other matter prescribed by the regulations, and
   (c) a statement in the approved form by the council as to its opinion on the general purpose financial report.

   (3) The general purpose financial report must be prepared in accordance with this Act and the regulations and the requirements of:
   (a) the publications issued by the Australian Accounting Standards Board, as in force for the time being, subject to the regulations, and
   (b) such other standards as may be prescribed by the regulations.

   The Local Government Act makes provision for a distinction between the Governing Body being the elected representatives (section 222), and the management of the day-to-day administration of Council (section 335).
   Section 413 (1) requires Council staff, under the direction of the General Manager, to prepare financial statements.

   With regards to Section 413(2), the draft Statements tabled in this business paper have been prepared in accordance with the Office of Local Government template which is available to all Councils.

2. Why has the original roadmap changed to present the financial reports for endorsement at a council meeting?

   The Audit, Risk and Improvement Committee reviewed and endorsed the timetable for the finalisation of Unaudited Statements and External Audit Review for:

   - Year ending 30 June 2020; and
   - Year ending 30 June 2021.

Referral of the draft Statements, by resolution of Council, to the External Auditors was not originally included in the timetable.

For the year ending 30 June 2021, the timetable was amended to align with the Acting General Manager's preferred methodology based on his past experience.

3. Was any of the subsequent advice to given to councillors (contained in the below email thread) on this matter incorrect?

   No it is all correct.

4. You have stated that the external auditors have endorsed the implementation timetable - have they endorsed the process of referring the financial statements to audit without a resolution of council?

   Yes. Each year, the External Auditors appointed by NSW Audit Office, prepares a draft Engagement letter which includes a proposed timetable. The final Engagement letter is issued by the External Auditors.

5. In an earlier response you referred to 'informal' referral of the financial statements to the auditor being mentioned in The Act: what section is 'informal' referral mentioned in The Act?

   The Local Government Act does not include the terminology informal in reference to Financial Statements. This was a term used by the Acting General Manager.

PROCEDURAL MOTION

Councillor Sanderson called a Point of Order under Section 15.11 (d) of the Code of Meeting Practice against comments made by Councillor Collins in relation to item 7.1. The Mayor Councillor Ross Williams upheld the Point of Order and requested that Councillor Collins apologise to the meeting in relation to these comments.

Councillor Collins MOVED the following MOTION OF DISSENT

That Council dissent to the ruling of the Mayor.

On being put to the meeting the MOTION was LOST.

RECORD OF VOTING	
For	Against
Councillor Ben Collins	Mayor Ross Williams
Councillor Zac Miles	Councillor Elizabeth Krassoi
	Councillor Justine McLaughlin
	Deputy Mayor Jim Sanderson

The Mayor Councillor Ross Williams provided Councillor Collins with a further opportunity to apologise. As no apology was made and in accordance with Section 15.14 of the Code of Meeting Practice Cr Collins was expelled from the meeting at 07:43pm.

7.2 QUESTION WITH NOTICE – COUNCILLOR JUSTINE MCLAUGHLIN

QUESTION:

Could Council please increase the number of recycling bins and rubbish collection services in our public spaces over the coming months in light of the NSW Public Health orders around outdoor recreation and picnics.

Several of our public parks and waterfront recreation areas have experienced excess rubbish dumping over the last week or so as a result of the increased allowances for outdoor recreation.

RESPONSE:

Rubbish bins (general waste) in open spaces are picked up Daily, Monday – Friday with some locations also picked up on Sundays (See attached table for pick up routine).

There are no recycling bins in open spaces due to contamination of the waste stream. To undertake this would be costly as waste would need to be sorted so that it could be recycled. Council is currently looking to fund a trial to ascertain the level of recycled material in the community located rubbish bins.

Staff have been requested to identify potential trouble spots over the next few months and arrange additional bins and extra collections where necessary and if we should implement an additional pick up run for select locations on Saturdays.

Bin Pick Up Schedule

	Location	**Mon to Friday**	**Sunday**
1	Alexandra St (Bus stop)	x	
2	Alexandra St (School)	x	
3	Alexandra St (Wharf)	x	
4	Angelo St (Boat Park)	x	x
5	Betts Park. Huntleys Point	x	
6	Betts Park. Huntleys Point (bottom of steps)	x	
7	Bin No 1 (Pittwater Rd end of Victoria rd)	x	
8	Bin No 2	x	
9	Bin No 3	x	
10	Bin No 4 (Outside BWS)	x	
11	Bin No 5 (Outside Glades Arcade/Ella Bache)	x	
12	Bin No 6 (Outside Chocolarts/by bus stop)	x	
13	Bin No 7 (Cowell St outside TAB)	x	
14	Boronia Park (Car park)	x	x
15	Boronia Park (Cricket Club)	x	x
16	Boronia Park (No. 3)	x	x

17	Boronia Park (Picnic area - No. 2)	x	x
18	Boronia Park (Playground)	x	x
19	Boronia Park (Princes St entrance)	x	x
20	Boronia Park Nth (Open area)	x	x
21	Boronia Park Nth (Playground)	x	x
22	Boronia Park Shops & Bus Stop	x	x
23	Buffalo Creek	x	x
24	Church St (Bus Stop)		
25	Clarkes Point	x	x
26	Cowell St (Car park)	x	x
27	Crown St (Western entry to Gladesville Reserve)	x	
28	Dick St, Henley	x	
29	Fairland Hall @ Church St		
30	Ferry St (Old Wharf)	x	
31	Fig Tree Reserve (Eastern end)	x	
32	Fig Tree Reserve Shell Service Station	x	
33	Gale St (Boat Park)	x	x
34	Gladesville Bridge (Under western approach)	x	
35	Gladesville Reserve (entry)	x	
36	Gladesville Reserve (Main oval)	x	
37	Henley Community Centre, Crown St	x	
38	Hillcrest Avenue (Harding Park)	x	
39	Hunters Hill Shops (Bus stop north side)	x	x
40	Hunters Hill Shops (Bus stop south side)	x	x
41	Hunters Hill Shops (outside Burts chemists)	x	x
42	Joubert St Nth (on connector st at Old bridge	x	
43	Kellys Bush Reserve	x	
44	Kellys Bush Reserve (Car Park)	x	
45	Margaret St (Boat Ramp)	x	x
46	Mount St (Entry to walking path)	x	
47	Mount St (Harold Shelley Park)	x	
48	Mount St (Hospital entry)	x	
49	Murray Prior Reserve, George St	x	
50	Park opposite Woolwich Pier Hotel	x	
51	Pittwater Rd (Bus stop at school)		
52	Pittwater Rd (Gladesville)	x	
53	Pulpit Point (Bottom of entry to park)	x	
54	Reiby Rd (bottom of hill at entry to walking path)		
55	Riverglade Reserve (Eastern end sports fields)	x	x
56	Riverglade Reserve (Western end)	x	x
57	Ryde Rd (Bus stop between Luke & Matthew Sts	x	
58	Tarban Creek Reserve (Nth end nr bridge on Batemans Rd)	x	
59	Tarban Creek Reserve (Playground)	x	
60	Tarban Creek Reserve (South end on Manning)	x	
61	Valentia St (Bus Stop & Wharf entry)	x	x
62	Valentia St (Park)	x	x

63	Victoria Rd (in cabinets between Pittwater & Cowell St)	x	x
64	Victoria Rd (Nr Mortimer Lewis Drive - both sides) Skate Park	x	
65	Victoria Rd between Cowell & Junction	x	
66	Weil park (playground)	x	
67	Weil Park (west side of oval)	x	
68	William St, Henley (bottom end)	x	
69	Woolwich Baths (Collingwood St)	x	
70	Joubert St (hunters hill hotel)	x	x
71	53 Ryde Road	x	

7.3 QUESTION WITHOUT NOTICE - COUNCILLOR ELIZABETH KRASSOI

QUESTION:

Can the report on legal matters be provided at a councillor briefing prior to the Council Meeting where the matters are tabled so that Councillors can in a more informal environment ask questions about these matters.

RESPONSE:

Reports on legal matters will be provided at a councillor briefing prior to being tabled at a Council Meeting.

CONCLUSION

The meeting concluded at 7:44pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4500 held on 20 September 2021.

....

Councillor Ross Williams Nick Tobin

MAYOR A/GENERAL MANAGER

ITEM NO	:	4.1
SUBJECT	:	GENERAL PURPOSE FINANCIAL STATEMENTS FOR YEAR ENDING 30 JUNE 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	MARIA KENNY

Ref:541045

PURPOSE

The purpose of this report is to present the final financial statements for the year ended 30 June 2021.

RECOMMENDATION

1. That the report be received and noted.

2. That the financial statements for the year ending 30 June 2021 be adopted and placed on public exhibition in accordance with the requirements of section 420 of the Local Government Act.

BACKGROUND

Section 416(1) of the *Local Government Act 1993* (the Act) requires financial statements to be prepared and audited within four months at the end of the financial year.

External Auditors, appointed by NSW Audit Office, have completed the external audit review of these statements.

Council received the draft financial statements for the year ending 30 June, 2021 at its Ordinary Meeting held on 20 September, 2021. The financial statements and external audit report were also reviewed by the Audit, Risk and Improvement Committee at its 6 October meeting.

REPORT

In accordance with Section 418 of the Act, public notice has been given that the audited financial statements is being presented to the public at this meeting of Council. Council's external auditors will attend this meeting to present an overview of their findings and answer any questions from Council.

Further, in accordance with section 420 of the Act, the general public will have seven days from this meeting to make any submissions on the financial statements or the auditor's reports. If any submissions are received, these are required to be referred to the external auditor.

The final statements are then signed by the Mayor, a Councillor, General Manager and Responsible Accounting Officer to be forwarded for lodgement to the Office of Local Government.

The Final Management Letter, External Auditors Report and Audited Financial Statements are attached. The results of significant items are shown below:

Item	2020-21 Actual	2019-20 Last year	2020-21 Budget	Variance to budget	Variance to last year
Income statement $'000 - Surplus/(Deficit)					
Income	18,416	18,396	16,450	12%	<1%
Expenses	18,792	17,100	17,156	10%	10%
Net operating result	**(376)**	**1,296**	**(706)**		
Net operating result before capital	**(2,205)**	**531**	**(1,144)**		

Balance sheet	2020-21 Actual	2019-20 Last year			
Total assets	253,487	248,185			
Capital expenditure*	5,658	3,379			
Cash flow statements					
Cash at year end	22,394	23,017			
Unrestricted cash	10,441	12,641			
* Note C1-6 - Infrastructure, property, plant and equipment (new and asset renewals for FY2020-21).					

As is in previous years, and in accordance with the OLG Local Government Code of Accounting Practice and Financial Reporting requirements, Special Schedule 2 and asset KPIs are not audited.

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. Final Management Letter ⇩
2. External Audit Engagement Closing Report ⇩
3. Audited Financial Statements year ending 30 June 2021 ⇩



Mr Nick Tobin
General Manager
Hunter's Hill Council
PO Box 21
HUNTER'S HILL NSW 2110

Contact: Unaib Jeoffrey
Phone no: 02 9275 7450
Our ref: D2120209/1742

30 September 2021

Dear Mr Tobin,

Management Letter on the Final Phase of the Audit

for the Year Ended 30 June 2021

The final phase of our audit for the year ending 30 June 2021 is complete. This letter outlines:

- matters of governance interest we identified during the current audit
- unresolved matters identified during previous audits
- matters we are required to communicate under Australian Auditing Standards.

We planned and carried out our audit to obtain reasonable assurance the financial statements are free from material misstatement. Because our audit is not designed to identify all matters that may be of governance interest to you, there may be other matters that did not come to our attention.

The Management Letter may be sent to the Minister, if the Minister requests it.

For each matter in this letter, we have included our observations, risk assessment and recommendations. The risk assessment is based on our understanding of your business. Management should make its own assessment of the risks to the organisation.

We have kept management informed of the issues included in this letter as they have arisen. A formal draft of this letter was provided on 27 September 2021. This letter includes management's formal responses, the person responsible for addressing the matter and the date by which this should be actioned.

Level 19, Darling Park Tower 2, 201 Sussex Street, Sydney NSW 2000
GPO Box 12, Sydney NSW 2001 | t 02 9275 7100 | mail@audit.nsw.gov.au | audit.nsw.gov.au

The Auditor-General may include items listed in this letter in the Report to Parliament. We will send you a draft of this report and ask for your comments before it is tabled in Parliament.

If you would like to discuss any of the matters raised in this letter, please contact me on 9275 7450 or Luke Malone (Director, Prosperity Audit Services) on 8262 8705.

Yours sincerely



Unaib Jeoffrey
Audit Leader

cc: Clr Ross Williams, Mayor
Mr Brian Robertson, Chair of the Audit, Risk and Improvement Committee

audit office
OF NEW SOUTH WALES

Final management letter

for the year ending 30 June 2021

The Council of the Municipality of Hunter's Hill



FINANCIAL AUDIT INSIGHTS FOR BETTER GOVERNMENT

We have rated the risk of each issue as 'Extreme', 'High', 'Moderate' or 'Low' based on the likelihood of the risk occurring and the consequences if the risk does occur.

The risk assessment matrix used is broadly consistent with the risk management framework in TPP12-03 'Risk Management Toolkit for the NSW Public Sector'.

This framework may be used as better practice for councils.

LIKELIHOOD	CONSEQUENCE: Low	Medium	High	Very high
Almost certain	M	M	H	E
Likely	L	M	H	H
Possible	L	M	M	H
Rare	L	L	M	M

The risk level is a combination of the consequences and likelihood. The position within the matrix corresponds to the risk levels below.

RISK LEVELS	MATRIX REFERENCE
Extreme:	E
High:	H
Moderate:	M
Low:	L

For each issue identified, we have used the consequence and likelihood tables from TPP12-03 to guide our assessment.

Consequence levels and descriptors

Consequence level	Consequence level description
Very high	• Affects the ability of your entire entity to achieve its objectives and may require third party intervention; • Arises from a fundamental systemic failure of governance practices and/or internal controls across the entity; or • May result in an inability for the auditor to issue an audit opinion or issue an unqualified audit opinion.
High	• Affects the ability of your entire entity to achieve its objectives and requires significant coordinated management effort at the executive level; • Arises from a widespread failure of governance practices and/or internal controls affecting most parts of the entity; or • May result in an inability for the auditor to issue an unqualified audit opinion.
Medium	• Affects the ability of a single business unit in your entity to achieve its objectives but requires management effort from areas outside the business unit; or • Arises from ineffective governance practices and/or internal controls affecting several parts of the entity.
Low	• Affects the ability of a single business unit in your entity to achieve its objectives and can be managed within normal management practices; or • Arises from isolated ineffective governance practices and/or internal controls affecting a small part of the entity.

Likelihood levels and descriptors

Likelihood level	Frequency	Probability
Almost certain	The event is expected to occur in most circumstances, and frequently during the year	More than 99 per cent
Likely	The event will probably occur once during the year	More than 20 per cent and up to 99 per cent
Possible	The event might occur at some time in the next five years	More than 1 per cent and up to 20 per cent
Rare	The event could occur in exceptional circumstances	Less than 1 per cent

Summary of issues

Issue	Detail	Likelihood	Consequence	Risk assessment
Prior year matters not resolved by management				
1	Absence of cyber risk policy/ framework	Possible	Medium	Moderate

Appendix
Review of matters raised in prior year management letters that have been addressed

Prior year matters not resolved by management

Issue 1: Absence of cyber risk policy/ framework

Likelihood	Consequence	Systemic issue	Category	Risk assessment
Possible	Medium	Yes	Operational	Moderate

Observation

The Council does not have a cyber security framework, including formal policies and procedures covering the identification, protection, detection, response and recovery of information systems.

Implications

Lack of a cyber risk policy may result in inconsistent IT security practices and an increased risk of a cyber-attack on Council's IT system.

Recommendation

The Council should implement a cyber security policy. The policy should be:

- available to all relevant users and be subject to periodic update and review (including when significant system or process changes occur); and
- supplemented by additional standards and guidelines as necessary.

Management response

It is agreed that there isn't a formal policy document in place. However, a framework has been implemented through the provision of necessary firewalls, back-up servers and implementation of a Disaster Action Recovery Plan.

A formal policy is being developed and is expected to be finalized by the end of the calendar year.

Person responsible:	Date to be actioned:
Manager Digital & Customer Information	December 2021

Appendix

Review of matters raised in prior year management letters that have been addressed

The issues in this appendix were raised in previous management letters. For each of these issues, we have determined how management has addressed the issue in the current year.

Prior issues raised	Risk assessment	Assessment of action taken	Recommendation
Delay in providing fixed asset valuation position papers	Moderate	Matter has been addressed by management	Nil as matter addressed.
Reconciliations of land values are not performed timely	Moderate	Matter has been addressed by management as the reconciliations are now performed.	Nil as matter addressed.
IT use policy not updated	Moderate	Matter has been addressed by management. IT use policy has now been updated by Council.	Nil as matter addressed.
Business Continuity Plan (BCP) and Disaster recovery plan (DRP) are not formalised	Moderate	Matter has been addressed by management. BCP and DRP are now formalised.	Nil as matter addressed.
Payroll system access list maintenance	Moderate	Matter has been addressed by management.	Nil as matter addressed.
Fixed asset register maintained in Excel	Moderate	Matter has been addressed by management. Council has engaged external asset management service provider.	Nil as matter addressed.
Laws and regulations compliance register incomplete	Moderate	Matter has been addressed by management. The register is now completed updated	Nil as matter addressed.
Lack of a formal IT Incident and Problem Management Policy and Procedures	Moderate	Matter has been addressed by management. Council entered into an Agreement for provision of IT services with Aerocom Technology. The agreement included IT incident and Problem Management policy	Nil as matter addressed.
Lack of an IT Risk Register	Moderate	Matter has been addressed by management. The IT risks are included in the Corporate risk register.	Nil as matter addressed.

Prior issues raised	Risk assessment	Assessment of action taken	Recommendation
Reporting of IT Risks and Incidents to Audit and Risk Committee	Moderate	Matter has been addressed by management. The IT risks and incidents are now included in the agenda of Audit and risk committee.	Nil as matter addressed.
Penetration testing not conducted	Moderate	Matter has been addressed by management. The testing has been completed and report is being finalised.	Nil as matter addressed.
User accounts shared amongst staff	Moderate	Matter has been addressed by management. User accounts are no longer shared amongst staff.	Nil as matter addressed.
Information Technology – Review of audit logs for privileged users not evidenced	Moderate	Matter has been addressed by management. The review is now performed and evidence.	Nil as matter addressed.
Information Technology: User access reviews	Moderate	Matter has been addressed by management. The review is now performed and evidence.	Nil as matter addressed.
Outdated Investment Policy	Low	Matter has been addressed by management. Investment policy has now been updated by Council.	Nil as matter addressed.
Reconciliation of Accounts Payable sub-system not documented	Low	The reconciliation is now performed and document.	Nil as matter addressed.
IT assets register	Low	Matter has been addressed by management. The IT assets register is now maintained.	Nil as matter addressed.
Change Management Policy and Procedures	Low	Matter has been addressed by management. There is IT changed policy is now maintained in the Council.	Nil as matter addressed.
Lack of contract management policy	Low	Matter has been addressed by management.	Nil as matter addressed.
Excessive annual leave balances	Low	Matter has been addressed by management.	Nil as matter addressed.

audit office
OF NEW SOUTH WALES

Mr Nick Tobin
Acting General Manager
The Council of the Municipality of Hunter's Hill
PO Box 21
HUNTER'S HILL NSW 2110

Contact: Unaib Jeoffrey
Phone no: 02 9275 7450
Our ref: D2120208/1742

30 September 2021

Dear Mr Tobin

Engagement Closing Report

for the year ended 30 June 2021

The Council of the Municipality of Hunter's Hill

We have audited The Council of the Municipality of Hunter's Hill's (the Council's):

- general purpose financial statements (GPFS)
- special purpose financial statements (SPFS) for the Special Schedule 'Permissible income for general rates' (the Schedule).

Attached is the Engagement Closing Report, which details findings relevant to you in your role as one of those charged with governance. This report gives the General Manager, the Mayor and the Audit, Risk and Improvement Committee the opportunity to assess the audit findings, before the representation letter and the Statements by Council and Management, required for the GPFS and SPFS under section 413(2)(c) of the *Local Government Act 1993* (the LG Act), are signed.

This report is not intended for publication or distribution to persons other than those described above.

If you need more information about the audit, please contact me on 02 9275 7450 or Luke Malone, Prosperity Audit Services on 02 8262 8700.

Yours sincerely

Unaib Jeoffrey
Audit Leader

cc: Clr Ross Williams, Mayor
Mr Brian Robertson, Chair of the Audit, Risk and Improvement Committee

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audit office
OF NEW SOUTH WALES

Engagement Closing Report

for the year ended 30 June 2021

The Council of the Municipality of Hunter's Hill



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1. INTRODUCTION

We have audited the Council of the Municipality of Hunter's Hill's (the Council's):

- general purpose financial statements (GPFS)
- special purpose financial statements (SPFS) for the Council's Special Schedule 'Permissible income for general rates' (the Schedule).

This report informs the General Manager, Mayor and the Audit, Risk and Improvement Committee of audit findings relevant to their responsibilities and oversight of the Council's financial statements. We will inform you if significant new matters are found while finalising the audit.

An audit is designed to obtain reasonable assurance the financial statements are free from material misstatement. It is not designed to identify all matters of governance interest, nor is it conducted to express an opinion on the effectiveness of internal control. Matters of governance interest identified during the audit are included in this report.

2. AUDIT OVERVIEW

The table below provides an overview of findings identified during the audit of the Council.

Impact assessment		
	High	Matters identified which had a high impact on the financial statements and/or audit.
	Moderate	Matters identified which had a moderate impact on the financial statements and/or audit.
	Low	No matters or matters identified which had a low impact on the financial statements and/or audit.

Section	Outcome		Reference
Audit outcome:			
GPFS	Unqualified opinion		3.1
Special Schedule 'Permissible income for general rates'	Unqualified opinion		3.1
Response to key issues and audit risks	Matters addressed		4.1
Misstatements	Misstatements noted		4.2
Compliance with legislative requirements	No matters noted		4.3

3. AUDIT OUTCOME AND REPORTS

3.1 Audit outcome

We are likely to express an unmodified opinion on the GPFS and the Schedule.

The Independent Auditor's Report for the Schedule will advise users the Schedule has been prepared in accordance with a special purpose framework to fulfil the Council's financial reporting responsibilities under the Local Government Code of Accounting Practice and Financial Reporting 2020-21 (LG Code). As a result, the Schedule may not be suitable for another purpose.

The Independent Auditor's Reports will be signed after the outstanding matters listed below are completed and the signed financial statements and management representation letters are received.

The following matters are outstanding at the date of this report:

Item	Action required	Responsibility
Subsequent events update	Review and assess impact of significant transactions and events up to the date the financial statements are signed.	Management and audit team
Contingencies	Solicitor confirmations	Management
Property, Plant & Equipment	Resolution to queries on variances noted in crown land listing PPE disposals supporting documentation	Management
Management Representation Letter	Management to sign the representation letter on same date as the Statement by the Secretary	Management
Financial statements	Updated financial statements	Management
Completion of quality review	Audit Office quality review procedures, and audit file finalisation will continue until the date of signing.	Audit team

Promptly resolving these matters will avoid delays in issuing the Independent Auditor's Reports.

'Other Information' section

The Council's annual report will include information in addition to the financial statements and Independent Auditor's Report. For the purposes of our audit this is considered 'other information'. Auditing Standards require us to consider whether the other information is materially consistent with the financial statements, is materially consistent with the knowledge we obtained during the audit, and otherwise appears not to be materially misstated. Where matters are identified, we are required to disclose them in the Independent Auditor's Report.

3.2 Report on the Conduct of the Audit

We will issue the Report on the Conduct of the Audit required by section 417(3) of the *Local Government Act 1993* at the same time as the Independent Auditor's Reports. The Report on the Conduct of the Audit will incorporate comments we consider appropriate, based on the audit of the Council's financial statements.

3.3 Auditor-General's Report to Parliament

The 2021 Auditor-General's Report to Parliament will incorporate the results of the audit.

3.4 Management Letter

We issued an interim Management Letter in June 2021 which included observations from the planning and interim phases of the audit.

A Management Letter from the final phase of my audit will be sent to you during October 2021. There were no new issues to be reported since the interim Management Letter. The Management Letter will be issued once formal management responses have been received.

4. AUDIT FINDINGS

4.1 Response to key issues and audit risks

The Annual Engagement Plan sent on 10 February 2021, identified key issues affecting the Council and how the audit team planned to respond to them. The results of the audit work are detailed below.

Issue or risk	Audit outcome
Impact of COVID-19 pandemic	
The COVID-19 pandemic and its consequential impact will have a dramatic effect on the way public services are delivered by NSW public sector entities. This will have a flow on impact to the way the audit is conducted. A documented assessment by the Council on the impact and the response will be required.	Management analysed and documented their assessment of the impact of COVID-19 on their financial statements as at 30 June 2021. Management's assessment highlighted that the impact of COVID-19 is not material. The overall operation processes of the Council remained as usual and the only major cost that Council incurred was an increase in IT service license cost. We did not identify any material issues with management's assessment. A disclosure deficiency (which has subsequently been corrected) for the inclusion of note disclosure surrounding the impact of COVID-19 on Council operations. As such, the 30 June 2021 financial statements appropriately reflect COVID-19 matters. We did not identify any material issues with management's assessment.
Assessing the fair value of Council's infrastructure property, plant and equipment (IPPE)	
Australian Accounting Standards require Council to annually assess: • whether the carrying value of IPPE materially reflects fair value • useful lives remain reasonable • whether any assets are impaired. We have confirmed with management that no IPPE asset classes are subject to comprehensive valuation in the 2020-21 financial year. However, this annual assessment along with significant judgements and assumptions should be documented.	Management performed a fair value assessment of the asset classes that were not subject to a comprehensive valuation this year through comparison with appropriate indices and other market information and concluded that there are no indicators that the carrying value of these assets are materially different to their fair value. Although no IPPE asset classes were subject to comprehensive valuation in the current year, we note that management recorded an increment of $4.8 million in the Community Land asset class using the Valuer General (VG) valuation. We obtained the VG reports and verified the reasonableness and accuracy of the rates used to value the assets. We reviewed the documentation and are satisfied with the evidence provided by management that the carrying values of the assets materially reflected their fair values.
New Accounting Standards	
AASB 1059 'Service Concession Arrangements: Grantors' became effective for reporting periods beginning on or after 1 January 2020.	Management's assessment has not identified any arrangements with private sector operators that should be classified as either service concession arrangements within AASB 1059, leases or outsourcing arrangements. We reviewed

Issue or risk	Audit outcome
Significant preparation is required by management to apply this standard and ensure the 2020-21 financial statements materially comply with the requirements.	management's assessment and concur with management's conclusion.
Restricted cash balances	
The Council's unrestricted cash and investments balance of $12 million as at 30 June 2021 represents an increase of $1.6 million from 30 June 2020.	We reviewed the Council's processes for managing restricted cash including reconciliations and monitoring processes and did not identify any material exceptions reflecting inappropriate use of funds. An uncorrected disclosure deficiency has been raised to correct the restricted cash disclosure in the notes to the financial statements.
Information Technology General Controls	
Australian Auditing Standards require the auditor to understand the Council's control activities and obtain an understanding of how it has responded to risks arising from Information Technology (IT). The 2019-20 audit identified number of weaknesses in the IT control environment.	For key systems relevant to financial reporting, we: • updated our understanding of the IT general controls and IT dependencies and identified related risks relevant to our audit approach, and • understood, evaluated and where appropriate validated the IT general controls management has in place to address these risks. For example: – access security – inquired about monitoring of privileged user accounts and their activities – inquired about system software acquisitions, change and maintenance – understood the data processing and recovery process Council has in place. Whilst we did not identify any significant deficiencies, we identified that there was an absence of a cyber risk policy/framework. Management is in the process of addressing the issue along with the recommendation. We did not identify any additional issues to report.
Quality and timeliness of financial reporting	
Quality and timeliness of financial reporting is key for sound financial management, public accountability and effective decision making. Absence of an effective project plan for year-end financial reporting can result in delays, errors, poor quality and increased audit costs. Quality and timeliness can improve by: • preparing proforma financial statements before 30 June 2021 • assessing the impact of material, complex, one-off significant transactions • documenting significant judgements and assumptions used to prepare financial statements	Whilst we acknowledge management's engagement with the audit team, we note that proforma financial statements were not prepared before 30 June 2021. Nonetheless, fair value assessments and resulting indexation assessments were performed and results made available during the audit interim visit to facilitate timely review. We were able to complete our audit procedures within the requisite timeframes.

Issue or risk	Audit outcome
• assessing the impact of new and revised accounting standards effective in the current and future years • completing valuations, fair value assessments and other IPPE requirements before 30 June 2021 • regularly reconciling key accounts and clearing reconciling items	
Developer contributions	
Each year, the Council receives significant developer contributions in the form of cash and physical assets. Council's planning approvals for urban re-development require developers to contribute to, or provide for, public open space areas including footpaths, channelling and roads. In the prior year, the Council received approximately $358,000 of developer contributions.	During 2020–21, the Council received $0.7 million of developer contributions. We tested a sample of transactions to supporting documentation and did not identify any issues to report.

4.2 Misstatements

Auditing Standards require matters of governance interest and significant misstatements identified during the audit to be communicated to those charged with governance.

Misstatements (both monetary and disclosure deficiencies) are differences between what has been reported in the financial statements and what is required in accordance with the Council's financial reporting framework. Misstatements can arise from error or fraud. Misstatements that resulted from failures in internal controls and / or systemic deficiencies will be reported in the Management Letter.

General Purpose Financial Statements (GPFS)

Appendix One lists and explains the nature and impact of the misstatements contained in the GPFS.

- Table one reports significant uncorrected misstatements and disclosure deficiencies
- Table two reports significant corrected misstatements and disclosure deficiencies.

Based on our evaluation, none of the misstatements reported are due to fraud.

Special Schedule 'Permissible income for general rates' (the Schedule)

The Schedule did not contain misstatements.

4.3 Compliance with legislative requirements

The Annual Engagement Plan and Terms of Engagement explain that audit procedures are targeted specifically towards forming an opinion on the Council's financial statements. This includes testing whether the Council has complied with legislative requirements that may materially impact the financial statements.

Our audit procedures did not identify reportable findings on compliance with legislative requirements.

5. THE AUDIT PROCESS

5.1 Management co-operation

We appreciated the co-operation and help received from the Council 's staff, in particular the finance team.

5.2 Next year's audit

An efficient audit relies on:

- regular and open communications between the audit team and management
- management responding promptly to the audit team's questions and documentation requests
- timely preparation of the financial statements and resolution of financial reporting issues
- management implementing appropriate quality controls over financial statement preparation
- conducting revaluations of property, plant and equipment before year end in order to identify and resolve potential issues in a timely manner.

Your comments about the audit process are welcomed.

APPENDIX – GENERAL PURPOSE FINANCIAL STATEMENTS

Table one: Uncorrected disclosure deficiencies

The following uncorrected disclosure deficiencies were identified and discussed with management. Management believes the effect of not correcting these deficiencies is immaterial to the GPFS as a whole. We agree with management's determination and do not consider the uncorrected deficiencies significant enough to modify the opinion in the Independent Auditor's Report.

AASB reference	Disclosure title	Description of disclosure deficiency
Note C1-3 Restricted Cash	Reporting Framework	Disclosure of restricted cash balances is no longer required in the OLG code.

Table two: Corrected disclosure deficiencies

The GPFS and the Schedule remain subject to final review.

Our current feedback includes the following:

Reference	Disclosure title	Description of disclosure deficiency
Various	Other corrections	Various corrections to note references, removal of immaterial content and reallocation of figures to improve comparability.
AASB Conceptual Framework	COVID-19 Impact	Lack of disclosure surrounding impact of COVID-19 on Council operations.

OUR VISION

Our insights inform and challenge government to improve outcomes for citizens.

OUR PURPOSE

To help parliament hold government accountable for its use of public resources.

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The Council of the Municipality of Hunter's Hill

ANNUAL FINANCIAL STATEMENTS

for the year ended 30 June 2021

The Council of the Municipality of Hunter's Hill

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2021

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2021

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Overview

Hunter's Hill Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

22 Alexandra Street
Hunters Hill NSW 2110

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.huntershill.nsw.gov.au.

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2021

Understanding Council's Financial Statements

Introduction

Each year NSW local governments are required to present audited financial statements to their council and community.

What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2021.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

1. The Income Statement
Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

2. The Statement of Comprehensive Income
Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

3. The Statement of Financial Position
A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

4. The Statement of Changes in Equity
The overall change for the year (in dollars) of Council's "net wealth".

5. The Statement of Cash Flows
Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements

for the year ended 30 June 2021

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 18 October 2021.

Ross Williams
Mayor
18 October 2021

Jim Sanderson
Deputy Mayor
18 October 2021

Nick Tobin
A/General Manager
18 October 2021

Maria Kenny
Responsible Accounting Officer
18 October 2021

The Council of the Municipality of Hunter's Hill

Income Statement

for the year ended 30 June 2021

Original unaudited budget 2021	$ '000	Notes	Actual 2021	Actual 2020
	Income from continuing operations			
12,619	Rates and annual charges	B2-1	**12,654**	12,323
1,266	User charges and fees	B2-2	**1,396**	1,982
877	Other revenue	B2-3	**1,292**	2,057
810	Grants and contributions provided for operating purposes	B2-4	**1,072**	836
438	Grants and contributions provided for capital purposes	B2-4	**1,829**	765
413	Interest and investment income	B2-5	**173**	376
27	Net gains from the disposal of assets	B4-1	**–**	57
16,450	**Total income from continuing operations**		**18,416**	18,396
	Expenses from continuing operations			
5,950	Employee benefits and on-costs	B3-1	**5,518**	5,216
7,649	Materials and services	B3-2	**8,357**	8,020
2,347	Depreciation, amortisation and impairment for non-financial assets	B3-3	**3,870**	2,378
980	Other expenses	B3-4	**890**	1,486
230	Net losses from the disposal of assets	B4-1	**157**	–
17,156	**Total expenses from continuing operations**		**18,792**	17,100
(706)	Net operating result for the year attributable to Council		**(376)**	1,296
(1,144)	**Net operating result for the year before grants and contributions provided for capital purposes**		**(2,205)**	531

The above Income Statement should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill

Statement of Comprehensive Income

for the year ended 30 June 2021

$ '000	Notes	2021	2020
Net operating result for the year – from Income Statement		**(376)**	**1,296**
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	**4,825**	13,502
Other comprehensive income – joint ventures and associates	D1-1	**–**	1
Total items which will not be reclassified subsequently to the operating result		**4,825**	13,503
Amounts which will be reclassified subsequently to the operating result when specific conditions are met			
Other movements		**46**	(1)
Total items which will be reclassified subsequently to the operating result when specific conditions are met		**46**	(1)
Total other comprehensive income for the year		**4,871**	13,502
Total comprehensive income for the year attributable to Council		**4,495**	14,798

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill

Statement of Financial Position

as at 30 June 2021

$ '000	Notes	2021	2020
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	**4,234**	4,683
Investments	C1-2	**17,615**	18,334
Receivables	C1-4	**1,696**	1,333
Inventories	C1-5	**3**	13
Other		**32**	161
Total current assets		**23,580**	24,524
Non-current assets			
Investments	C1-2	**545**	–
Receivables	C1-4	**34**	31
Infrastructure, property, plant and equipment	C1-6	**229,328**	223,131
Investments accounted for using the equity method	D1-1	**–**	499
Total non-current assets		**229,907**	223,661
Total assets		**253,487**	248,185
LIABILITIES			
Current liabilities			
Payables	C3-1	**4,244**	4,599
Contract liabilities	C3-2	**2,642**	1,189
Employee benefit provisions	C3-3	**1,099**	1,385
Total current liabilities		**7,985**	7,173
Non-current liabilities			
Employee benefit provisions	C3-3	**14**	19
Total non-current liabilities		**14**	19
Total liabilities		**7,999**	7,192
Net assets		**245,488**	240,993
EQUITY			
Accumulated surplus	C4-1	**110,560**	110,890
IPPE revaluation reserve	C4-1	**134,928**	130,103
Council equity interest		**245,488**	240,993
Total equity		**245,488**	240,993

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill

Statement of Changes in Equity

for the year ended 30 June 2021

$ '000	Notes	as at 30/06/21 Accumulated surplus	as at 30/06/21 IPPE revaluation reserve	as at 30/06/21 Total equity	as at 30/06/20 Accumulated surplus	as at 30/06/20 IPPE revaluation reserve	as at 30/06/20 Total equity
Opening balance at 1 July		**110,890**	**130,103**	**240,993**	110,633	116,601	227,234
Changes due to AASB 1058 and AASB 15 adoption		**–**	**–**	**–**	(1,040)	–	(1,040)
Restated opening balance		**110,890**	**130,103**	**240,993**	109,593	116,601	226,194
Net operating result for the year		**(376)**	**–**	**(376)**	1,296	–	1,296
Restated net operating result for the period		**(376)**	**–**	**(376)**	1,296	–	1,296
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	**–**	**4,825**	**4,825**	–	13,502	13,502
Gain(/loss) on revaluation of equity instruments at fair value through other comprehensive income		**46**	**–**	**46**	–	–	–
Joint ventures and associates	D1-1	**–**	**–**	**–**	1	–	1
Other comprehensive income		**46**	**4,825**	**4,871**	1	13,502	13,503
Total comprehensive income		**(330)**	**4,825**	**4,495**	1,297	13,502	14,799
Closing balance at 30 June		**110,560**	**134,928**	**245,488**	110,890	130,103	240,993

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill

Statement of Cash Flows

for the year ended 30 June 2021

Original unaudited budget 2021	$ '000	Notes	Actual 2021	Actual 2020
	Cash flows from operating activities			
	Receipts:			
12,619	Rates and annual charges		**12,522**	12,169
1,266	User charges and fees		**1,507**	1,798
413	Investment and interest revenue received		**188**	376
1,249	Grants and contributions		**4,198**	1,655
–	Bonds, deposits and retention amounts received		**68**	–
903	Other		**1,055**	3,132
	Payments:			
(5,949)	Employee benefits and on-costs		**(5,809)**	(5,579)
(7,649)	Materials and services		**(8,038)**	(7,103)
–	Bonds, deposits and retention amounts refunded		**–**	(49)
(1,378)	Other		**(822)**	(3,317)
1,474	**Net cash flows from operating activities**	G1-1	**4,869**	3,082
	Cash flows from investing activities			
	Receipts:			
141	Sale of infrastructure, property, plant and equipment		**267**	115
	Payments:			
–	Purchase of investment securities		**(1,999)**	(18,334)
–	Acquisition of term deposits		**2,234**	–
(4,702)	Purchase of infrastructure, property, plant and equipment		**(6,319)**	(2,696)
–	Contributions paid to joint ventures and associates		**499**	–
(4,561)	**Net cash flows from investing activities**		**(5,318)**	(20,915)
(3,087)	**Net change in cash and cash equivalents**		**(449)**	(17,833)
–	Cash and cash equivalents at beginning of year		**4,683**	22,516
(3,087)	Cash and cash equivalents at end of year	C1-1	**4,234**	4,683
17,761	plus: Investments on hand at end of year	C1-2	**18,160**	18,334
14,674	Total cash, cash equivalents and investments		**22,394**	23,017

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

The Council of the Municipality of Hunter's Hill

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 18 October 2021. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2005* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

i. estimated fair values of infrastructure, property, plant and equipment – refer Note C1-6.
ii. employee benefit provisions – refer Note C3-3.

Significant judgements in applying the Council's accounting policies

(i) Impairment of receivables

Council has made a significant judgement about the impairment of a number of its receivables – refer Note C1-4.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the Council's financial statements.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- General purpose operations

continued on next page ...

A1-1 Basis of preparation (continued)

The Trust Fund
In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

No trust funds are currently held by Council.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

Volunteer services

Council does not have material dependence on volunteer services. Volunteers are utilised in Cultural Events & Bushland. Theses services are not recognised due to their natural as a large percentage would not go ahead should there not be volunteers to undertake the roles and their non-material value.

New accounting standards and interpretations issued but not yet effective

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2021 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
$ '000	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Functions or activities										
Maintain Character and Manage Growth Planning	**635**	476	**1,708**	1,296	**(1,073)**	(820)	**–**	–	**56**	11
Focus on the Community	**1,490**	1,018	**3,893**	3,496	**(2,403)**	(2,478)	**452**	114	**105,216**	103,687
Manage and Preserve Our Environment	**3,577**	3,226	**3,754**	3,748	**(177)**	(522)	**233**	54	**112**	15,521
Make Getting Around Easier	**2,353**	3,349	**4,526**	4,081	**(2,173)**	(732)	**1,912**	1,099	**107,550**	89,993
Leadership and Governance	**10,361**	10,327	**4,911**	4,479	**5,450**	5,848	**304**	334	**40,553**	38,973
Total functions and activities	**18,416**	18,396	**18,792**	17,100	**(376)**	1,296	**2,901**	1,601	**253,487**	248,185

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Maintain Character & manage Growth Planning

Urban growth is well managed by applying 'excellence in design' principles. Development meets tight controls and complies with Local Environment Plans (LEPs) and Development Control Plans (DCPs). There is a balanced view of 'built form' to ensure the area continues to remain vibrant and diverse, but at the same time there is a strong desire to limit overdevelopment and retain the existing streetscape. We provide a range of flexible and adaptable buildings for a mix of retail, commercial, community and residential spaces in addition to our thriving village centres being used by our engaged and supportive community.

We champion our conservation zones and remain committed to fighting against high rise urbanisation. Our community and Council work in partnership to continue to strive for retention of our harbour access and foreshores and the remarkable harbour views, which are iconic to our Municipality.

Focus on the Community

Residents are inspired to lead an active lifestyle by the provision of multipurpose community facilities that are accessible and maximise participation opportunities. Open spaces, parks, reserves and playgrounds are attractive places where people can find sanctuary amongst urban living.

A range of arts and cultural activities that are respected and celebrated enhance our strong sense of place and belonging and assist in shaping our unified community. We look to create opportunities through a lively events calendar that promotes friendly neighbourhoods and vibrant village centres.

Volunteering is a way of life for many Hunters Hill residents and we aim to expand on this by encouraging the community to realise the benefits of a harmonious, well supported and positive place that improves the happiness of our entire community.

Manage and Preserve Our Environment

Together, we respond proactively to pressure facing our environment and endeavour to enhance the way we conserve our resources and natural systems. Striving towards an ecological sound future and measuring the extent of our human footprint is critical for the long term sustainability.

We regularly review our operations and processes to identify opportunities to reduce, recycle and reuse products generated by our changing lifestyles. We understand that this is an important process in the development of all future programs, policies and partnerships. With an impressive 14km of harbour foreshore and abundant flora and fauna that we are so blessed to inhabit, we acknowledge that sound environmental management is fundamental in ensuring the high quality of life we all enjoy.

Make Getting Around Easier

Efficient and reliable major public transport options that are safe and integrated will see a future that is less dependent on cars and a reduction in congestion and carbon footprint. We recognise the importance of targeted programs to encourage the community to make public transport options a way of daily life.

Alternate methods of transport, such as walking and cycling require paths that are well designed and maintained. Safe and convenient footpaths and cycle ways will promote walking and cycling as a viable option that will reduce reliance on private motor vehicles.
While private transport is a popular preference, focus will be given to the development and implementation of local area traffic management plans and parking schemes, which will effectively manage traffic flow and safety.

In order to improve all modes of transport choices, our planning controls will require a co-ordinated approach to support movement in, around and beyond our Municipality.

Leadership & Governance

Through widespread community involvement, Council succeeds with responsible and transparent management that promotes best practice initiatives. A consultative approach creates an informed and educated community who are empowered to identify, participate and offer solutions in any decision making process.

To ensure that statutory and financial management obligations are met, strategic outcomes are delivered to ensure social, environmental, economic and civic issues are addressed in the best interest of the community.

Our staff are essential to the success of the organisation and we strive to attract, retain and develop a committed team that encompasses a workplace culture that values ethical behaviours and safe working practices. Council's internal values reflect the HEART of what we do and who we are: Honesty, Excellence, Accountability, Respect, Teamwork and Safety. Simply explained, these values will guide our future choices and how we can best add value to the community.

continued on next page ...

B1-2 Components of functions or activities (continued)

Council will advocate for strong partnering programs with other governing bodies, neighbouring councils and key stakeholders to ensure we reflect a commitment to a whole-of-government approach to undertaking important issues. Aligning ourselves in this manner will ensure the successful implementation and execution of integrated plans.

Impact of COVID-19 on Council operations

Hunter's Hill Council has not been affected by COVID-19 to the extent of other Sydney metropolitan councils, as it does not operate high-volume indoor customer facing services such as swimming and leisure centres, or child care centres.

Council resolved a COVID relief package for fees, leases and licence waivers to the value of $95,000 along with a $15,000 local business grants program. Materials and contractor costs for additional cleaning associated with the pandemic increased by $80,000 from the previous financial year. Conversely, Council received additional grant income of $500,633 from the federal government's pandemic economic stimulus program.

This financial year, the outstanding percentage of unpaid rates and annual charges increased to 4.7%, as compared to 2.97% at 30 June, 2020.

B2 Sources of income

B2-1 Rates and annual charges

$ '000	2021	2020
Ordinary rates		
Residential	**8,016**	7,813
Business	**238**	235
Less: pensioner rebates (mandatory)	**(51)**	(51)
Rates levied to ratepayers	**8,203**	7,997
Pensioner rate subsidies received	**28**	28
Total ordinary rates	**8,231**	8,025
Special rates		
Environmental	**187**	182
Infrastructure	**396**	385
Other	**531**	516
Community facilities	**346**	348
Rates levied to ratepayers	**1,460**	1,431
Total special rates	**1,460**	1,431
Annual charges (pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Domestic waste management services	**2,927**	2,818
Section 611 charges	**48**	61
Less: pensioner rebates (mandatory)	**(26)**	(26)
Annual charges levied	**2,949**	2,853
Pensioner subsidies received:		
– Domestic waste management	**14**	14
Total annual charges	**2,963**	2,867
Total rates and annual charges	**12,654**	12,323

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy
Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

B2-2 User charges and fees

$ '000	Timing	2021	2020
Specific user charges			
(per s.502 - specific 'actual use' charges)			
Domestic waste management services	2	**4**	6
Waste management services (non-domestic)	2	**169**	162
Total specific user charges		**173**	168
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Inspection services	2	**16**	26
Planning and building regulation	2	**507**	475
Section 10.7 certificates (EP&A Act)	2	**49**	47
Section 603 certificates	2	**22**	18
Total fees and charges – statutory/regulatory		**594**	566
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Community centres	2	**116**	160
Lease rentals	2	**33**	17
Leaseback fees – Council vehicles	2	**23**	24
Park rents	2	**59**	65
Parking fees	2	**184**	156
Restoration charges	2	**214**	826
Total fees and charges – other		**629**	1,248
Total user charges and fees		**1,396**	1,982
Timing of revenue recognition for user charges and fees			
User charges and fees recognised over time (1)		**–**	–
User charges and fees recognised at a point in time (2)		**1,396**	1,982
Total user charges and fees		**1,396**	1,982

Accounting policy

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

B2-3 Other revenue

$ '000	Timing	2021	2020
Rental income – other council properties	1	**438**	312
Bus shelter contract - License fee	15	**–**	1,000
Fines -other	2	**4**	26
Fines – parking	2	**510**	447
Commissions and agency fees	2	**6**	1
Sundry rents and charges	2	**150**	193
Waste rebate	2	**59**	60
Other	2	**125**	18
Total other revenue		**1,292**	2,057
Timing of revenue recognition for other revenue			
Other revenue recognised over time (1)		**–**	–
Other revenue recognised at a point in time (2)		**1,292**	2,057
Total other revenue		**1,292**	2,057

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

B2-4 Grants and contributions

$ '000	Timing	Operating 2021	Operating 2020	Capital 2021	Capital 2020
General purpose grants and non-developer contributions (untied)					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	2	**147**	162	**–**	–
Financial assistance – local roads component	2	**67**	74	**–**	–
Payment in advance - future year allocation					
Financial assistance – general component	2	**157**	172	**–**	–
Financial assistance – local roads component	2	**72**	79	**–**	–
Amount recognised as income during current year		**443**	487	**–**	–
Special purpose grants and non-developer contributions (tied)					
Cash contributions					
Previously specific grants:					
Pensioners' rates subsidies:					
Community care	2	**12**	23	**–**	–
Economic development	2	**162**	–	**–**	–
Environmental programs	2	**71**	2	**–**	–
Library	2	**94**	91	**–**	–
Recreation and culture	2	**79**	–	**238**	10
Stormwater drainage	2	**–**	40	**–**	–
Street lighting	2	**47**	35	**–**	–
Traffic route subsidy	2	**10**	8	**–**	–
Transport (roads to recovery)	2	**–**	–	**289**	93
Other specific grants	2	**20**	23	**–**	–
Previously contributions:					
Kerb and gutter	2	**11**	14	**–**	–
Transport for NSW contributions (regional roads, block grant)	2	**93**	93	**501**	–
Tourism		**10**	–	**–**	–
Other contributions	2	**20**	20	**–**	34
Total special purpose grants and non-developer contributions – cash		**629**	349	**1,028**	137
Total special purpose grants and non-developer contributions (tied)		**629**	349	**1,028**	137
Total grants and non-developer contributions		**1,072**	836	**1,028**	137
Comprising:					
– Commonwealth funding		**443**	487	**–**	–
– State funding		**579**	222	**966**	103
– Other funding		**50**	127	**62**	34
		1,072	836	**1,028**	137

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B2-4 Grants and contributions (continued)

Developer contributions

$ '000	Notes	Timing	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):	G4					
Cash contributions						
S 7.11 – contributions towards amenities/services		2	–	–	**696**	358
Other developer contributions		2	–	–	**105**	270
Total developer contributions – cash			–	–	**801**	628
Total developer contributions			–	–	**801**	628
Total contributions			–	–	**801**	628
Total grants and contributions			**1,072**	836	**1,829**	765
Timing of revenue recognition for grants and contributions						
Grants and contributions recognised over time (1)			–	–	–	–
Grants and contributions recognised at a point in time (2)			**1,072**	836	**1,829**	765
Total grants and contributions			**1,072**	836	**1,829**	765

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B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

$ '000	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Unspent grants and contributions				
Unspent funds at 1 July	**44**	90	**1,133**	1,040
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	**477**	65	**877**	103
Add: Funds received and not recognised as revenue in the current year	**–**	–	**–**	–
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	**(166)**	(111)	**(939)**	–
Less: Funds received in prior year but revenue recognised and funds spent in current year	**–**	–	**–**	(10)
Unspent funds at 30 June	**355**	44	**1,071**	1,133
Contributions				
Unspent funds at 1 July	**–**	–	**1,788**	1,701
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	**–**	–	**801**	655
Add: contributions received and not recognised as revenue in the current year	**–**	–	**–**	–
Add: contributions recognised as income in the current period obtained in respect of a future rating identified by Council for the purpose of establishing a rate	**–**	–	**–**	–
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	**–**	–	**(1,212)**	(568)
Unspent contributions at 30 June	**–**	–	**1,377**	1,788

Unspent contributions refer to Section 7.11 contributions received but not yet spent.

Accounting policy

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include the completion of specific works or projects. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

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B2-4 Grants and contributions (continued)

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B2-5 Interest and investment income

$ '000	2021	2020
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	**20**	29
– Cash and investments	**138**	347
Fair value adjustments		
– Movements in investments at fair value through profit and loss	**15**	–
Total interest and investment income (losses)	**173**	376
Interest and investment income is attributable to:		
Unrestricted investments/financial assets:		
Overdue rates and annual charges (general fund)	**20**	29
General Council cash and investments	**141**	320
Restricted investments/funds – external:		
Development contributions		
– Section 7.11	**12**	27
Total interest and investment income	**173**	376

Accounting policy
Interest income is recognised using the effective interest rate at the date that interest is earned.

B3 Costs of providing services

B3-1 Employee benefits and on-costs

$ '000	2021	2020
Salaries and wages	**4,405**	4,043
Employee leave entitlements (ELE)	**326**	483
Superannuation	**541**	447
Workers' compensation insurance	**121**	92
Fringe benefit tax (FBT)	**16**	20
Other Employee benefits		
Travel expenses	**60**	56
Training costs (other than salaries and wages)	**49**	75
Total employee costs	**5,518**	5,216
Total employee costs expensed	**5,518**	5,216

Accounting policy
Employee benefit expenses are recorded when the service has been provided by the employee.

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

B3-2 Materials and services

$ '000	Notes	2021	2020
Advertising		**53**	66
Raw materials and consumables		**796**	739
Contractor and consultancy costs		**5,764**	5,677
Audit Fees	F2-1	**103**	103
Bank charges		**41**	37
Previously other expenses:			
Electricity and heating		**108**	184
Insurance		**224**	239
Printing and stationery		**47**	48
Street lighting		**330**	145
Subscriptions and publications		**149**	131
Telephone and communications		**23**	21
Councillor and Mayoral fees and associated expenses	F1-2	**181**	205
Legal expenses:			
– Legal expenses: planning and development		**357**	313
– Legal expenses: other		**89**	73
Expenses from Peppercorn leases		**–**	7
Variable lease expense relating to usage		**80**	26
Other		**12**	6
Total materials and services		**8,357**	8,020
Total materials and services		**8,357**	8,020

Accounting policy
Expenses are recorded on an accruals basis as the Council receives the goods or services.

B3-3 Depreciation, amortisation and impairment of non-financial assets

$ '000	Notes	2021	2020
Depreciation and amortisation			
Plant and equipment		**155**	139
Office equipment		**402**	92
Furniture and fittings		**35**	17
Infrastructure:	C1-6		
– Buildings – non-specialised		**173**	111
– Buildings – specialised		**383**	267
– Other structures		**861**	204
– Roads		**1,155**	962
– Footpaths		**183**	283
– Kerb and guttering		**233**	130
– Other road assets		**56**	58
– Stormwater drainage		**234**	115
Total gross depreciation and amortisation costs		**3,870**	2,378
Total depreciation and amortisation costs		**3,870**	2,378
Total depreciation, amortisation and impairment for non-financial assets		**3,870**	2,378

Accounting policy

Depreciation and amortisation
Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-6 for IPPE assets.

Impairment of non-financial assets
Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are no longer required to be tested for impairment under AASB 136. This is because these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Other assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B3-4 Other expenses

$ '000	Notes	2021	2020
Net share of interests in joint ventures and associates using the equity method			
Joint ventures		–	127
Total net share of interests in joint ventures and associates using the equity method	D1-1	–	127
Contributions/levies to other levels of government			
– Department of planning levy		**69**	61
– NSW fire brigade levy		**533**	473
– Regional library		**251**	774
– Other contributions/levies		**24**	22
Donations, contributions and assistance to other organisations (Section 356)		**13**	29
Total other expenses		**890**	1,486

Accounting policy
Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

$ '000	Notes	2021	2020
Gain (or loss) on disposal of plant and equipment	C1-6		
Proceeds from disposal – plant and equipment		**267**	115
Less: carrying amount of plant and equipment assets sold/written off		**(115)**	(58)
Gain (or loss) on disposal		**152**	57
Gain (or loss) on disposal of infrastructure	C1-6		
Proceeds from disposal – infrastructure		**–**	–
Less: carrying amount of infrastructure assets sold/written off		**(309)**	–
Gain (or loss) on disposal		**(309)**	–
Net gain (or loss) on disposal of assets		**(157)**	57

Accounting policy
Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 22/06/2020 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: F = Favourable budget variation, **U** = Unfavourable budget variation.

$ '000	2021 Budget	2021 Actual	2021 Variance		
REVENUES					
Other revenues	877	1,292	415	47%	F
Council originally budgeted very conservatively due to Covid. Many of the targets were exceeded. As an example, parking fines receipts doubled the initial budget estimate. These estimates were revised through Quarterley Budget Statements to Council.					
Operating grants and contributions	810	1,072	262	32%	F
Council had received new funding for Local Council transition fund for textile and food organics, Australia Day, Place Summer fund and Weeds Control.					
Capital grants and contributions	438	1,829	1,391	318%	F
Council received additional grant funding from the Roads to Recovery program, and the new Local Road Community Infrastructure Program (round 2) and higher receipts from Other contributions and section 7.12					
Interest and investment revenue	413	173	(240)	(58)%	U
Council's investment portfolio is predominantly comprised of term deposits, with 10% of cash holdings in TCorp managed funds. Interests rates in the market continues to be at historically low levels due to monetary policy being implemented by the Reserve Bank of Australia.					
Net gains from disposal of assets	27	–	(27)	(100)%	U
This financial year, Council disposed excess fleet vehicles where gains were made. However, in reference to B4-1, this was offset by a higher amount written off from civic infrastructure.					
EXPENSES					
Materials and services	7,649	8,357	(708)	(9)%	U
Staff shortages have resulted in use of contractors to maintain services and contractors to maintain essential services.					
Net losses from disposal of assets	230	157	73	32%	F
The actual disposal of Infrastructure assets was $306K and this was offset by the gain sale $152K which gave a favourable					
STATEMENT OF CASH FLOWS					
Cash flows from operating activities	1,474	4,869	3,395	230%	F
Council had received new grants funding for capital and operational projects such as Figtree Park (Reibys Green), Gladesville Reserve sporting facilities and Local roads community infrastructure round 2, weeds control and previous funding for play space. This project had been undertaken but not completed for the financial year. Council originally budgeted very low revenues due to Covid. Many of these tragets were exceeded.					
Cash flows from investing activities	(4,561)	(5,817)	(1,256)	28%	U
The transfer of CivicRisk from a joint venture to an invesstment was the major movement in cash flows from Investments.					

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

$ '000	2021	2020
Cash and cash equivalents		
Cash on hand and at bank	**639**	928
Cash-equivalent assets		
– Short-term deposits	**3,595**	3,755
Total cash and cash equivalents	**4,234**	4,683
Reconciliation of cash and cash equivalents		
Total cash and cash equivalents per Statement of Financial Position	**4,234**	4,683
Balance as per the Statement of Cash Flows	**4,234**	4,683

Accounting policy
For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

C1-2 Financial investments

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Financial assets at fair value through the profit and loss				
Managed funds	1,515	–	–	–
Total	1,515	–	–	–
Debt securities at amortised cost				
Long term deposits	16,100	–	18,334	–
Equity securities at fair value through other comprehensive income				
CivicRisk	–	545	–	–
Total	–	545	–	–
Total cash assets, cash equivalents and investments	21,849	545	23,017	–

Accounting policy

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets
All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification
On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Fair value through other comprehensive income – equity instruments
Council has a number of strategic investments in entities over which they do not have significant influence nor control. Council has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

These investments are carried at fair value with changes in fair value recognised in other comprehensive income (financial asset reserve). On disposal any balance in the financial asset reserve is transferred to accumulated surplus and is not reclassified to profit or loss.

Other net gains and losses excluding dividends are recognised in the Other Comprehensive Income Statement.

Financial assets through profit or loss
All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

Council's financial assets measured at fair value through profit or loss comprise investments of $16,100,000 in the Statement of Financial Position.

C1-3 Restricted cash, cash equivalents and investments

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Total cash, cash equivalents and investments	**21,849**	**545**	23,017	–
attributable to:				
External restrictions	**5,684**	**545**	4,794	–
Internal restrictions	**5,724**	**–**	5,582	–
Unrestricted	**10,441**	**–**	12,641	–
	21,849	**545**	23,017	–

$ '000	2021	2020
Details of restrictions		
External restrictions – other		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	**1,221**	1,594
Other developer contributions	**148**	195
Specific purpose unexpended grants (recognised as revenue) – general fund	**2,692**	1,177
Domestic waste management	**908**	680
Other special levies	**1,260**	1,148
External restrictions – other	**6,229**	4,794
Total external restrictions	**6,229**	4,794
Internal restrictions		
Council has internally restricted cash, cash equivalents and investments as follows:		
Plant and vehicle replacement	**489**	434
Employees leave entitlement	**595**	596
Deposits, retentions and bonds	**2,766**	2,704
Construction of buildings	**419**	249
Office equipment	**298**	520
Road reconstruction	**183**	306
Elections	**166**	106
Insurance reserve	**238**	108
Property strategy	**–**	146
Sustainability Reserve	**223**	300
Other	**57**	113
Council work depot - LC	**290**	–
Total internal restrictions	**5,724**	5,582
Total restrictions	**11,953**	10,376

Internal restrictions over cash, cash equivalents and investments are those assets restricted only by a resolution of the elected Council.

C1-4 Receivables

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Purpose				
Rates and annual charges	**566**	**23**	458	17
Interest and extra charges	**21**	**11**	13	14
User charges and fees	**450**	**–**	404	–
Accrued revenues				
– Interest on investments	**26**	**–**	61	–
– Other income accruals	**146**	**–**	109	–
Net GST receivable	**295**	**–**	307	–
Other debtors	**101**	**–**	–	–
Payroll Debtor	**111**	**–**	–	–
Total	**1,716**	**34**	1,352	31
Less: provision of impairment				
User charges and fees	**(20)**	**–**	(19)	–
Total provision for impairment – receivables	**(20)**	**–**	(19)	–
Total net receivables	**1,696**	**34**	1,333	31

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C1-4 Receivables (continued)

$ '000	2021	2020

Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment
Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:
- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are over 5 years past due, whichever occurs first.

None of the receivables that have been written off are subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

C1-5 Inventories

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
(i) Inventories at cost				
Stores and materials	3	–	13	–
Total inventories at cost	3	–	13	–
Total inventories	3	–	13	–

Accounting policy

Raw materials and stores, work in progress and finished goods
Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

C1-6 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2020			Asset movements during the reporting period						At 30 June 2021		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	1,406	–	1,406	–	793	–	–	(1,067)	–	1,132	–	1,132
Plant and equipment	1,306	(728)	578	396	–	(107)	(155)	–	–	1,297	(585)	712
Office equipment	1,152	(1,039)	113	651	–	–	(402)	216	–	2,018	(1,440)	578
Furniture and fittings	309	(214)	95	185	–	–	(35)	–	–	495	(250)	245
Land:												
– Operational land	33,282	–	33,282	–	–	–	–	–	–	33,282	–	33,282
– Community land	78,544	–	78,544	–	–	–	–	–	4,825	83,369	–	83,369
Infrastructure:												
– Buildings – non-specialised	8,339	(3,812)	4,527	698	–	–	(173)	639	–	9,677	(3,986)	5,691
– Buildings – specialised	17,565	(8,384)	9,181	552	–	–	(383)	–	–	18,115	(8,765)	9,350
– Other structures	15,972	(6,539)	9,433	11	–	–	(861)	–	–	15,982	(7,399)	8,583
– Roads	66,428	(19,168)	47,260	877	–	(133)	(1,155)	166	–	67,238	(20,223)	47,015
– Footpaths	13,244	(4,360)	8,884	1,179	–	(163)	(183)	–	–	14,115	(4,398)	9,717
– Kerb and guttering	18,625	(5,590)	13,035	–	–	–	(233)	–	–	18,625	(5,823)	12,802
– Other road assets (including bulk earthworks)	1,873	(312)	1,561	252	–	(5)	(56)	39	–	2,159	(368)	1,791
– Stormwater drainage	23,329	(8,097)	15,232	64	–	(8)	(234)	7	–	23,354	(8,293)	15,061
Total infrastructure, property, plant and equipment	281,374	(58,243)	223,131	4,865	793	(416)	(3,870)	–	4,825	290,858	(61,530)	229,328

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-6 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2019			Asset movements during the reporting period						At 30 June 2020		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	12	–	12	1,394	–	–	–	–	–	1,406	–	1,406
Plant and equipment	1,466	(878)	588	–	187	(58)	(139)	–	–	1,306	(728)	578
Office equipment	1,089	(947)	142	63	–	–	(92)	–	–	1,152	(1,039)	113
Furniture and fittings	309	(197)	112	–	–	–	(17)	–	–	309	(214)	95
Land:												
– Operational land	33,282	–	33,282	–	–	–	–	–	–	33,282	–	33,282
– Community land	78,544	–	78,544	–	–	–	–	–	–	78,544	–	78,544
Infrastructure:												
– Buildings – non-specialised	8,043	(2,802)	5,241	–	–	–	(111)	(603)	–	8,339	(3,812)	4,527
– Buildings – specialised	16,295	(6,023)	10,272	88	–	–	(267)	(912)	–	17,565	(8,384)	9,181
– Other structures	9,108	(2,830)	6,278	113	–	–	(204)	–	3,246	15,972	(6,539)	9,433
– Roads	54,081	(9,469)	44,612	393	–	–	(962)	–	3,217	66,428	(19,168)	47,260
– Footpaths	10,554	(3,342)	7,212	299	–	–	(283)	–	1,656	13,244	(4,360)	8,884
– Other road assets (including bulk earthworks)	1,397	(241)	1,156	406	–	–	(58)	–	57	1,873	(312)	1,561
– Stormwater drainage	9,539	(1,733)	7,806	259	–	–	(115)	–	7,282	23,329	(8,097)	15,232
– Kerb and guttering	14,806	(1,377)	13,429	177	–	–	(130)	(441)	–	18,625	(5,590)	13,035
Total infrastructure, property, plant and equipment	238,525	(29,839)	208,686	3,192	187	(58)	(2,378)	(1,956)	15,458	281,374	(58,243)	223,131

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

continued on next page ...

C1-6 Infrastructure, property, plant and equipment (continued)

Accounting policy

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Land is not depreciated. The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that the Council will obtain ownership at the end of the lease term. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

	Years		Years
Plant and equipment		Other equipment	
Office equipment	5 to 10	Playground equipment	5 to 20
Office furniture	10 to 20	Benches, seats etc.	5 to 10
Vehicles	5 to 8		
Other plant and equipment	5 to 15	**Buildings**	
		Buildings: masonry	50 to 100
		Buildings: other	50 to 100
Transportation assets		**Stormwater assets**	
Sealed roads: surface	10 to 25	Drains	60 to 100
Sealed roads: structure	60 to 100		
Kerb, gutter and footpaths	10 to 70		
Other Infrastructure	10 to 70		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

C2 Leasing activities

C2-1 Council as a lessee

Council leases a photocopier. Information relating to the leases in place and associated balances and transactions is provided below.

Terms and conditions of leases
Council has an operating lease for the photocopiers and the lease is for 5 years.

(a) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

$ '000	2021	2020
Variable lease payments based on usage not included in the measurement of lease liabilities	80	26
Expenses relating to Peppercorn leases	–	7
	80	33

(b) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land and buildings which are used for:
Provide general indication of the use of the assets under a concessionary arrangement e.g.

- boat ramp

The leases are generally between years and require payments of a maximum amount of $1,000 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

Accounting policy

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting
Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / Concessionary leases

continued on next page ...

C2-1 Council as a lessee (continued)

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

C3 Liabilities of Council

C3-1 Payables

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Payables				
Goods and services – operating expenditure	**783**	**–**	474	–
Goods and services – capital expenditure	**209**	**–**	862	–
Accrued expenses:				
– Other expenditure accruals	**378**	**–**	439	–
Security bonds, deposits and retentions	**2,779**	**–**	2,711	–
Prepaid rates	**95**	**–**	113	–
Total payables	**4,244**	**–**	4,599	–
Total payables	**4,244**	**–**	4,599	–

Payables relating to restricted assets

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Total payables relating to unrestricted assets	**4,244**	**–**	**4,599**	**–**
Total payables	**4,244**	**–**	4,599	–

Current payables not anticipated to be settled within the next twelve months

$ '000	2021	2020
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	**2,364**	2,331
Total payables and borrowings	**2,364**	2,331

Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Council comprise trade payables.

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

$ '000	Notes	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	**2,337**	**–**	1,040	–
Total grants received in advance		**2,337**	**–**	1,040	–
User fees and charges received in advance:					
Other		**305**	**–**	149	–
Total user fees and charges received in advance		**305**	**–**	149	–
Total contract liabilities		**2,642**	**–**	1,189	–

Notes

(i) Council has received funding to construct assets including sporting facilities and playspace. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

Contract liabilities relating to restricted assets

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Total contract liabilities relating to unrestricted assets	**2,642**	**–**	1,189	–
Total contract liabilities	**2,642**	**–**	**1,189**	**–**

Significant changes in contract liabilities

The contract liabilities have arisen on adoption of AASB 15 and AASB 1058. Previously income received in advance was recognised for reciprocal contracts. The increase in a contract liability is primarily due to grants in the scope of AASB 15 and capital grants received by Council to acquire or construct assets which will be under Council's control. Previously, revenue was recognised on receipt of the funds.

Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

C3-3 Employee benefit provisions

$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Annual leave	**378**	**–**	390	–
Sick leave	**–**	**–**	56	–
Long service leave	**616**	**14**	929	19
Other leave	**105**	**–**	10	–
Total employee benefit provisions	**1,099**	**14**	1,385	19

Current employee benefit provisions not anticipated to be settled within the next twelve months

$ '000	2021	2020
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	**573**	789
	573	789

Accounting policy

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

C4 Reserves

C4-1 Nature and purpose of reserves

Infrastructure, property, plant and equipment revaluation reserve

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Council structure

D1 Interests in other entities

$ '000	Council's share of net assets 2021	2020
Council's share of net assets		
Net share of interests in joint ventures and associates using the equity method – assets		
Joint ventures	–	499
Total net share of interests in joint ventures and associates using the equity method – assets	–	499
Total Council's share of net assets	–	499

D1-1 Interests in joint arrangements

Net carrying amounts – Council's share

$ '000	Nature of relationship	Place of business	2021	2020	Interest in ownership 2021	2020
CivicRisk Mutual	Joint venture	Penrith NSW	–	67	**0.0%**	0.9%
CivicRisk Metro	Joint venture	Penrith NSW	–	431	**0.0%**	3.4%
Total carrying amounts – material joint ventures			–	498	–	4.3%

CivicRisk Metro
Councils investment in CivicRisk is now disclosed in C1-2 Investments, due to a change in operating structure as at 1/7/20

CivicRisk Mutual
Councils investment in CivicRisk is now disclosed in C1-2 Investments, due to a change in operating structure as at 1/7/20

Material joint ventures

The following information is provided for joint ventures that are individually material to the Council. Included are the total amounts as per the joint venture financial statements, adjusted for fair-value adjustments at acquisition date and differences in accounting policies, rather than the Council's share.

Details

	Principal activity	Measurement method
CivicRisk Metro	Liability insurance and risk management	Equity accounting
CivicRisk Mutual	Liability insurance and risk management	Equity accounting

Relevant interests and fair values

	Interest in outputs 2021	2020
CivicRisk Metro	**0.0%**	3.4%
CivicRisk Mutual	**0.0%**	0.9%

continued on next page ...

D1-1 Interests in joint arrangements (continued)

Summarised financial information for joint ventures

$ '000	CivicRisk Metro 2021	CivicRisk Metro 2020	CivicRisk Mutual 2021	CivicRisk Mutual 2020
Statement of financial position				
Current assets				
Cash and cash equivalents	–	9,281	–	6,177
Other current assets	–	15,062	–	12,101
Non-current assets	–	6,711	–	5,102
Current liabilities				
Current financial liabilities (excluding trade and other payables and provisions)	–	3,451	–	5,923
Other current liabilities	–	1,762	–	3,635
Non-current liabilities				
Non-current financial liabilities (excluding trade and other payables and provisions)	–	5,558	–	3,635
Net assets	–	20,283	–	10,187
Statement of comprehensive income				
Income	–	2,116	–	14,679
Interest income	–	271	–	205
Profit/(loss) from continuing operations	–	2,387	–	14,884
Profit/(loss) for the period	–	**2,387**	–	**14,884**
Total comprehensive income	–	2,387	–	14,884
Share of income – Council (%)	**0.0%**	3.4%	**0.0%**	0.9%
Profit/(loss) – Council ($)	–	81	–	134
Total comprehensive income – Council ($)	–	81	–	134
Summarised Statement of cash flows				
Cash flows from operating activities	–	1,511	–	1,614
Cash flows from investing activities	–	7,516	–	2,750
Net increase (decrease) in cash and cash equivalents	–	9,027	–	4,364
Reconciliation of the carrying amount				
Opening net assets (1 July)	**14,359**	14,648	**7,155**	6,944
Profit/(loss) for the period	–	(289)	–	211
Closing net assets	**14,359**	14,359	**7,155**	7,155
Council's share of net assets (%)	**0.0%**	3.4%	**0.0%**	0.9%
Council's share of net assets ($)	–	690	–	92

County Councils

Council is not a member of any county councils.

Accounting policy

Joint ventures

Council is a member of Mutual Management Services Ltd, a mutual pool scheme providing liability insurance to Local Government. Membership includes the potential to share in either the net assets or liabilities of the fund dependant on its past performance. Council's share of the net assets or liabilities reflects our contributions to the pool and insurance claims within each of the funds years.

Council's accounting policy regarding the measurement and disclosure of the potential liability or benefit is to book Council's share of net asset or liability value, as advised by Mutual management Service Ltd taking into account their audited figures for the year ended 30 June 2019.

E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including **(1)** price risk, **(2)** credit risk, **(3)** liquidity risk and **(4)** interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

$ '000	Carrying value 2021	Carrying value 2020	Fair value 2021	Fair value 2020
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	**4,234**	4,683	**4,234**	4,683
Receivables	**1,730**	1,364	**1,730**	1,365
Investments				
– Debt securities at amortised cost	**16,100**	18,334	**16,100**	18,334
Fair value through other comprehensive income				
Investments				
– Equity securities at fair value through other comprehensive income	**545**	–	**545**	–
Fair value through profit and loss				
Investments				
– Amortised cost	**1,515**	–	**1,515**	–
Total financial assets	**24,124**	24,381	**24,124**	24,382
Financial liabilities				
Payables	**4,244**	4,599	**4,215**	5,412
Total financial liabilities	**4,244**	4,599	**4,215**	5,412

Fair value is determined as follows:

- **Cash** and **cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings** – are based upon estimated future cash flows discounted by the current mkt interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) **'at fair value through profit and loss'** or (ii) **'available-for-sale'** – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council has an investment policy which complies with the Local Government Act 1993 and Minister's investment order 625. This policy is regularly reviewed by Council and it's staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.

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E1-1 Risks relating to financial instruments held (continued)

- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

(a) Market risk – interest rate and price risk

$ '000	2021	2020
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	**210**	230
Impact of a 10% movement in price of investments		
– Equity / Income Statement	**–**	–

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

$ '000	Not yet overdue	< 1 year overdue	1 - 2 years overdue	2 - 5 years overdue	> 5 years overdue	Total
2021						
Gross carrying amount	**–**	**454**	**74**	**33**	**28**	**589**
2020						
Gross carrying amount	1	392	29	22	31	475

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses,

continued on next page ...

E1-1 Risks relating to financial instruments held (continued)

non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

$ '000	Not yet overdue	0 - 30 days overdue	31 - 60 days overdue	61 - 90 days overdue	> 91 days overdue	Total
2021						
Gross carrying amount	**721**	**143**	**23**	**13**	**261**	**1,161**
Expected loss rate (%)	**0.00%**	**0.00%**	**0.00%**	**10.00%**	**7.30%**	**1.75%**
ECL provision	**–**	**–**	**–**	**1**	**19**	**20**
2020						
Gross carrying amount	528	122	22	21	215	908
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	9.00%	2.13%
ECL provision	–	–	–	–	19	19

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

$ '000	Weighted average interest rate	Subject to no maturity	payable in: ≤ 1 Year	1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2021							
Trade/other payables	**0.00%**	**2,779**	**1,342**	**–**	**–**	**4,121**	**4,149**
Total financial liabilities		**2,779**	**1,342**	**–**	**–**	**4,121**	**4,149**
2020							
Trade/other payables	0.00%	2,711	1,771	–	–	4,482	4,486
Total financial liabilities		2,711	1,771	–	–	4,482	4,486

E2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

– Infrastructure, property, plant and equipment

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

				Fair value measurement hierarchy					
		Date of latest valuation		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
$ '000	Notes	2021	2020	2021	2020	2021	2020	2021	2020
Recurring fair value measurements									
Infrastructure, property, plant and equipment	C1-6								
Plant & Equipment		30/06/21	30/06/20	–	–	**712**	578	**712**	578
Office Equipment		30/06/21	30/06/20	–	–	**578**	113	**578**	113
Furniture & Fittings		30/06/21	30/06/20	–	–	**245**	95	**245**	95
Operational Land		30/06/18	30/06/18	**33,282**	33,282	–	–	**33,282**	33,282
Community Land		30/06/21	30/06/17	–	–	**83,369**	78,544	**83,369**	78,544
Building – Non Specialised		30/06/20	30/06/20	–	–	**5,691**	12,151	**5,691**	12,151
Building – Specialised		30/06/20	30/06/20	–	–	**9,350**	1,558	**9,350**	1,558
Other Structures		30/06/20	30/06/20	–	–	**8,583**	9,432	**8,583**	9,432
Roads		30/06/20	30/06/20	–	–	**47,015**	26,759	**47,015**	26,759
Footpaths		30/06/20	30/06/20	–	–	**9,717**	17,604	**9,717**	17,604
Kerb & Guttering		30/06/20	30/06/20	–	–	**12,802**	24,215	**12,802**	24,215
Other road assets		30/06/20	30/06/20	–	–	**1,791**	2,161	**1,791**	2,161
Stormwater Drainage		30/06/20	30/06/20	–	–	**15,061**	15,232	**15,061**	15,232
Total infrastructure, property, plant and equipment				**33,282**	33,282	**194,914**	188,442	**228,196**	221,724

Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Infrastructure, property, plant and equipment (IPPE)

This asset class comprises all of Council's land classified as Operational Land and Community Land under the NSW Local Government Act 1993. The key unobservable inputs to the valuation are the price per square metre and market price. The operational Land valuation was undertaken at 30 June 2018 and was performed by APV Valuers and Asset Management. The Community Land valuation was performed by Valuer General at 1 July 2016.

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E2-1 Fair value measurement (continued)

Where there is directly comparable market evidence, Level 2 valuation inputs were used to value land held in freehold title as well as land used for special purposes which is restricted in use under current zoning rules.
Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size.

Land assets that have no comparable observable market evidence were subsequently valued at the Level 3 valuation input hierarchy using the professional judgement of a Registered Valuer adjusted for price per square metre of sales sites not in close proximity which provided only a low level of comparability.

Council's Plant, Office Equipment and Furniture & Fittings include:

- Plant: Truck, tractors, mowers
- Fleet: Cars, Utes
- Office Equipment: Computer hardware/software, document management
- Furniture & Fittings: Desks, chairs, window coverings

Plant, Office Equipment, Furniture & Fittings are valued at cost but are disclosed at fair value in the notes.
Level 3 unobservable inputs include consumption pattern, useful life, residual value and asset condition.

Buildings were valued by Assetic Valuers and Asset Management at 30 June 2020. Residential properties were valued on Level 3 valuation inputs using comparable properties after adjusting for differences in attributes such as property size.

Specialised buildings were valued using the cost approach by estimating the replacement cost for each building by componentising the buildings and subsequent useful lives. Level 3 valuation inputs required Professional Judgement to estimate unobservable inputs such as residual value, useful life, consumption patterns, asset condition and remaining service potential.

This asset class comprises of Road, Kerb and Channel, Structure, Car Park, Bridge, Footpath, Traffic Signs, Stormwater Drain, Stormwater Pit and were valued using Level 3 valuation inputs using the cost approach.

This approach estimates the replacement cost for each asset into component level with differing useful lives. While the unit rates based on square metres or similar capacity could be supported from market evidence (Level 2), other inputs such as estimated residual life, useful life, consumption patterns and asset condition required professional judgement and impacted significantly on the determination of fair value. These assets were valued using Level 3 valuation inputs.

Fair value measurements using significant unobservable inputs (level 3)

The valuation process for level 3 fair value measurements
The council engaged external, independent and qualified valuers to determine the fair value of the infrastructure assets on a regular basis. An annual assessment is undertaken to determine whether the carrying amount of the assets is materially different from the fair value. If any variation is considered material a revaluation is undertaken either by comprehensive revaluation or by applying an interim revaluation using appropriate indices.

Changes in level 3 fair values are analysed at the end of each reporting period and discussed between the valuation team and Council.

Community Land was valued based on the Land Value provided by the Valuer-General. Where the Valuer-General did not provide Land Value an average unit rate based on the Land Value for similar community land was used.

As at 30 June 2018 a comprehensive valuation was undertaken for Operational Land was performed by APV.

As 30 June 2020 all Buildings revaluation was performed by Assetic and Non-Specialised Buildings have been valued at market value from the sales evidence of similar or reference assets. Specialised Buildings have been valued using depreciated replacement cost. The method is based on determine the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors.

Valuation of Roads was undertaken at 30 June 2020 by Assetic. This asset class comprises the Road Carriageway, Suburb Markers and Traffic facilities. The road carriageway is defined as the trafficable portion of a road, between but not including the Kerb and gutter. The Cost Approach using Level 3 inputs was used to value the road and other road infrastructure. Valuation for the road carriagewage, comprising surface, pavement and formation were based on calculations undertaken by the external valuation process.

Footpaths and Kerb & Gutter were segmented to match the adjacent road segment where possible and no further componentisation was undertaken. Footpaths and Kerb & Gutter were originally mapped and the condition assessed based on a physical inspection. Condition information is updated as changes in the network are observed through regular inspections. Valuation of the Footpaths and Kerb & Gutter was undertaken at 30 June 2020.

continued on next page ...

E2-1 Fair value measurement (continued)

Stormwater Drainage comprise pits, pipes, open channels, headwalls and various types of water quality devices. The Cost Approach estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. While the unit rates based on linear metres of certain diameter pipes and prices per pit or similar could be supported through extensive professional judgement and market evidence. Valuation of the stormwater drainage was undertaken at 30 June 2020 by Assetic.

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

$ '000	Fair value (30/6/21) 2021	Valuation technique/s	Unobservable inputs
Infrastructure, property, plant and equipment			
Community Land	83,369	Land values obtained from the NSW Valuer General	Land value and land area
Plant & Equipment	712	Cost approach	Gross Replacement Cost, remaining useful life
Office Equipment	578	Cost approach	Gross Replacement Cost, remaining useful life
Furniture & Fittings	245	Cost approach	Gross Replacement Cost, remaining useful life
Specialised Buildings	9,350	Cost approach	Gross Replacement Cost, remaining useful life
Other Structures	8,583	Cost approach	Gross Replacement Cost, remaining useful life
Roads	47,015	Cost approach	Gross Replacement Cost, remaining useful life
Footpaths	9,717	Cost approach	Gross Replacement Cost, remaining useful life
Kerb & Gutter	12,802	Cost approach	Gross Replacement Cost, remaining useful life
Other Road Assets	1,791	Cost approach	Gross Replacement Cost, remaining useful life
Stormwater Drainage	15,061	Cost approach	Gross Replacement Cost, remaining useful life

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

	Plant and equipment		Office equipment		Furniture and fittings		Community Land	
$ '000	**2021**	2020	**2021**	2020	**2021**	2020	**2021**	2020
Opening balance	**578**	587	**114**	143	**95**	112	**78,544**	78,544
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	**–**	–	**–**	–	**–**	–	**4,825**	–
Other movements								
Purchases (GBV)	**396**	188	**866**	63	**185**	–	**–**	–
Disposals (WDV)	**(107)**	(58)	**–**	–	**–**	–	**–**	–
Depreciation and impairment	**(155)**	(139)	**(402)**	(92)	**(35)**	(17)	**–**	–
Closing balance	**712**	578	**578**	114	**245**	95	**83,369**	78,544

	Building specialised		Other structures		Roads		Footpaths	
$ '000	**2021**	2020	**2021**	2020	**2021**	2020	**2021**	2020
Opening balance	**9,181**	10,272	**9,433**	6,278	**47,260**	44,612	**8,884**	7,212

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E2-1 Fair value measurement (continued)

$ '000	Building specialised 2021	Building specialised 2020	Other structures 2021	Other structures 2020	Roads 2021	Roads 2020	Footpaths 2021	Footpaths 2020
Total gains or losses for the period								
Recognised in other comprehensive income – revaluation surplus	**–**	(912)	**–**	3,246	**–**	3,217	**–**	1,656
Other movements								
Purchases (GBV)	**552**	88	**11**	113	**1,043**	393	**1,179**	299
Disposals (WDV)	**–**	–	**–**	–	**(133)**	–	**(163)**	–
Depreciation and impairment	**(383)**	(267)	**(861)**	(204)	**(1,155)**	(962)	**(183)**	(283)
Closing balance	**9,350**	9,181	**8,583**	9,433	**47,015**	47,260	**9,717**	8,884

$ '000	Kerb and guttering 2021	Kerb and guttering 2020	Other road assets 2021	Other road assets 2020	Stomwater drainage 2021	Stomwater drainage 2020	Total 2021	Total 2020
Opening balance	**13,035**	13,429	**1,561**	1,156	**15,232**	7,806	**183,917**	**170,151**
Recognised in other comprehensive income – revaluation surplus	**–**	(441)	**–**	57	**–**	7,282	**4,825**	**14,105**
Purchases (GBV)	**–**	177	**291**	406	**71**	259	**4,594**	**1,986**
Disposals (WDV)	**–**	–	**(5)**	–	**(8)**	–	**(416)**	**(58)**
Depreciation and impairment	**(233)**	(130)	**(56)**	(58)	**(234)**	(115)	**(3,697)**	**(2,267)**
Closing balance	**12,802**	13,035	**1,791**	1,561	**15,061**	15,232	**189,223**	**183,917**

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

E3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

LIABILITIES NOT RECOGNISED

1. Guarantees

(i) Defined benefit superannuation contribution plans
Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

– Assets are not segregated within the sub-group according to the employees of each sponsoring employer.

– The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.

– Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.

– The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are::

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 7% of salaries to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of $40.0 million for 1 July 2019 to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2019. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2021 was $120,737.62. The last valuation of the Scheme was performed by Richard Boyfield FIAA as at 30 June 2019, and covers the period ended 30 June 2020.

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E3-1 Contingencies (continued)

Council's expected contribution to the plan for the next annual reporting period is $129,369.36.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2020 is:

Employer reserves only *	$millions	Asset Coverage
Assets	1,695.2	
Past Service Liabilities	1,773.2	95.6%
Vested Benefits	1,757.5	96.5%

* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of $63,000 as at 30 June 2021.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.75% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

(ii) Mutual Management Services Ltd

Mutual Management Services Ltd (MMS) is a company limited by guarantee and was created to provide administration services to the three CivicRisk self-insurance pools CivicRisk West (previously West Pool), CivicRisk Metro (previously Metro Pool) and CivicRisk Mutual (previously United Independent Pools).

MMS operates as a mutual for the benefit of the members who are the sixteen Councils which make up our combined CivicRisk membership being Blacktown, Blue Mountains, Burwood, Bayside, Cumberland, Camden, Hawkesbury, Fairfield, Hunters Hill, Kiama, Lane Cove, Liverpool, Penrith, Parramatta, Shellharbour and Wollongong.

The CivicRisk Self-insurance pools have been operating since the late 1980's when Councils could not purchase insurance in the market and the Councils decided to work together to share the risks and self-fund their claims costs.

MMS was created to move the administration staff and responsibilities from West Pool (now CivicRisk West) to a separate entity that provides the services to all three pools. The creation of obligations rather than a change in the underlying operations.

(iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

(iv) Other guarantees

Council has provided no other guarantees other than those listed above.

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E3-1 Contingencies (continued)

2. Other liabilities

(i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

ASSETS NOT RECOGNISED

(ii) Infringement notices/fines

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by Revenue NSW.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

F People and relationships

F1 Related party disclosures

F1-1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

$ '000	2021	2020
Compensation:		
Short-term benefits	**2,044**	1,280
Post-employment benefits	**130**	136
Total	**2,174**	1,416

F1-2 Councillor and Mayoral fees and associated expenses

$ '000	2021	2020
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	**41**	44
Councillors' fees	**115**	142
Other Councillors' expenses (including Mayor)	**25**	19
Total	**181**	205

F2 Other relationships

F2-1 Audit fees

$ '000	2021	2020
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of financial statements	**47**	50
Remuneration for audit and other assurance services	**47**	50
Total Auditor-General remuneration	**47**	50
Non NSW Auditor-General audit firms		
(i) Audit and other assurance services		
Internal auditors	**56**	53
Remuneration for audit and other assurance services	**56**	53
Total remuneration of non NSW Auditor-General audit firms	**56**	53
Total audit fees	**103**	103

G Other matters

G1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

$ '000	2021	2020
Net operating result from Income Statement	**(376)**	1,296
Adjust for non-cash items:		
Depreciation and amortisation	**3,870**	2,378
Net losses/(gains) on disposal of assets	**157**	(57)
Adoption of AASB 15/1058	**–**	(1,040)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments classified as 'at fair value' or 'held for trading'	**(15)**	–
Share of net (profits)/losses of associates/joint ventures using the equity method	**–**	127
+/– Movement in operating assets and liabilities and other cash items:		
Decrease/(increase) in receivables	**(367)**	(268)
Increase/(decrease) in provision for impairment of receivables	**1**	–
Decrease/(increase) in inventories	**10**	(5)
Decrease/(increase) in other current assets	**129**	(102)
Increase/(decrease) in payables	**309**	(154)
Increase/(decrease) in other accrued expenses payable	**(61)**	269
Increase/(decrease) in other liabilities	**50**	(39)
Increase/(decrease) in contract liabilities	**1,453**	1,040
Increase/(decrease) in provision for employee benefits	**(291)**	(363)
Net cash provided from/(used in) operating activities from the Statement of Cash Flows	**4,869**	3,082

G2-1 Commitments

Investment in joint operations – commitments

For capital commitments and other commitments relating to investments in joint operations, refer to Note D1

G3-1 Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

G4 Statement of developer contributions as at 30 June 2021

G4-1 Summary of developer contributions

$ '000	Opening balance at 1 July 2020	Contributions received during the year: Cash	Contributions received during the year: Non-cash	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2021	Cumulative balance of internal borrowings (to)/from
Other	1,594	695	–	12	(1,080)	–	1,221	–
S7.11 contributions – under a plan	1,594	695	–	12	(1,080)	–	1,221	–
Total S7.11 and S7.12 revenue under plans	1,594	695	–	12	(1,080)	–	1,221	–
Total contributions	1,594	695	–	12	(1,080)	–	1,221	–

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

G4-2 Developer contributions by plan

$ '000	Opening balance at 1 July 2020	Contributions received during the year: Cash	Contributions received during the year: Non-cash	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2021	Cumulative balance of internal borrowings (to)/from
CONTRIBUTION PLAN NUMBER 27 NOVEMBER 2013								
Other	1,594	695	–	12	(1,080)	–	1,221	–
Total	1,594	695	–	12	(1,080)	–	1,221	–

G5 Statement of performance measures

G5-1 Statement of performance measures – consolidated results

$ '000	Amounts 2021	Indicator 2021	Indicators 2020	Indicators 2019	Benchmark
1. Operating performance ratio					
Total continuing operating revenue excluding capital grants and contributions less operating expenses [1,2]	(2,063)	(12.45)%	3.42%	(4.24)%	>0.00%
Total continuing operating revenue excluding capital grants and contributions [1]	16,572				
2. Own source operating revenue ratio					
Total continuing operating revenue excluding all grants and contributions [1]	15,500	84.23%	91.27%	85.49%	>60.00%
Total continuing operating revenue [1]	18,401				
3. Unrestricted current ratio					
Current assets less all external restrictions	17,896	3.55x	5.06x	8.08x	>1.50x
Current liabilities less specific purpose liabilities	5,048				
4. Debt service cover ratio					
Operating result before capital excluding interest and depreciation/impairment/amortisation [1]	1,807	∞	∞	∞	>2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	–				
5. Rates and annual charges outstanding percentage					
Rates and annual charges outstanding	621	4.71%	3.95%	2.97%	<5.00%
Rates and annual charges collectable	13,176				
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	20,334	16.63 mths	17.21 mths	18.85 mths	>3.00 mths
Monthly payments from cash flow of operating and financing activities	1,222				

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements
for the year ended 30 June 2021

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

The Council of the Municipality of Hunter's Hill

General Purpose Financial Statements
for the year ended 30 June 2021

Independent Auditor's Report

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

The Council of the Municipality of Hunter's Hill

SPECIAL SCHEDULES

for the year ended 30 June 2021

The Council of the Municipality of Hunter's Hill

Special Schedules

for the year ended 30 June 2021

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The Council of the Municipality of Hunter's Hill

Permissible income for general rates

$ '000	Notes	Calculation 2020/21	Calculation 2021/22
Notional general income calculation [1]			
Last year notional general income yield	a	9,519	**9,754**
Plus or minus adjustments [2]	b	14	**(6)**
Notional general income	c = a + b	**9,533**	**9,748**
Permissible income calculation			
Or rate peg percentage	e	2.60%	**2.00%**
Or plus rate peg amount	i = e x (c + g)	248	**195**
Sub-total	k = (c + g + h + i + j)	**9,781**	**9,943**
Plus (or minus) last year's carry forward total	l	(13)	**14**
Less valuation objections claimed in the previous year	m	(1)	**(1)**
Sub-total	n = (l + m)	**(14)**	**13**
Total permissible income	o = k + n	9,767	**9,956**
Less notional general income yield	p	9,754	**9,957**
Catch-up or (excess) result	q = o – p	**12**	**(1)**
Plus income lost due to valuation objections claimed [4]	r	1	**2**
Carry forward to next year [5]	t = q + r + s	**13**	**1**

Notes

(1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.

(2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the Valuation of Land Act 1916.

(4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.

(5) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the NSW Government Gazette in accordance with section 512 of the Local Government Act 1993. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

The Council of the Municipality of Hunter's Hill

Report on infrastructure assets as at 30 June 2021

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard $ '000	Estimated cost to bring to the agreed level of service set by Council $ '000	2020/21 Required maintenance [a] $ '000	2020/21 Actual maintenance $ '000	Net carrying amount $ '000	Gross replacement cost (GRC) $ '000	Assets in condition as a percentage of gross replacement cost 1	2	3	4	5
Buildings	Council Offices/ Administration Centres	–	–	49	97	4,301	6,782	58.0%	6.0%	36.0%	0.0%	0.0%
	Council Works Depot	294	–	26	166	485	1,042	14.0%	4.0%	53.0%	28.0%	1.0%
	Council Public Halls	3,193	584	273	129	5,077	10,999	17.0%	17.0%	36.0%	23.0%	7.0%
	Other Buildings	642	27	93	220	5,210	9,002	15.0%	46.0%	32.0%	6.0%	1.0%
	Sub-total	**4,129**	**611**	**441**	**612**	**15,041**	**27,825**	**26.2%**	**23.2%**	**35.3%**	**12.1%**	**3.1%**
Other structures	Other structures	1,329	416	276	33	8,583	15,982	1.0%	30.0%	61.0%	6.0%	2.0%
	Sub-total	**1,329**	**416**	**276**	**33**	**8,583**	**15,982**	**1.0%**	**30.0%**	**61.0%**	**6.0%**	**2.0%**
Roads	Sealed roads	1,984	3,259	516	1,409	47,022	67,239	20.0%	47.0%	29.0%	4.0%	0.0%
	Footpaths	163	–	172	321	9,717	14,115	14.0%	27.0%	58.0%	1.0%	0.0%
	Kerb and guttering	107	315	242	14	12,802	18,625	0.0%	36.0%	63.0%	1.0%	0.0%
	Other road assets (incl. bulk earth works)	–	–	–	14	1,791	2,159	81.0%	19.0%	0.0%	0.0%	0.0%
	Sub-total	**2,254**	**3,574**	**930**	**1,758**	**71,325**	**102,138**	**16.8%**	**41.6%**	**38.6%**	**3.0%**	**0.0%**
Stormwater drainage	Stormwater drainage	54	54	389	64	15,062	23,354	17.0%	1.0%	82.0%	0.0%	0.0%
	Sub-total	**54**	**54**	**389**	**64**	**15,061**	**23,354**	**17.0%**	**1.0%**	**82.0%**	**0.0%**	**0.0%**
	Total – all assets	**7,766**	**4,655**	**2,036**	**2,467**	**110,010**	**169,299**	**16.9%**	**31.9%**	**46.2%**	**4.3%**	**0.7%**

[a] Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	**Excellent/very good**	No work required (normal maintenance)
2	**Good**	Only minor maintenance work required
3	**Satisfactory**	Maintenance work required
4	**Poor**	Renewal required
5	**Very poor**	Urgent renewal/upgrading required

The Council of the Municipality of Hunter's Hill

Report on infrastructure assets as at 30 June 2021

Infrastructure asset performance indicators (consolidated) *

$ '000	Amounts 2021	Indicator 2021	Indicators 2020	Indicators 2019	Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals [1]	4,484	147.26%	56.85%	26.38%	>=100.00%
Depreciation, amortisation and impairment	3,045				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	7,766	7.90%	7.63%	8.23%	<2.00%
Net carrying amount of infrastructure assets	98,340				
Asset maintenance ratio					
Actual asset maintenance	2,467	121.17%	112.53%	37.27%	>100.00%
Required asset maintenance	2,036				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	4,655	2.75%	3.25%	22.50%	
Gross replacement cost	169,299				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

ITEM NO	:	4.2
SUBJECT	:	MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE HELD ON 6 OCTOBER, 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	MARIA KENNY

Ref:543269

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Audit, Risk and Improvement meeting held on 6 October 2021.

REPORT

The objective of the Audit, Risk and Improvement Committee is to provide independent assurance and advice to Council on risk management, internal control, governance and external accountability.

At this meeting, the Committee received the External Auditor's Report on the Audited Financial Statements for the year ending 30 June, 2021.

A question with notice was taken regarding the value of Councillor Fees paid in the financial year ending 30 June 2021, as compared with 30 June 2020 (which is included in the attached minutes).

Upon further investigation following the ARIC meeting, it was determined that the prescribed fees for June 2021 (valued at $10, 140) was posted in July 2021. This information was circulated out-of-session to all members.

Council's External Auditors have advised that this amount is not material, or above their thresholds for adjustments. On the basis of this advice, no further adjustments were to the FY2020-21 Statements.

RECOMMENDATION

1. That the report be received and noted.

ATTACHMENTS

1. Minutes of Meeting ⇩

MINUTES OF AUDIT RISK AND IMPROVEMENT COMMITTEE held 6 October 2021

COMMENCEMENT

The meeting opened at 1:30pm.

PRESENT

Mr Brian Robertson	Independent Chair
Clr Ben Collins	Councillor, Hunter's Hill Council
Ms Deborah Goodyer	Independent
Nick Tobin	A/General Manager (A/GM)
Maria Kenny	Director Finance and Corporate Strategy (DFCS)
Susan Leahy	Hunter's Hill Council Internal Auditor (IA)
Luke Malone	Hunter's Hill Council External Auditor (EA). (In attendance for Item 3.1)
May Villathong	Financial Accountant (FA). (In attendance for Item 3.1)
Bec Ho	Manager Place & Projects. (In attendance for item 3.4)

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RESOLVED on the MOTION of Ms Goodyer, seconded Chairperson Robertson

That the Minutes of Audit Risk and Improvement Committee of previous Meeting held on 25/08/2021 be adopted.

BUSINESS ARISING

2.1 MATTERS ARISING FROM PREVIOUS MEETING - RISK REGISTER AND SUBMISSION FOR GUIDELINES FOR RISK MANAGEMENT AND INTERNAL AUDIT FOR LOCAL COUNCILS IN NSW

PROCEEDINGS IN BRIEF

Clr Collins queried the quotation and funding process for the closure of depot fuel tanks. A/GM confirmed there was a budget allocation in place to undertake the required works and these works will be progressed accordingly.

A/GM provided an update on the resourcing of the Enterprise Risk Management function, advising that the recruitment of the Risk and Insurance Business Partner (21 hours per week) had commenced this week.

RESOLVED on the MOTION of Ms Goodyer, seconded Chairperson Robertson

1. That the updates on the risk register matters, and submission to Office of Local Government on Guidelines for Risk Management and Internal Audit for local councils in NSW, be received and noted.

REPORTS

3.1 PRESENTATION OF FINANCIAL STATEMENTS AND EXTERNAL AUDIT ENGAGEMENT CLOSING REPORT FOR YEAR ENDING 30 JUNE, 2021.

PROCEEDINGS IN BRIEF

External Auditor (EA), Luke Malone of Prosperity Advisors Group presented the findings of the external audit, thanking the staff for their support during the audit, particularly in light of working remotely during lockdown.

The closing engagement report identified one finding of moderate risk which was also identified in the Interim Audit. That being, Council should develop a Cyber Security Policy. It was noted that development of the policy framework had commenced. The other 3 items identified in the Interim Audit have since been completed.

It was further noted that a position paper on the new accounting standards AASB1059 Service Concession Arrangements - Grantors was also received. There were no adverse findings found in this regard. In addition, there were no significant adjustments made with regards to asset valuations.

The following questions were asked by the Committee:

- Appendix 1 of the Engagement Closing Report refers to a Uncorrected Disclosures item in Note C1-3 Restricted Cash. EA advised Hunter's Hill Council provided more detail than required by the Office of Local Government Code of Accounting Practice and Financial Reporting.
- Note C1-4 Receivables - Payroll Debtor. DFCS advised this balance was a result of Council transitioning from a 1 week pay cycle to a 2 week pay cycle in arrears. Through the staff consultation process, it was agreed affected staff would receive 2 weeks' pay in advance, with 2 weeks annual leave deducted from leave balances upon termination.
- E3-1 Contingencies – Defined benefits scheme. Actuarial estimates have been updated in the disclosure note from last year's statements. The Division B calculation is a pooled payment contribution all Councils are required to pay to fund future service employer requirements of the scheme.
- F1-2 – Councillor fees. There is a reduction in the Councillor fees paid from last financial year. The break-down of the FY2020-21 will be circulated to Committee members.

The draft unaudited statements were tabled at September's Council meeting. DFCS provided information to the Questions with notice that were raised at this meeting. The Committee were also advised on the minor changes that were subsequently made to the draft Statements.

Clr Collins queried the methodology used to develop special schedule 2 - Report on infrastructure assets as at 30 June 2021. DFCS provided an overview on the inputs used to prepare the schedule. It was noted that, as in previous financial years, this is an unaudited item. A/GM advised addition information could be provided at a future Councillor Briefing by Council's contracted asset management provider.

The Chair thanked the staff and external auditors for their hard work in finalising the audit of the financial statements in a timely manner.

RESOLVED on the MOTION of Ms Goodyer, seconded Chairperson Robertson

1. That the External Auditor's management letter be received and noted.
2. That the Audit, Risk & Improvement Committee (ARIC) review and endorse the Financial Statements for 2020-21, and the accompanying External Auditor's management letter prior to the statements being tabled to Council for resolution on 18 October 2021.

3.2 INTERNAL AUDIT RECOMMENDATIONS STATUS REPORT

PROCEEDINGS IN BRIEF

The Internal Auditor provided an overview on the progress of the implementation of recommendations arising from previous internal audits. One recommendation has been completed, with progress made since the last meeting on the remaining 6 audit recommendations.

It was also noted that the recommendation regarding presenting Council's Investment policy to ARIC will now be marked as completed, as the policy has been tabled in this business paper under item 3.4.

RESOLVED on the MOTION of Ms Goodyer, seconded Chairperson Robertson

1. That this report and the status of the previous recommendations raised by internal audit be received and noted

3.3 INTERNAL AUDIT REPORT

PROCEEDINGS IN BRIEF

A report on the progress of the internal audit program was presented to the committee.

There is still an ongoing Internal Auditor vacancy, and with the current extended lockdown underway, it is likely the vacancy will not be filled for some time. Some audit reviews are currently being outsourced. In addition, the part-time officer is also currently on extended leave.

IA advised the next scheduled review will be Part 2 – Procurement which will sample test purchases as against the requirements of Council's Procurement Manual. The Internal Audit Review of Cyber security will be outsourced.

It was noted that finalisation of the risk register will allow fluid planning for next financial year's Internal Audit Program. In the meantime, the EA has recommended that the 2022 program include data exception testing for payroll, as well as an Audit of existing term contracts, casual and temporary positions to determine compliance with Local Government Act and Award Requirements.

Resourcing of the shared services arrangement will be discussed by A/GM at the next meeting of the Shared Internal Audit function meeting of General Managers.

Chair queried the effectiveness of outsourced contracts. IA advised this has worked well, however, there is a limited budget.

G RESOLVED on the MOTION of Ms Goodyer, seconded Chairperson Robertson

1. That the status of the 2021 internal audit plan is received and noted.

2. That the AONSW work program and considerations for internal audit planning be noted.
4. That feedback be sought from the Committee on proposed 2022 internal audit planning.

3.4 STANDING ITEM - GOVERNANCE AND CONTROL FRAMEWORK, LEGISLATIVE COMPLIANCE AND BUSINESS IMPROVEMENT.

PROCEEDINGS IN BRIEF

Since the last ARIC meeting, a review of the Investment and Related Party Disclosure Policy was undertaken with minor amendments made to each policy, respectively completing Internal and External Audit recommendations.

The legislative requirements which are included in the Office of Local Government (OLG) compliance calendar for the period July to September 2021 were also completed.

As a part of the recent update of Council's Complaint Handling Policy, a template complaints and compliments report has been developed which is presented to the Executive on a quarterly basis. The Committee received a report for August – September 2021 period. There was no material increase in complaints during the lockdown period.

OLG Circulars issued since the last meeting and their impact on Hunter's Hill Council was reported to the Committee. The Chair noted that in the next term of Council, as a result of recent changes to the Integrated Planning & Requirements (IP&R) Guidelines, the ARIC Charter will need to be amended to reflect that ARICs will now be required to review Council IP&R frameworks.

RESOLVED on the MOTION of Chairperson Robertson, seconded Ms Goodyer

That the report be received and noted.

3.5 STANDING ITEM - RISK REGISTER – INVITATION MANAGER PLACE & PROJECTS

PROCEEDINGS IN BRIEF

Manager Place & Projects provided an overview of the functions of the section and its highest residual risk ratings.

Deborah Goodyer queried how does Council deal with capital projects that may exceed grant funding that maybe available. A/GM advised the Committee on recent initiatives to bolster project plans and methodologies to mitigate this risk.

RESOLVED on the MOTION of Chairperson Robertson, seconded Ms Goodyer

That the report be received and noted.

General Business

The Chair noted that this will be the last ARIC meeting of this term of Council. The Chair thanked Committee members and staff for all their efforts in supporting the work of the Committee.

Clr Collins left the meeting at 3pm. The meeting closed at 3:15pm.

I confirm that these Minutes are a true and accurate record of Audit Risk and Improvement Committee Meeting held on 6 October 2021.

…….. ……..
CHAIRPERSON A/GENERAL MANAGER

ITEM NO	:	4.3
SUBJECT	:	GLADESVILLE MASTERPLAN - COMMUNITY CONSULTATION
STRATEGIC OUTCOME	:	COUNCIL HAS WELL PLANNED COMMERCIAL AREAS, VILLAGE CENTRES AND NEIGHBOURHOODS
ACTION	:	REVIEW AND UPDATE THE GLADESVILLE MASTER PLAN AND LIAISE WITH KEY STAKEHOLDERS INCLUDING RESIDENTS AND THE CITY OF RYDE
REPORTING OFFICER	:	MARJORIE FERGUSON

Ref:543135

PURPOSE

To report on the outcome of the community consultation for the draft Gladesville Masterplan and provide recommendations on the next stages for finalisation of the Masterplan.

RECOMMENDATION

1. That the report be received and noted.
2. That as a result of feedback received further work, as outlined in the body of the report be undertaken for consideration by Council, in early 2022.
3. That lower height options will be investigated as part of this further work.
4. That Council thank all submitters for their feedback on the recent consultation and advise of the recommendations of this report.
5. That the Consultation Report be placed on Council's website.
6. That Council continue to consult and involve the community in the development of the Gladesville Masterplan.

BACKGROUND

Council engaged GM Urban Design & Architecture (GMU) to prepare block plans for the Gladesville town centre. The Gladesville Masterplan project incorporates the Gladesville Shopping Centre (GSV) site and 217, 219 and 223-227 Victoria Road (Block 4), and three core Blocks (1, 2 and 3) to deliver on the vision as set out in Council's adopted Local Strategic Planning Statement. In addition to urban design work, economic feasibility analysis was undertaken by Atlas Economics and a traffic study by McLaren Traffic Engineering which included a catchment analysis.

The approach undertaken by Council including economic, traffic and urban design measures provided the foundations for driving change and market interest in re-developing and updating the Gladesville town centre for the public benefit, rather than development interest alone. This was in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties, following consultation with land and business owners, as well as interested stakeholders.

The block plans are not fully worked up architectural/urban design plans with adjustments to the block options and further refinement of the building envelopes proposed following the outcomes of the consultation process.

The built form study for Block 4 (key site) was prepared on the basis of the following brief given to GMU:

- Develop massing options for the key site and selected Victoria Road properties (nos. 217, 219 and 223-227)
- Assume removal and/or relocation of the heritage item at 10 Cowell Street
- Include generous public domain benefit, linking new public open spaces to the laneway network to the north/south
- Assume an increased supermarket and retail offering.

In response to economic advice:

- Minimum overall FSR 3.0:1
- Minimum residential gross floor area required - 37,028m² (approx. 370 units depending on the mix)
- Non-residential gross floor area – 5,000m² (3,500m² supermarket and 1,500m²) associated retail/non-retail
- Underground parking and loading areas.

In addition, on April 29, 2021 Council resolved to adopt the Hunters Hill Local Housing Strategy which was subsequently approved by the Department of Planning, Infrastructure and Environment (DPIE). The Gladesville Town Centre is the main area nominated for future housing growth in the Hunters Hill LGA.

On 19 July 2021, Council resolved to place the draft Studies for Blocks 1, 2 and 3 and draft Concept Block Plans for Block 4 (Key Site) on public exhibition for a period of 28 days and that a report be prepared for Council with an assessment of any submissions received and recommendations for the finalisation of the Gladesville Masterplan. The two draft Block Studies are provided as Attachments 1 and 2 to this report.

REPORT

The draft Block Studies were placed on public exhibition from 5th August until 17 September a period of 37 days.

COMMUNITY CONSULTATION PROCESS

A Consultation Report has been prepared by Council's Communication team which is provided as Attachment 3 to this report. The consultation process was comprehensive and consisted of:

- Project webpage on Council's website
- Social pin point – interactive map where people could make comments
- Survey
- Digital media
    - Facebook

    - Instagram
    - Email database
    - Webinars
- Traditional media
    - DL flyers
    - Mayor's column
    - Advertisements in local press
    - Footpath decals with QR codes
    - Newsletter (September) to all Hunters Hill households
    - Advertisements travelator – shopping centre

In total, 1,800 people participated – 165 made interactive map comments, 242 surveys and 81 written submissions were received. Seven community consultation sessions were held – 5 zoom meetings and 2 webinars which attracted 109 attendees.

For full details of the process, comments received and responses refer to the Gladesville Masterplan Consultation Report.

MATTERS RAISED

It was clear from feedback received that respondents are keen to see a revitalised town centre. The results of the survey showed that the following are most important in regards to Gladesville:

- Public space e.g. piazza/meeting places
- Retail e.g. supermarket
- Planning controls – height, housing types
- Hospitality offering e.g. cafes/restaurants/small bars
- Street appeal/presentation
- Availability of parking/traffic management
- Mix of businesses/retail mix
- Pedestrian access
- Access to public transport
- Night-time economy
- Access to community facilities
- Affordable housing

Council is aware and supportive of the sentiments raised above and the intention with the Gladesville Masterplan is to provide a town centre which is attractive and accessible and offers a wide retail offering, as well as useable open space. The addition of a residential component will not only provide a more affordable housing option in the Hunters Hill LGA, but also provide a localised community to add to the sustainability of the centre.

It would appear from the main issues raised that while there is a general acceptance that the centre needs renewal it is the form of the renewal that appears contested by members of the community.

In addition to the Consultation Report, the 81 written submissions have been placed into a table with the main issues outlined and is provided as Attachment 4 to this report. The names

of the submitters have been included. Not everyone included their address but those that did tended to live in surrounding streets such as Cowell, Junction, Batesman and Massey. The majority of the 81 written submissions were in response to the proposed three options for Block 4 (key site). The written submissions can be categorised, as follows:

Type	Number
Individuals, including one Strata (3-7 Cowell St)	70
Community Groups: • Ryde Hunters Hill Flora & Fauna Preservation Society • Gladesville Community Group Inc. (2 submissions) • Hunters Hill Trust	4
Government: • City of Ryde Council • Northern Sydney Local Health District	2
Land Owners/ Business Interests • Gladesville Chamber of Commerce • GSV site • Coles • 223-227 & 233-235 Victoria Road • 19 Massey Street	5

The following section outlines the main issues raised in the written submissions which were also raised in the other forms of submissions made such in the consultation sessions, on the interactive maps and through the survey. Commentary is provided on the issues. Additional discussion and recommendations will be provided later in the report.

Height

A large number of submitters objected to the proposed heights of 15 to 19 storeys. The general feeling was that these heights were out of scale and character with surrounding development, including the Ryde side of Victoria Road and would dominate the skyline and destroy the character of the area. Many considered that the existing height controls of 9-10 storeys should remain and some submissions expressed that additional height may be an option if the floor space ratio (FSR) did not increase. This would allow for smaller building footprints and increased open space at grade.

Design quality was also raised as an issue with concern around delivery of sustainable, attractive building design.

Comment

The rationale of greater height is to allow taller slender buildings above a podium which enables smaller building footprints to provide more, at grade open space. Setting back taller built form generously from Victoria Road and concentrating heights in the lowest part of Block 4 is intended to reduce the visibility and visual impact of the towers. In addition, the shadows of taller buildings move faster across surrounding development which can lessen the impact.

One of the design principles applying to the Masterplan is to deliver excellence in architecture and landscape design. The intention is to include a design excellence clause into the Hunters

Hill LEP. Any new development will also be subject to State Environmental Planning Policy – Design Quality of Residential Apartment Development.

Overshadowing

Overshadowing was a recurring theme where increased height of up to 19 storeys would lead to unacceptable overshadowing of surrounding development. This was a particular concern of the residents at 3-7 Cowell Street. Concern was raised in relation to overshadowing of the proposed open space in the three options.

Comment

The draft plans did indicate shadow diagrams at the June and December solstice for the immediate surrounding area from Massey Street to a section of Junction Street and showed that overshadowing would be within an acceptable limit for each of the 3 options on June 21st. Ryde Council considered that there would be limited overshadowing impact on Trim Place.

One of the design principles was to share winter sun access across public spaces during the days recognising that there would be overshadowing from the taller buildings.

Floor Space Ratio (FSR)

Numerous submissions considered that there should be no increase in FSR as the existing FSR of 2.7:1 was thought generous. Many felt that the financial viability of the redevelopment should not be in question and that FSR should not be traded to obtain public open space. Comments were made that the 2012 LEP amendment for the Gladesville town centre should have had a requirement for generous open space. The economic feasibility work was not part of the consultation material and this was considered an oversight by some submitters.

Comment

Council's brief to GMU, following economic feasibility advice was to raise the FSR from 2.7:1 to 3.0:1 and also include the following three Victoria Road properties - 217, 219 and 223-227. The increase of FSR across the GSV site and the Victoria Road properties was to incentivise amalgamation to facilitate a larger site and produce opportunities for redevelopment, increased public benefit, site access and permeability. The economic feasibility work was not provided as part of the consultation materials due to sensibilities around land valuations.

Traffic Management

The impact of traffic on the surrounding street network from increased development was a repeated concern of submitters. The narrow streets and corners are considered unsuitable for an increase in traffic. Parking is considered problematic now and would be exacerbated following an increase in development.

Comment

Following feedback from the community during the public exhibition, a summary of the traffic work undertaken by McLaren Traffic Engineering was placed on Council's website and is provided as Attachment 5.

Following a traffic impact assessment as outlined in the summary, it was determined that a shopping centre on Block 4 could generate in the order of 570 vehicle trips within the PM peak hour period without detrimentally effecting the traffic network and key intersections in the area, being in the order of the approved traffic generation of the existing uses within Block 4. This is equivalent to a shopping centre size of approximately 5,000m², which comprises a

3,000m² supermarket and 2,000m² of speciality / secondary retail floor space. It is noted that as a supermarket would be the major traffic generator in this area, any scale above 3,000m² would result in a loss of speciality retail area based on external traffic network capacity, unless capacity improvements could be identified.

The three options for Block 4 have a total shopping centre size of 5,000m², with a supermarket of 3,500 m² and associated retail/commercial of 1,500m². This may require capacity improvements or a reduction in the retail component of the development. Residential development is not a significant traffic generator. The majority of submissions made mention of the need for further traffic management work.

Any new development will be required to provide car parking in line with parking standards.

Local (community) Infrastructure

Another area of feedback was the impact of increased development on local infrastructure. Many felt that the area is not well served by public transport and the proposal would result in bus overcrowding. In addition there is concern that local schools would become overcrowded. Mayor Laxale from the City of Ryde and a few submitters expressed interest in an overhead pedestrian bridge linking Trim Place with shops on the Hunters Hill side of Victoria Road.

Overwhelmingly respondents were keen to see additional community infrastructure, particularly open space as well as playgrounds, public toilets and community facilities (meeting rooms/library).

Comment

Prior to the finalisation of the Masterplan for Gladesville further consultation will be required with State agencies including, Transport for NSW, Sydney Buses and the Department of Education. Notwithstanding, the Gladesville town centre has been identified for redevelopment and increased housing to meet Hunters Hill's housing targets set by the State government. Council's Local Strategic Planning Statement and Local Housing Strategy have been approved by the State government. It is considered that the area is well serviced by a frequent bus service along Victoria Road.

The location of a pedestrian overpass from Trim place will require investigation including discussions with TfNSW. These overpasses are expensive and not attractive from an urban design perspective. The landing pads would take up a considerable amount of public space.

Additional community infrastructure such as open space provision, meetings rooms etc. will be part of public benefit discussions with the developer.

Legacy Issues

The sale of the Council carpark and 10 Cowell Street to GSV was raised by several submitters. It was felt that community consultation should have occurred or a tender process followed for the disposal of these properties. Additionally, it was felt that 10 Cowell Street should remain in situ and the curtilage reinstated as part of the heritage description for the site. The Hunters Hill Local Environmental Plan lists the house only.

Comment

The decision to sell the carpark to the owners of the GSV site is not something that can be reversed. It is now important that the development outcome provides the best opportunities to meet the community's need for a new shopping centre, public open space and access from Victoria Road.

The retention of 10 Cowell Street would put at risk a good built form outcome for Block 4. Equally, any future development would compromise the integrity and setting of the house if it remained in situ. The house is listed for the pressed metal linings on walls and ceilings but excludes the curtilage. Further heritage work will be required but the building could possibly be relocated or the internal materials used within the new development, accompanied by interpretive material. Council's heritage advisor is supportive of either of these outcomes.

Other matters raised

Cowell Street carpark (southern side of Cowell Street)
A few submitters were concerned that the Council carpark on Block 2 may be redeveloped under the proposed plans with a loss of car parking to the local community.

Comment
In the event of any redevelopment public car parking would still have to be available, either at grade or underground.

The Canopy Lane Cove
Numerous submissions raised the Canopy in Lane Cove as a desirable type of development for Gladesville, given the low rise and available open space.

Comment
It would not be possible for this type of development to be provided on the GSV site (Block 4), as Council does not own the site and the current planning controls in the Hunters Hill LEP allow development of 9-10 storeys and a FSR of 2.7:1. However, the intention with the Masterplan is to provide increased public open space within the town centre where people can meet and socialise.

Land owners within proposed Block 4 and beyond
Affected land owners have expressed issue with the proposed amalgamation of 217, 219 and 223-227 Victoria Road with the GSV site. Landowners made mention of the difficulties surrounding the requirement for multiple sites to amalgamate and may necessitate an increase in FSR. Coles welcomes the opportunity for a new supermarket.

A property owner in Massey Street requested consideration of extending the Masterplan boundary to include Massey Street properties.

Comment
The proposed FSR was based on economic feasibility advice which indicated that a FSR of 3.0:1 across Block 4 would be feasible for amalgamation and development. Further work and discussions with land owners may be required, including the development of LEP planning controls which permit increased FSR only if sites are amalgamated.

There is no intention to increase the size of the Masterplan study area given traffic implications. The R3 Medium density zoning of this section of Massey Street provides a buffer to the R2 Low density zoning beyond.

DISCUSSION

It is clear from the feedback from the consultation process that the renewal of the Gladesville town centre is important for local residents. The comments posted on the interactive map, the results of the survey and comments made at meetings and in written submissions indicated that the community would like to see well designed buildings, increased public open space and a new supermarket with associated retail. The community is also keen to see a vibrant night-economy, improved pedestrian connectivity and increased community facilities.

In general, the community provided little feedback in relation to Blocks 1, 2 and 3 aside from the concern in relation to perceived loss of public car parking in Block 2 should the Council carpark be redeveloped. The expectation would be that there would be no loss of public car parking on any redevelopment of the Council car park site. The current number of car spaces would need to be incorporated into any new development, either at grade or underground.

The majority of the feedback centered on Block 4 – the GSV site along with 217, 219 and 223-227 Victoria Road. As reported above many submitters were concerned about the increase in height and FSR resulting in development out of character with the surrounding area, with unacceptable overshadowing and traffic impact.

Council and the community would like to see the same outcome - a revitalised town centre. The draft Masterplan for Block 4 responded to this desired outcome and in order to generate redevelopment, including increased public benefit, three options were prepared. Based on economic feasibility testing the FSR was set at 3.0:1 across Block 4 to encourage amalgamation. The proposed heights of the buildings are tall, but slender and located on the lower section of the site to reduce visual impact. It is likely that without an increase in FSR that the centre will be redeveloped in a timely manner and that Council will continue to receive planning proposals from future landowners that may seek more intense use than what is being proposed.

Notwithstanding the above and in response to the community feedback it is clear that a height limit of 19 storeys is unacceptable and that future iterations of the Masterplan should investigate lower height options only.

RECOMMENDATIONS

In light of the feedback received following community consultation it is recommended that further targeted work be undertaken for Block 4, to be considered by Council, early in 2022. This work will develop a draft development option and include:

- Economic feasibility testing to test redevelopment options and quantum of both retail/commercial and residential space.
- Refining of development option(s) to encourage redevelopment and provide generous, usable open space, as well as reduced height.
- Develop tailored building envelopes and test in greater detail the yield capacity of the envelopes through typical layouts as well as to ensure the capacity to meet Apartment Design Guideline requirements for solar access and overshadowing etc.
- Costing of public benefit including a percentage of affordable rental housing.

- Development of a Traffic Management Plan for the surrounding area of the Gladesville town centre.
- Liaison with TfNSW, Sydney buses, Department of Education and Department of Planning, Infrastructure and Environment.
- Liaison with landowners of Block 4 to facilitate a good development outcome for the community.

It was intended that planning controls for the Gladesville town centre be included in the Hunters Hill LEP review process but given the recommendations for additional work, and the size and importance of the project, it is further recommended that a separate Planning Proposal be prepared to amend the LEP.

Given the interest by the community in the development of the Gladesville Masterplan it will important to consult and involve the community as the project is progressed

CONCLUSION
Following feedback from community consultation, particularly in relation to lower height options it is recommended that further work be undertaken as outlined above to progress and finalise the Gladesville Masterplan. This further work is to be considered by Council in early 2022 and subsequently placed on public exhibition.

FINANCIAL IMPACT ASSESSMENT
Following feedback from community consultation and in order to progress the draft Gladesville Masterplan it is recommended that further work be undertaken as outlined above.

Funds are available from within Budget Account No. 212122.13, $70,000 of which $2,747 (4%) has been expended as at 6/10/2021.

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

SOCIAL IMPACT ASSESSMENT
The renewal of the Gladesville town centre will provide housing at a more affordable price point, close to services and public transport. The inclusion of a percentage of affordable rental housing will also be investigated. In addition, a renewal will result in a more attractive centre with improved retail offering and open space.

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

ATTACHMENTS

1. Draft Block Study 1, 2 & 3 ⇩
2. Draft Block Study 4 ⇩
3. Consultation Report ⇩
4. Summary of written submissions ⇩
5. Traffic Assessment Summary McLaren Traffic Engineering ⇩

THE GLADESVILLE BLOCK STUDY

BLOCKS 1, 2 AND 3

FEBRUARY 2020

GMU
Urban Design & Architecture

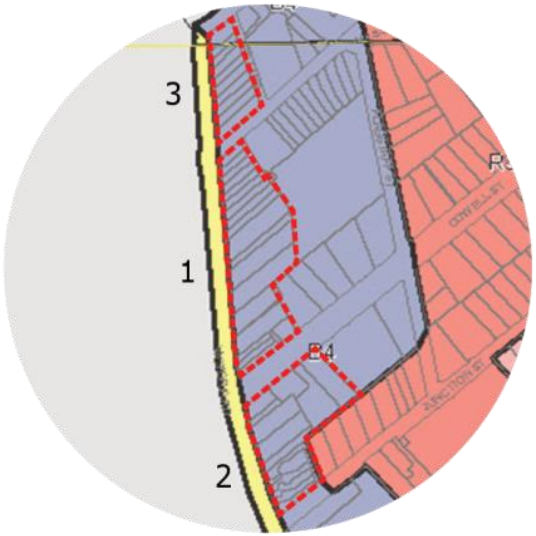
AERIAL MAP



Aerial map identifying the subject blocks

APPLICABLE LEP CONTROLS

Zoning



Zone

B1	Neighbourhood Centre
B4	Mixed Use
E1	National Parks and Nature Reserves
E2	Environmental Conservation
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

Height of building (HOB)



Maximum Building Height (m)

E	6
I	8.5
J	9
K	10
L	11
M	12
O1	15
O2	16
P1	17
P2	18
Q	19
T	26
U	34

Floor space ratio (FSR)



Maximum Floor Space Ratio (n:1)

A	0.1
D	0.5
F	0.6
I	0.75
L	0.9
N	1
Q	1.3
S	1.5
T	2.3
U1	2.5
U2	2.7
Area 1	Refer to Clause 4.4A
Area 2	Refer to Clause 4.4A

19068 - Gladesville - Block study

03

GMU Urban Design & Architecture

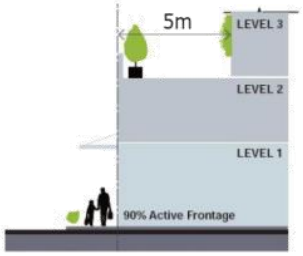
DCP CONTROLS

Chapter 4.4 of the HDCP 2013 applies to Gladesville Village Centre.

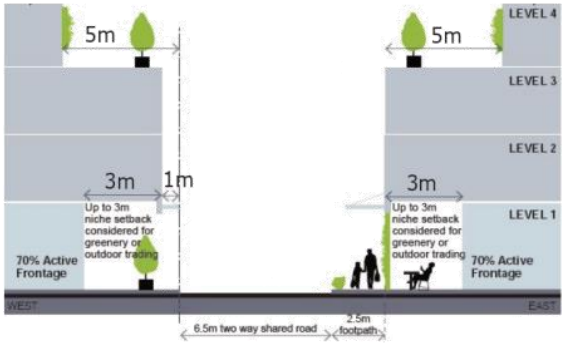
Desired Character

The desired character of the Commercial Core is a greener, fine-grain, interesting and urban centre for community and social and commercial activity. It should offer a diverse and comfortable street experience that incorporates significant planting, is pedestrian focused, and respects the intimacy and traditional form of the heritage main street. Above the street level it should allow for new buildings that complement the surrounding heritage areas through innovative and creative interpretation of heritage forms, proportion and materiality.

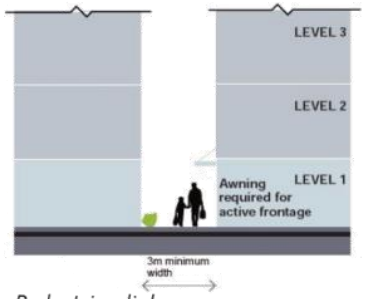
Street specific controls



Primary Street setbacks (Source - Diagram 3 from HDCP)



Secondary Street setbacks (Source - Diagram 5 from HDCP)



Pedestrian links (Source - Diagram 9 from HDCP)



Precincts identification plan (Source - Figure 2 from HDCP)

LEGEND
- Commercial Core Precinct
- South Gladesville Precinct
- Heritage Conservation Areas (C2, C3)
- Key Site (KS)

URBAN DESIGN PRINCIPLES - BLOCK 1

- HEIGHT & BUILT FORM
- SETBACKS & OPEN SPACE
- ACTIVE FRONTAGE
- ACCESS & BASEMENT



Aerial map identifying the subject blocks

ISSUES IDENTIFIED (BLOCK 1 ONLY)

GMU have tested and reviewed the outcomes through a number of recent DAs and S34 processes. Common issues found with the DAs that resulted in the court cases were:

- Deep plan floor plates
- Height exceedance for additional floor space to reach the maximum FSR
- Inadequate floor to floor heights
- Encroachments into front and rear setbacks
- Deep set residential lobbies and no residential lobby access from the laneway
- Vehicle and loading access from the laneway for every individual site
- No consideration of future basement connections
- Insufficient communal open space
- Use of lightwells for cross ventilation
- Poor response to the low scale streetwall scale
- Shareway not in Council ownership

DESIGN PRINCIPLES

HEIGHT & BUILT FORM



Storeys and street wall height

DESIGN PRINCIPLES

SETBACKS & OPEN SPACE

KEY

- Communal open space on podium
- Communal open space on roof
- Built form

VICTORIA ROAD

- Primary setback - NIL
- Secondary setback - 5m

LANEWAY

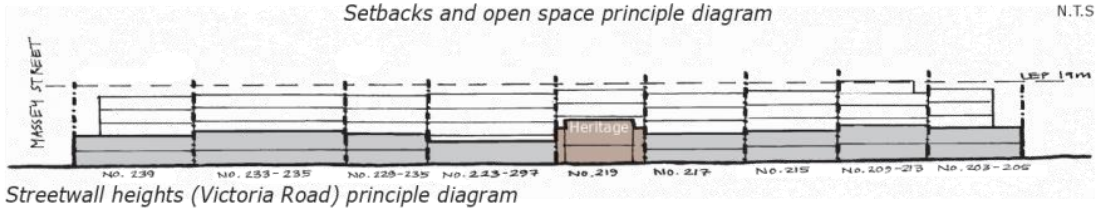
- Primary setback - 1m
- Secondary setback - 4m

MASSEY STREET AND COWELL STREET

- Primary setback - NIL
- Secondary setback - 3.5m



Setbacks and open space principle diagram



Streetwall heights (Victoria Road) principle diagram

DESIGN PRINCIPLES

ACTIVE FRONTAGE



Active frontages

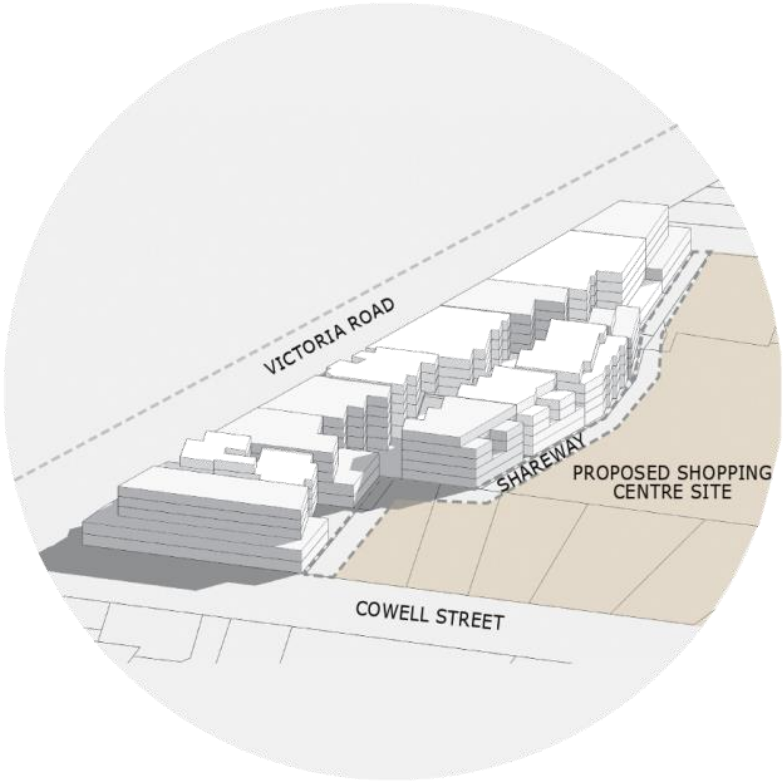
DESIGN PRINCIPLES

ACCESS AND BASEMENT

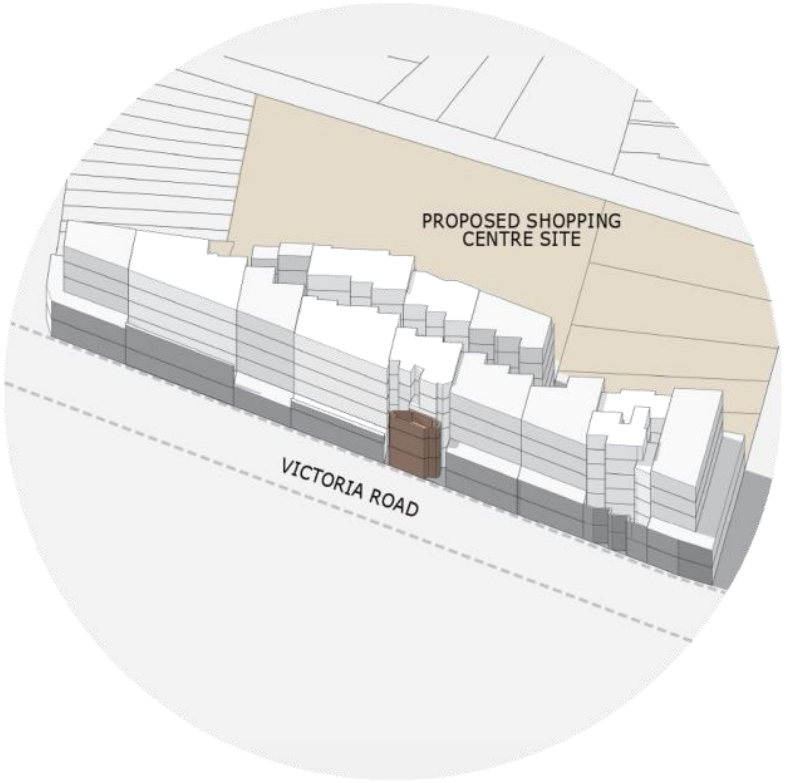


Access & Basement principle diagram

3D TESTING OF BUILT FORM

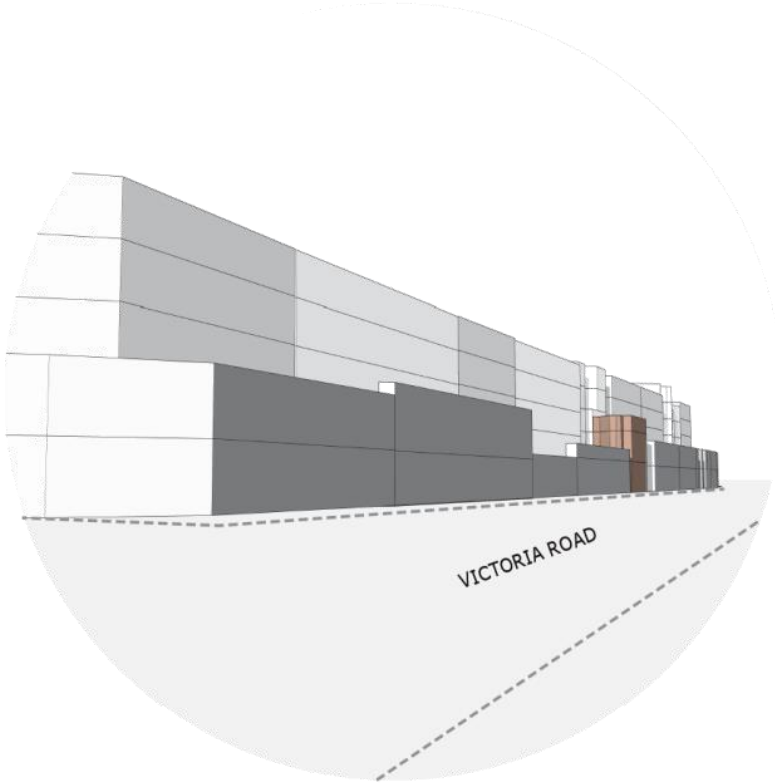


Birds-eye view looking northwest

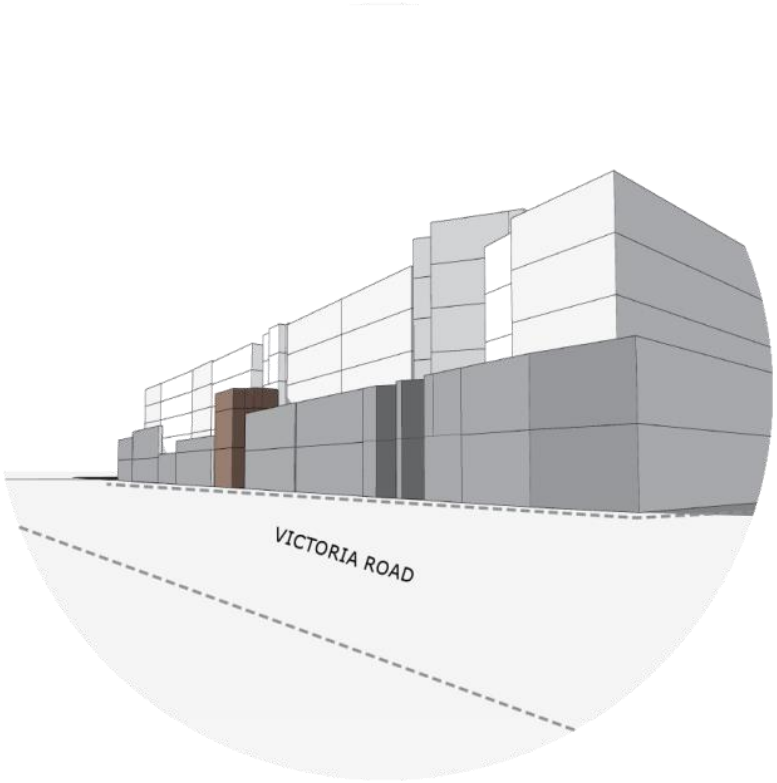


Birds-eye view looking northeast

3D TESTING OF BUILT FORM

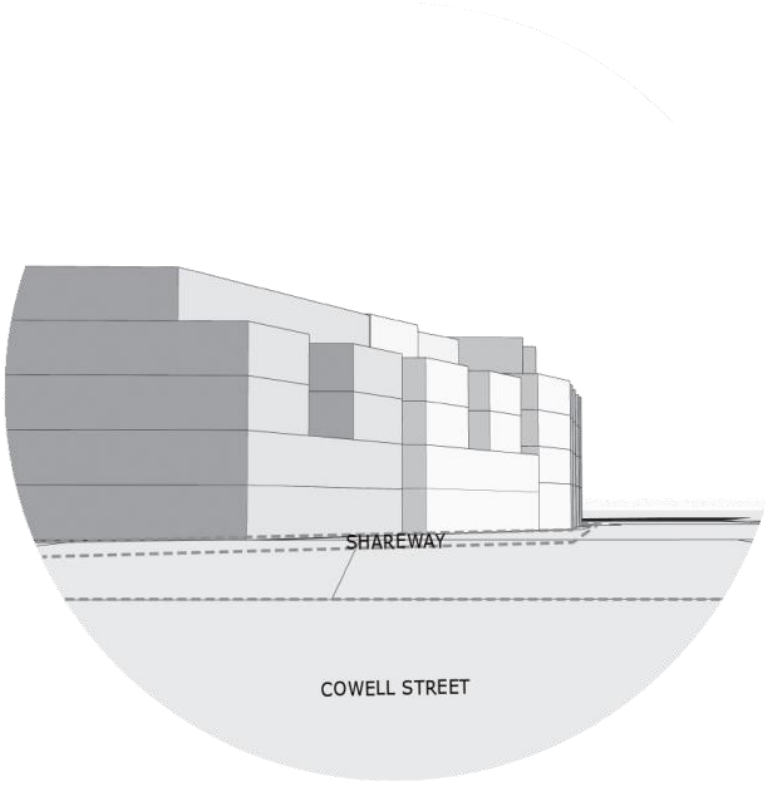


Street view looking southeast

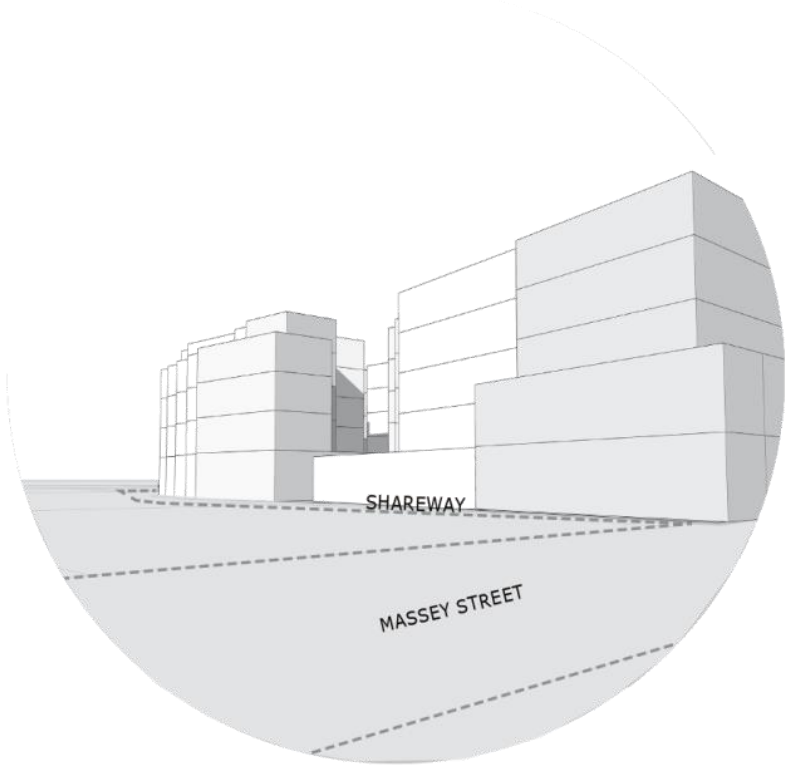


Street view looking northeast

3D TESTING OF BUILT FORM



Shareway view looking northeast



Shareway view looking southwest

URBAN DESIGN PRINCIPLES - BLOCK 2

- HEIGHT & BUILT FORM
- SETBACKS & OPEN SPACE
- ACTIVE FRONTAGE
- ACCESS & BASEMENT



Aerial map identifying the subject blocks

DESIGN PRINCIPLES

HEIGHT & BUILT FORM

KEY

- Open space
- Proposed low speed shareway
- Existing buildings
- New built form
- Contributory items
- Heritage items (retained)
- Number of storeys



Storeys and street wall height

DESIGN PRINCIPLES

SETBACKS & OPEN SPACE

KEY

- Communal open space on podium
- Communal open space on roof
- Open space
- Private open space
- Pedestrian link and landscaping
- Built form
- Low speed shareway

VICTORIA ROAD

- Primary setback - NIL
- Secondary setback - 5m above street wall height

PROPOSED SHAREWAY

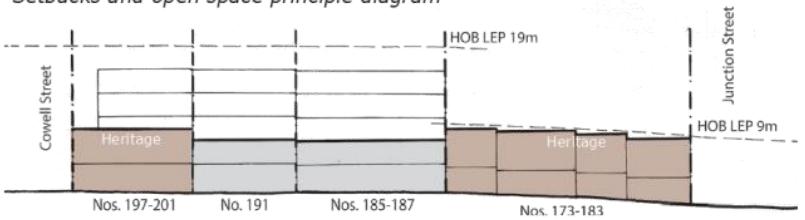
- Primary setback - NIL
- Secondary setback - 3.5m

COWELL STREET

- Primary setback - NIL
- Secondary setback - 3.5m



Setbacks and open space principle diagram



Streetwall heights (Victoria Road) principle diagram

DESIGN PRINCIPLES

ACTIVE FRONTAGE



Active frontages

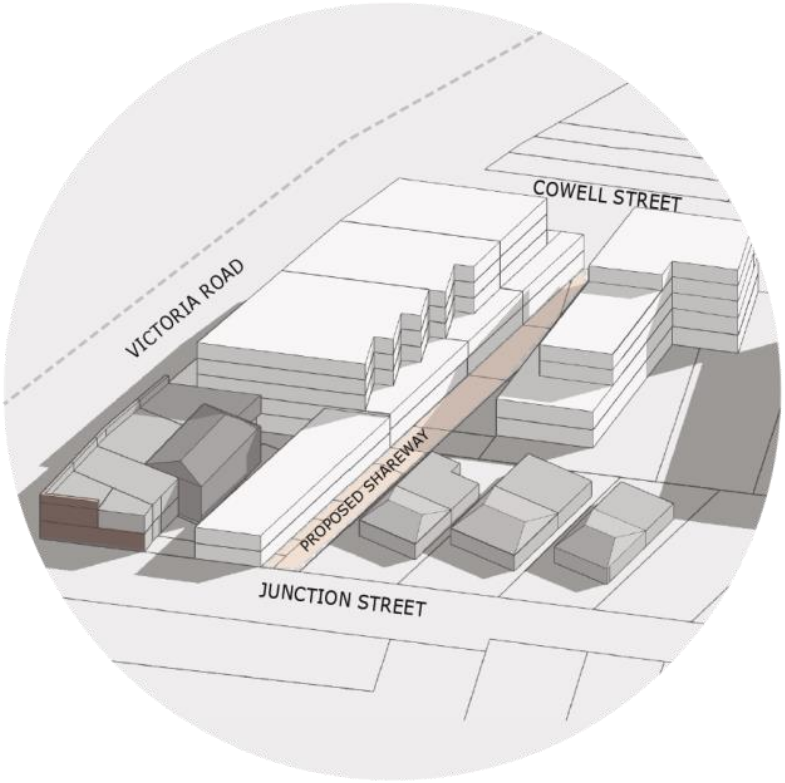
DESIGN PRINCIPLES

ACCESS AND BASEMENT

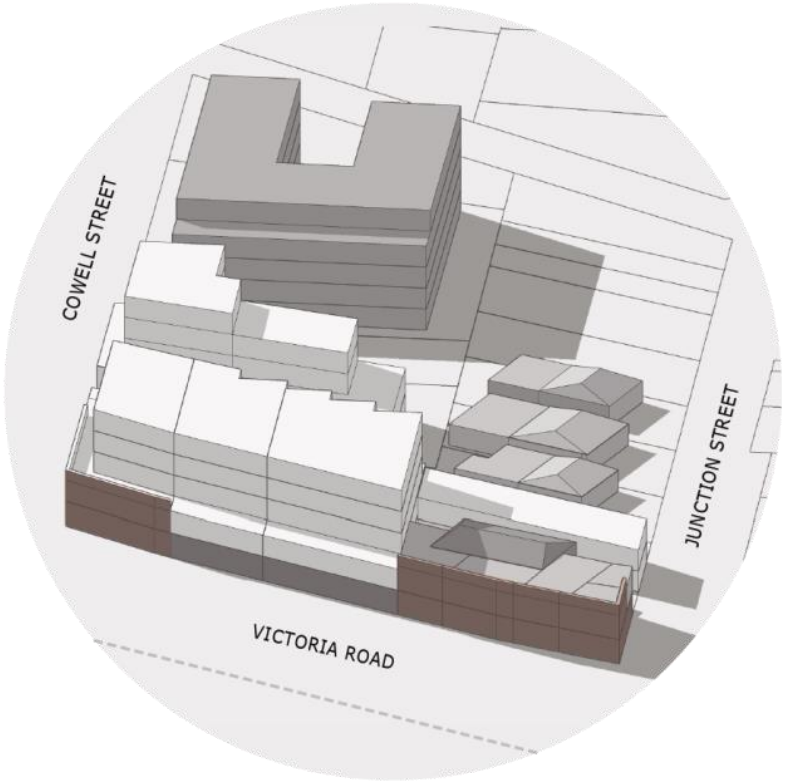


Access & Basement principle diagram

3D TESTING OF BUILT FORM

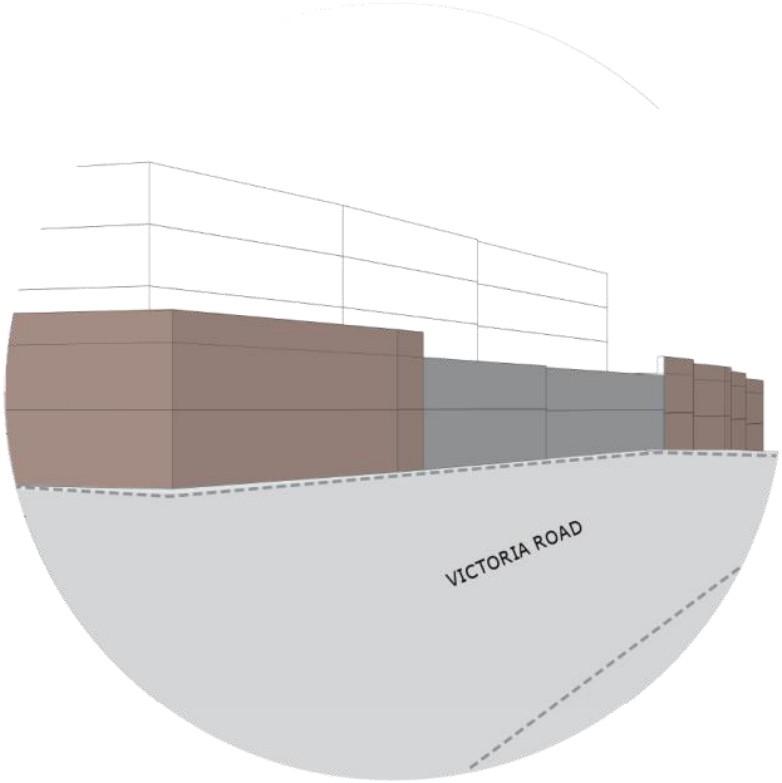


Birds-eye view looking northwest

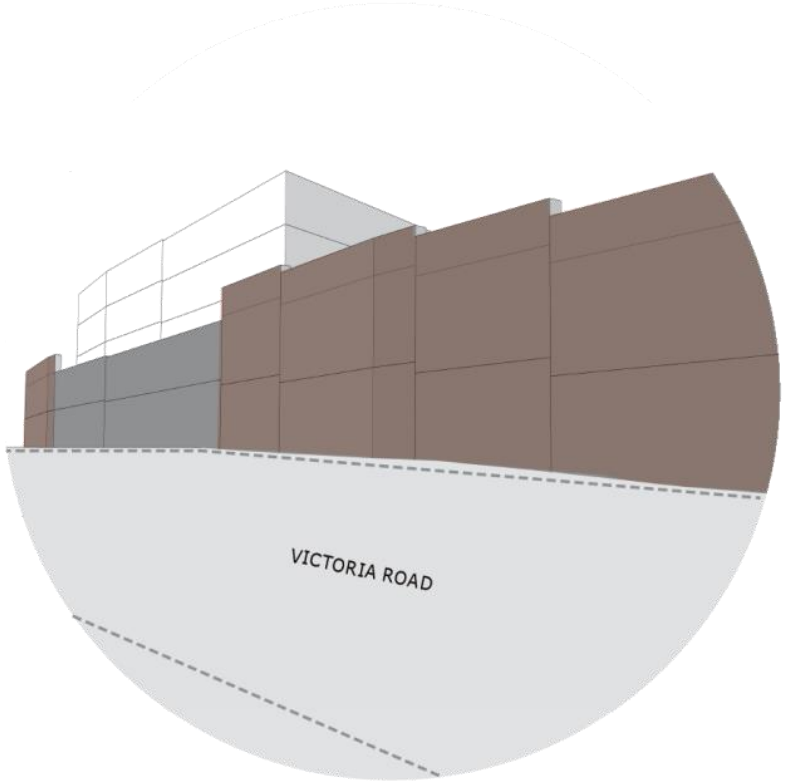


Birds-eye view looking northeast

3D TESTING OF BUILT FORM

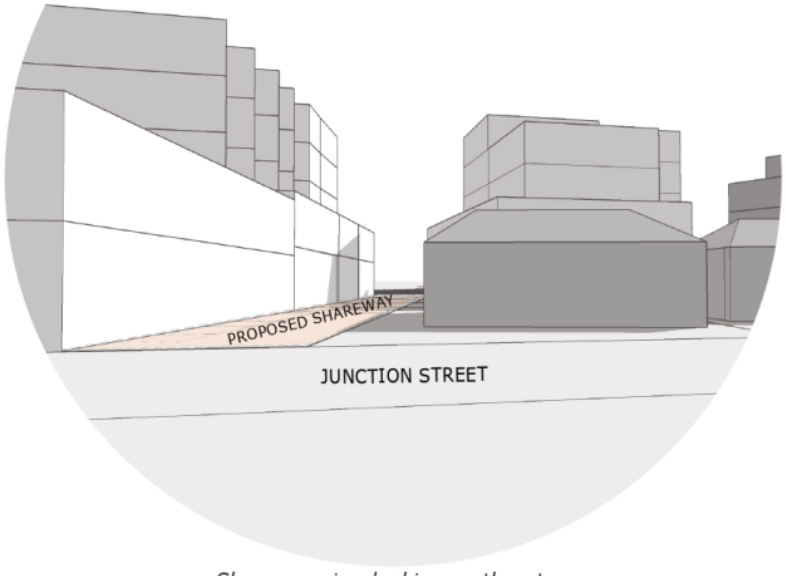


Street view looking southeast

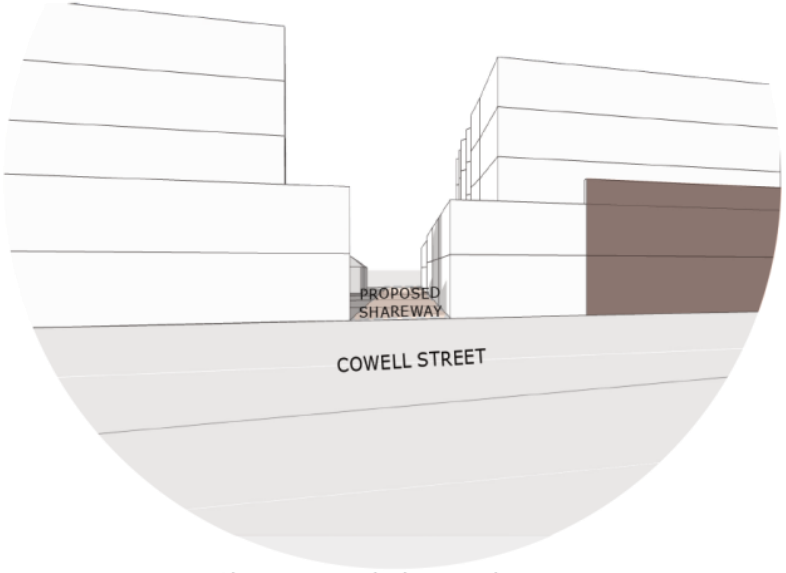


Street view looking northeast

3D TESTING OF BUILT FORM



Shareway view looking northeast



Shareway view looking southwest

URBAN DESIGN PRINCIPLES - BLOCK 3

- HEIGHT & BUILT FORM
- SETBACKS & OPEN SPACE
- ACTIVE FRONTAGE
- ACCESS & BASEMENT



Aerial map identifying the subject blocks

DESIGN PRINCIPLES

HEIGHT & BUILT FORM

KEY

- Open space
- New built form
- Heritage items (retained)
- Number of storeys



Height and built form

DESIGN PRINCIPLES

SETBACKS & OPEN SPACE

KEY

- Communal open space on podium
- Communal open space on roof
- Built form
- Service lane

VICTORIA ROAD

- Primary setback - NIL
- Secondary setback - 5m above street wall height

PITTWATER ROAD

- Primary setback - NIL (retain existing heritage item)
- Secondary setback - 3.5m

MASSEY LANE

- Primary setback - NIL
- Secondary setback - 4m

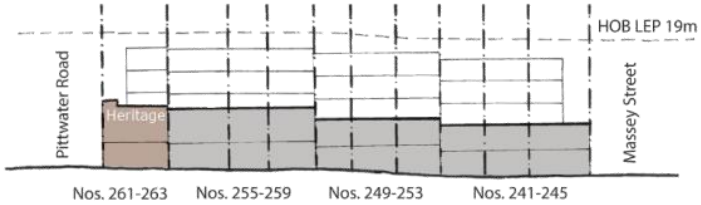
MASSEY STREET

- Primary setback - NIL
- Secondary setback - 3.5m



Setbacks and open space principle diagram

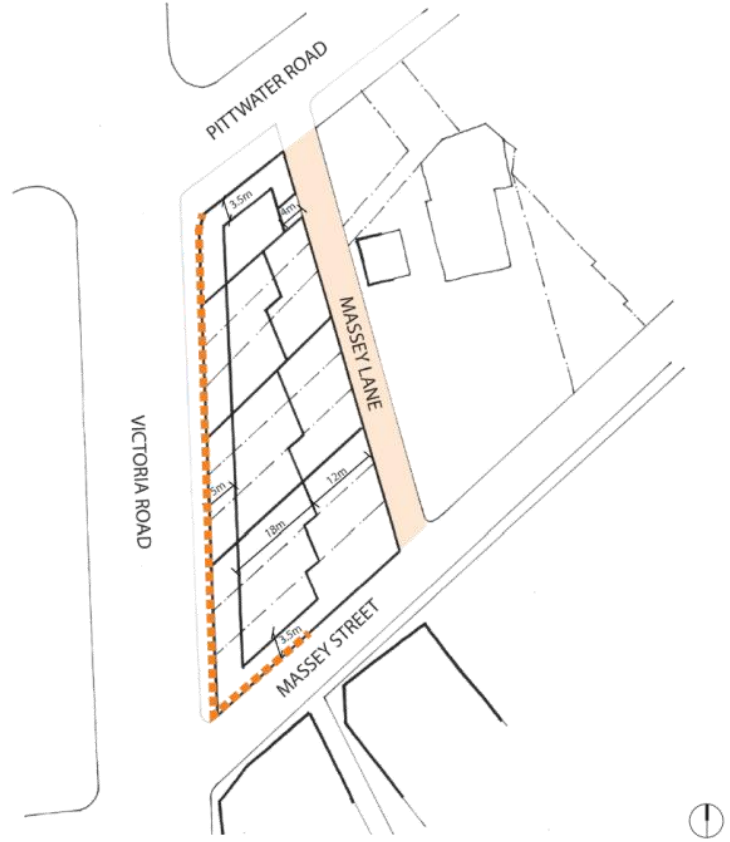
N.T.S



Streetwall heights (Victoria Road) principle diagram

DESIGN PRINCIPLES

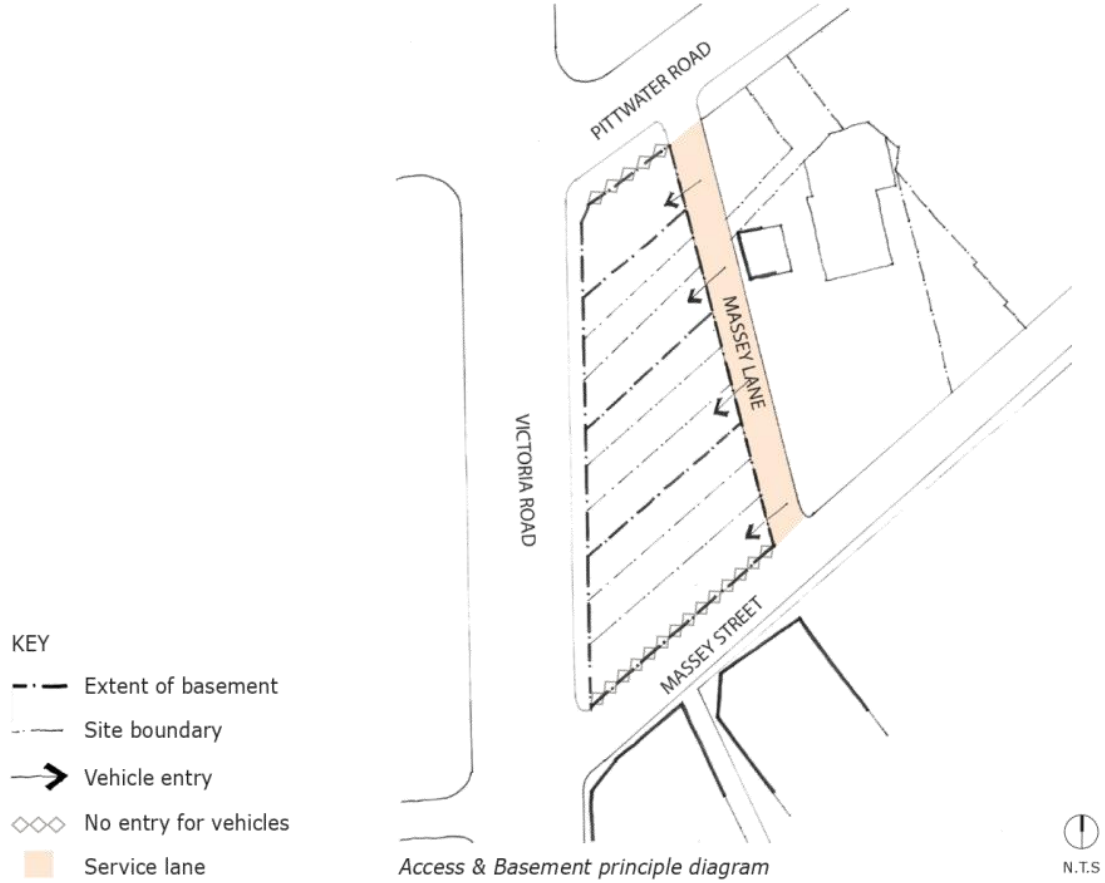
ACTIVE FRONTAGE



Active frontages

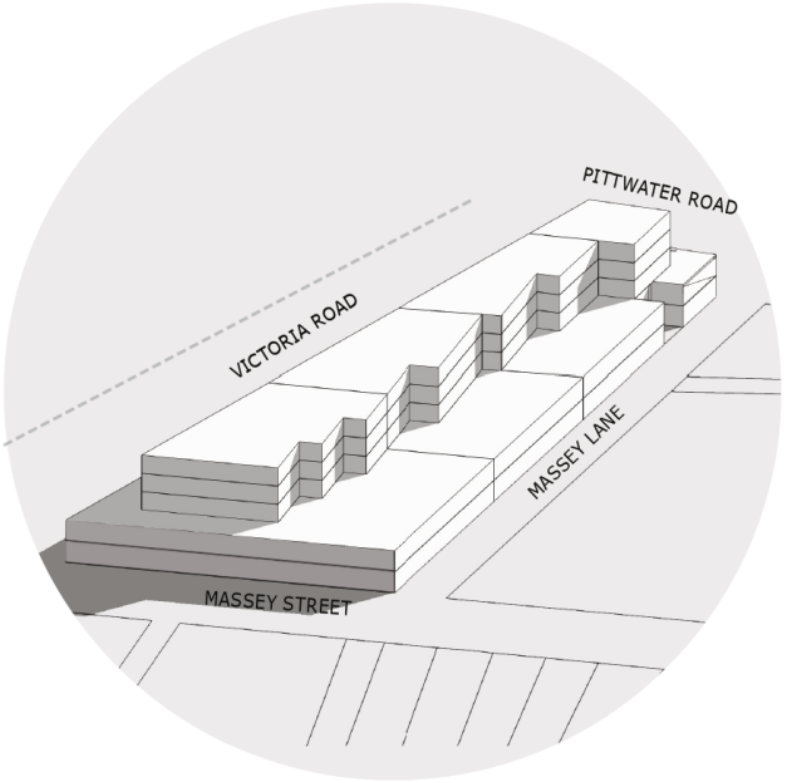
DESIGN PRINCIPLES

ACCESS AND BASEMENT

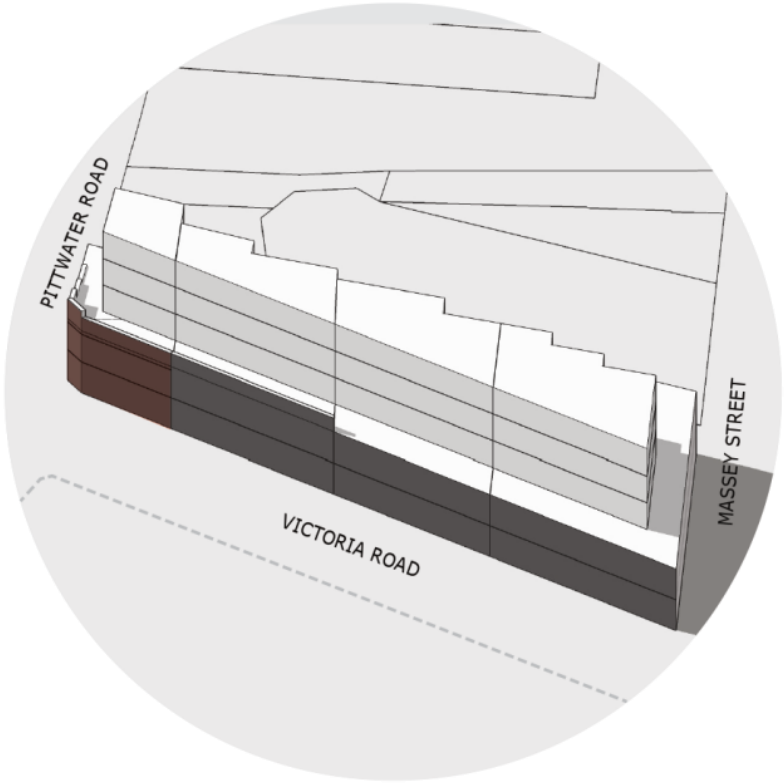


Access & Basement principle diagram

3D TESTING OF BUILT FORM

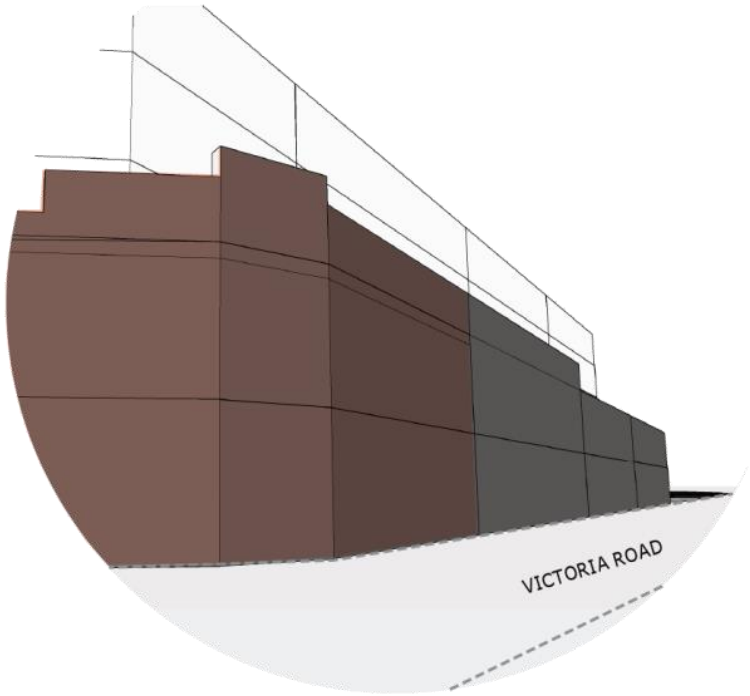


Birds-eye view looking northwest

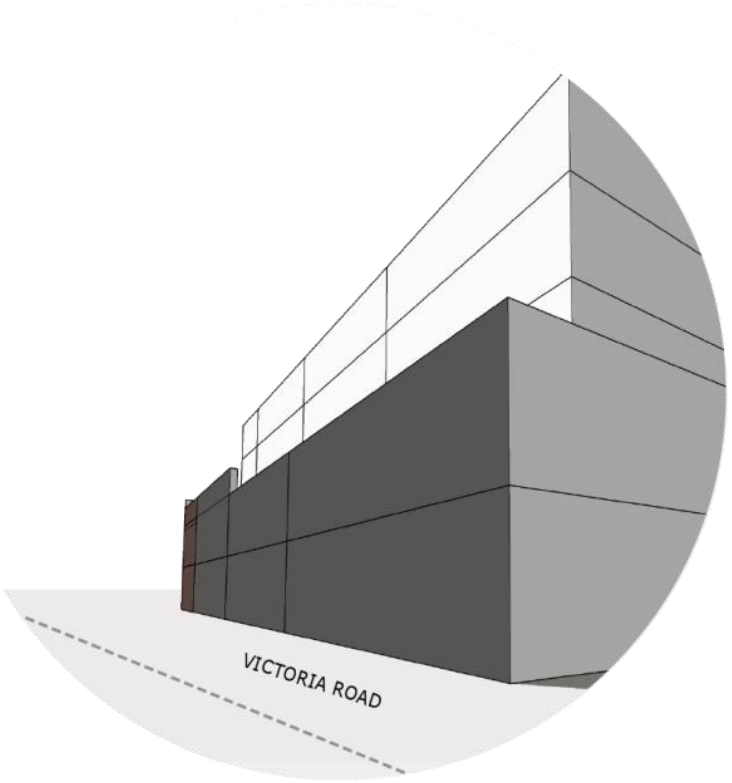


Birds-eye view looking northeast

3D TESTING OF BUILT FORM

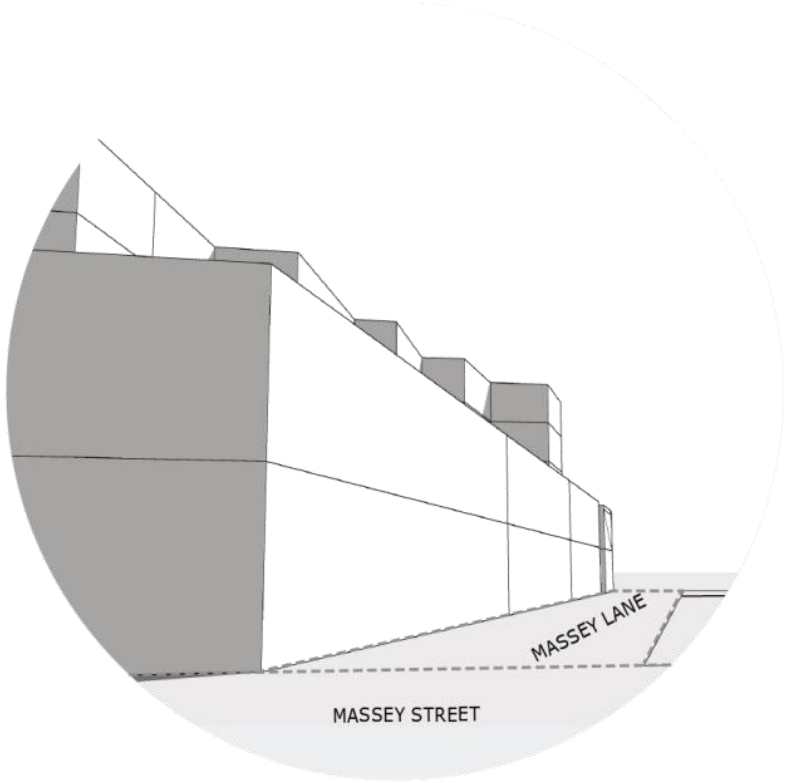


Street view looking southeast

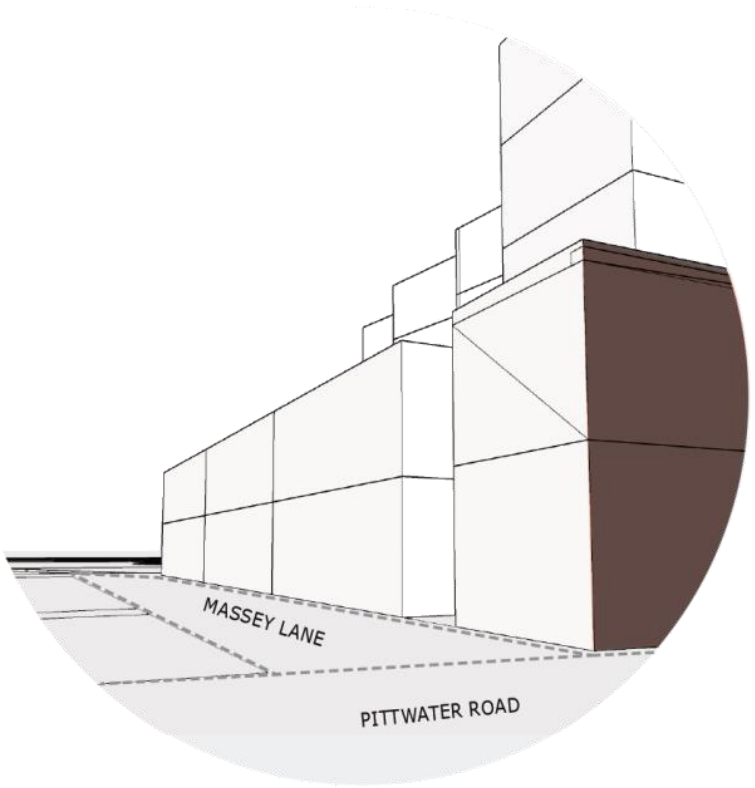


Street view looking northeast

3D TESTING OF BUILT FORM



Laneway view looking northeast



Laneway view looking southwest

SITE CONFIGURATION AND ATTENDEES



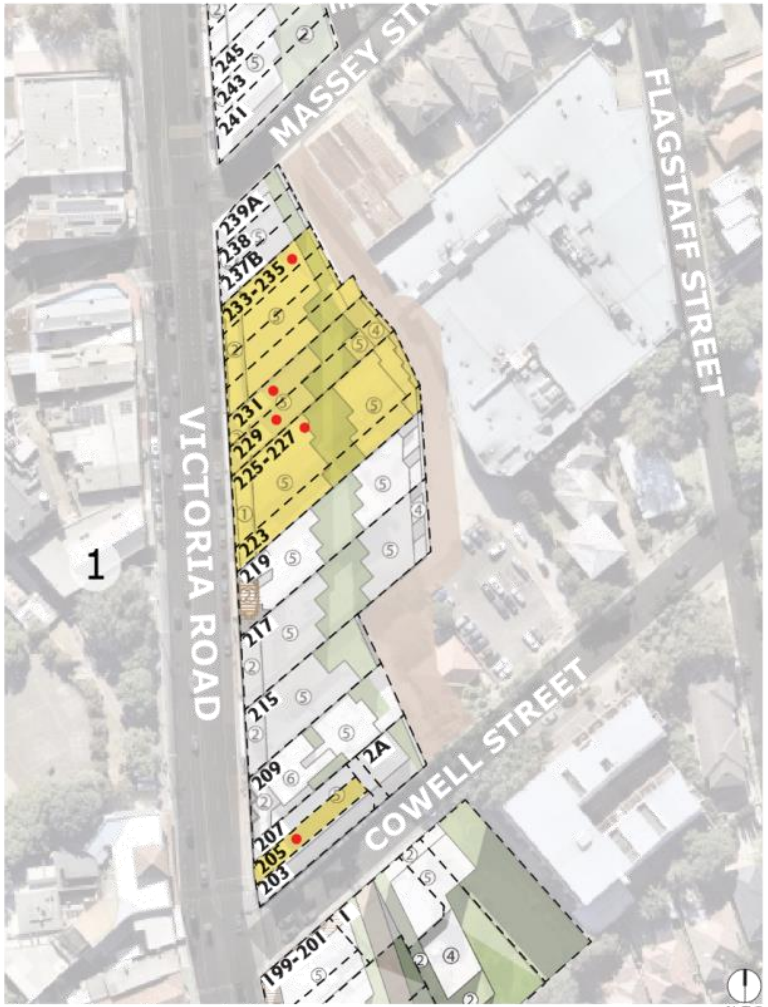
KEY

- DEPOSITED PLANS
- STRATA PLANS
- ATTENDEES

Aerial map identifying the lots

FEEDBACK - BLOCK 1

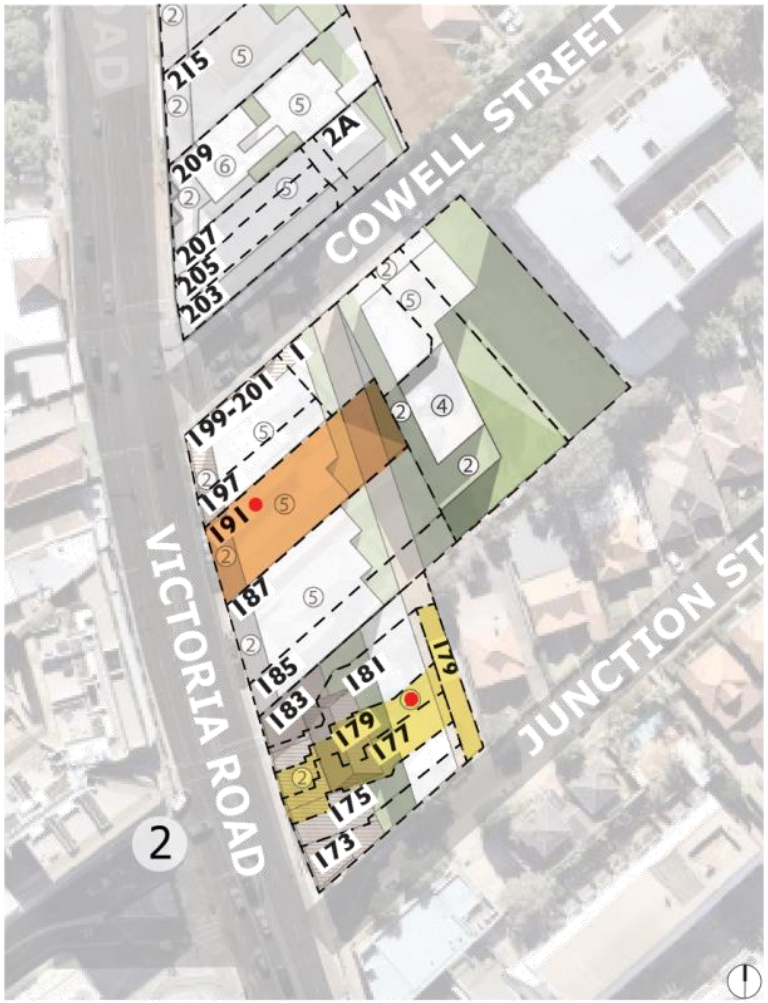
- Questions relating to amalgamation pattern and land locking
- Landowners questioned the status of the development on the Key site
- Raised the importance of a more integrated solution with the Key site
- Referred to empty tenancies located within the Key site



Site configuration and attendees

FEEDBACK - BLOCK 2

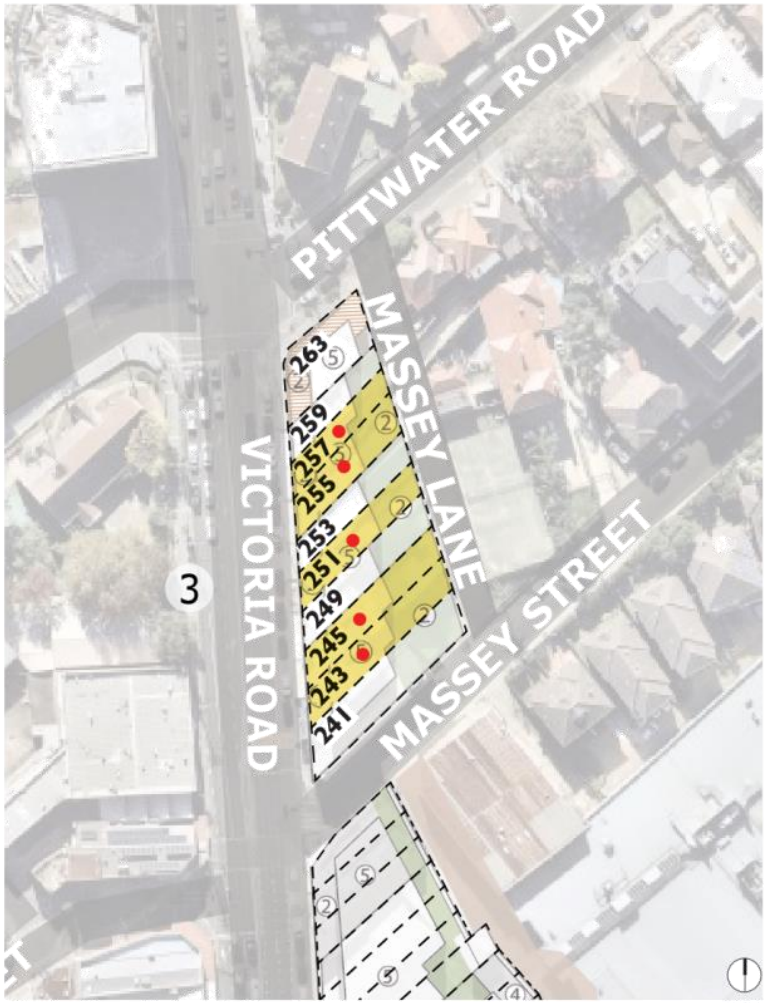
- Questions relating to the amalgamation pattern
- Complex ownership pattern/strata
- Questions relating to achieve a more integrated solution with developments to the west of Victoria Road/Ryde LGA
- Questions relating to the informal use of Council's car park
- Need for improved vehicular access
- Questions relating to the replacement of public parking
- Questions relating to the maintenance and use of the existing laneway from Junction Street
- Concerns on the lack of maintenance of some of the existing buildings
- No existing loading facilities



Site configuration and attendees

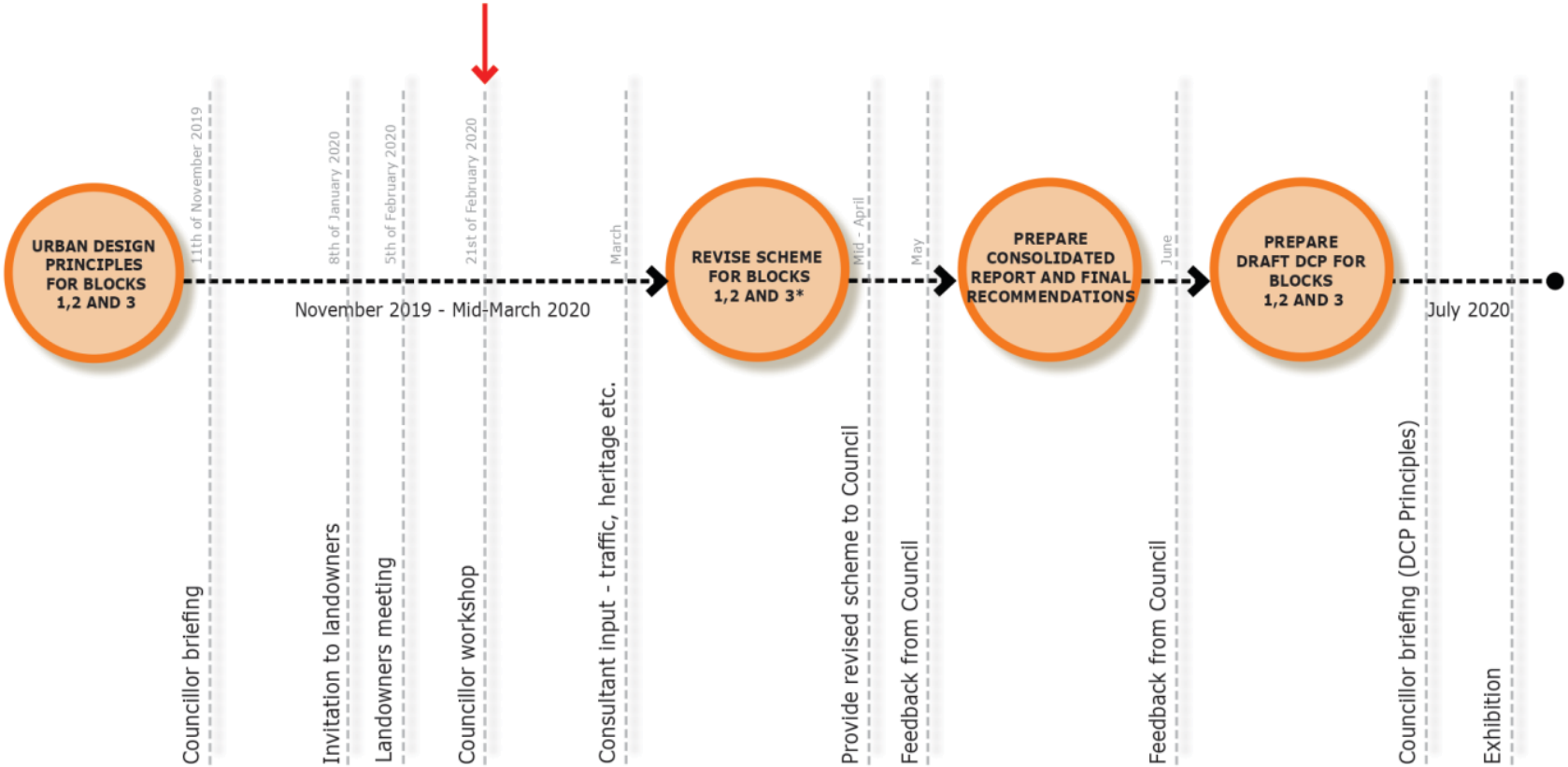
FEEDBACK - BLOCK 3

- Questions relating to amalgamation pattern
- Proposition for one consolidated development
- Enquired about the possibility of active uses and footpath along Massey Lane
- Enquired about the potential development on the tennis court to the east

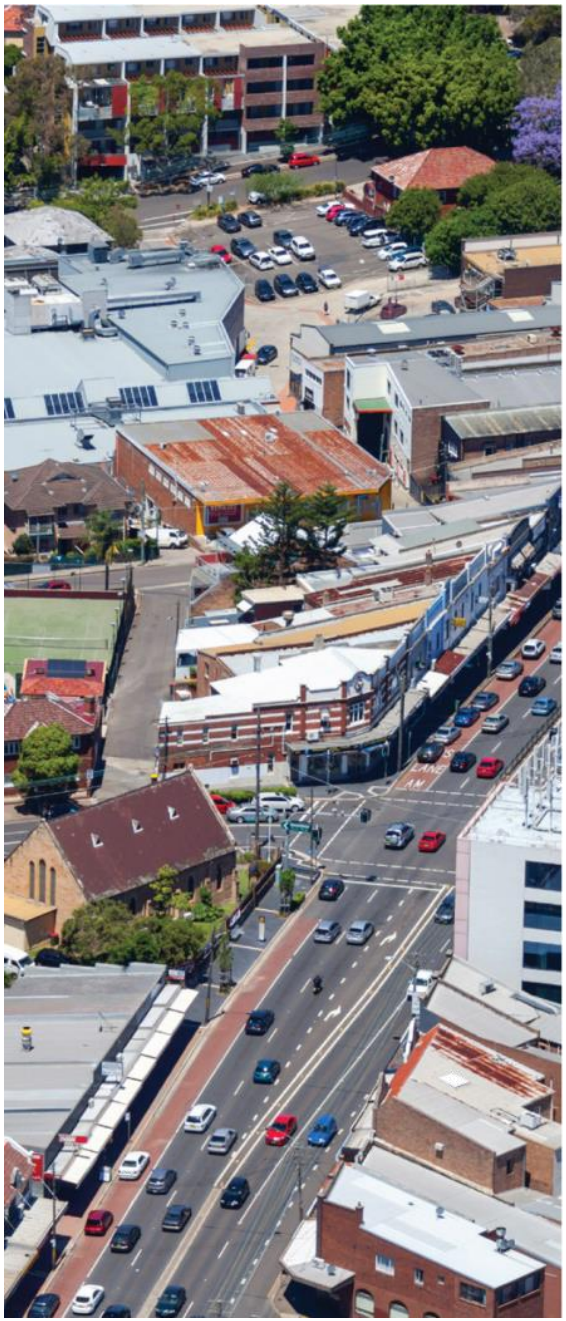


Site configuration and attendees

PROGRAM



* *Subject to input from other consultants*



THE GLADESVILLE BLOCK STUDY

BLOCK 4 - CONCEPT PLANS

MAY 2021

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SITE LOCATION



Aerial map identifying the subject blocks

VISION FOR GLADESVILLE


Artists impression - Potential character image for Gladesville


Artists impression - Potential character image for Gladesville

- A place to excite the imagination
- Lively, engaging location
- Eat, drink, play, relax, socialise, shop
- A memorable place for the people
- A journey - places of different character and activity
- Green and landscaped
- Connected and shared
- A place to live and a place to play
- Light and shade
- Evening destination

THE HEART OF OUR COMMUNITY.....

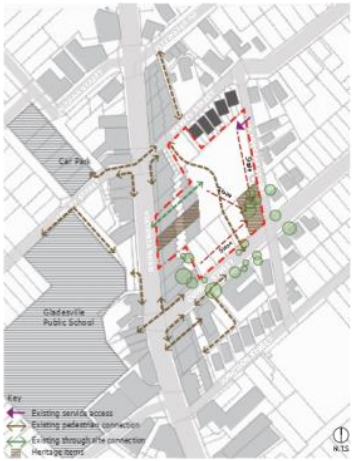
CONSTRAINTS AND OPPORTUNITIES



Height clusters



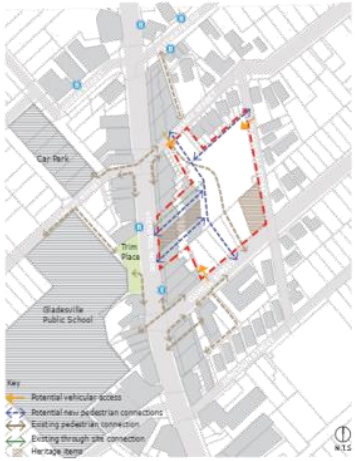
Topography



Constraints

CONSTRAINTS

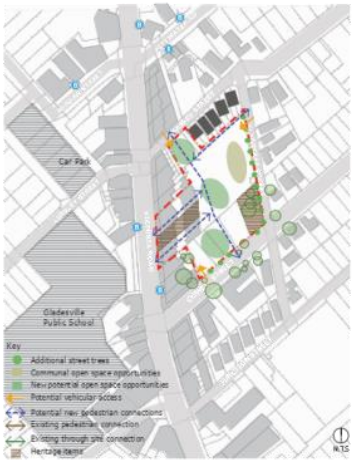
- Extent of slope across site - 12.5m (drop to the south-east)
- Lots forming part of block 4 (viability)
- Town house interface to north, residential interface to south, east and north
- Lack of permeability to Victoria Road
- No public open space or community focus
- 'Dead' edges to existing lane
- Vehicle and service dominance of laneway and site
- Heritage items
- Vehicle/service access impact to Flagstaff Street
- Existing Vegetation
- Run down character of the block in general
- Vehicle dominance of lanes not in ownership of the block



Connections



Open space 'sense of place'



Opportunities

OPPORTUNITIES

- Create a sense of place - new public spaces, active edges and different character
- Shareway character for any vehicle access to the north and south not in Block 4 site
- Landscape for shade and greening
- Widening of Flagstaff Street
- Open green connection to Block 2 and its future space
- Links to Victoria Road and bus stops
- Manage slope through spatial connection
- 'Quarantine' vehicle movement and service access
- Improve interface to Flagstaff Street
- Redevelopment of shopping centre
- Greening of streetscapes
- Integrate or interpret heritage item

BRIEF TO GMU

This built form study was prepared on the basis of the following brief:

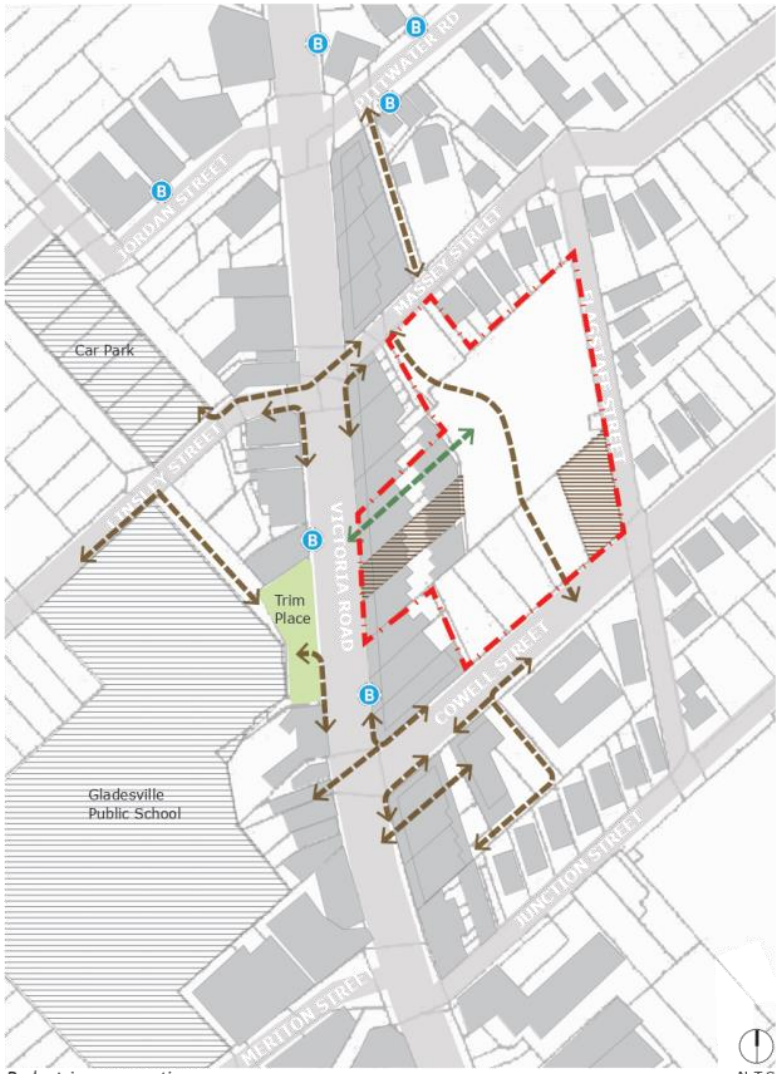
- Prepare massing options for the Key Site and selected Victoria Road properties (Nos. 217, 219 and 223).
- Assume removal and/or re-location of the heritage item on Cowell Street.
- Include generous public domain benefit, linking new public open spaces to the laneway network to the north/south.
- Assume an increased supermarket and retail offering.

According to economic advice, viable massing options must include:

- Minimum residential GFA required 37,028sqm (estimated No of 370 units pending the unit mix).
- Non-residential GFA 5,000 sqm (3,500 sqm supermarket, 1,500 sqm associated retail/non-retail).
- Underground parking and loading areas.
- Minimum overall FSR 3.0:1.

EXISTING PEDESTRIAN NETWORK

- Pedestrian crossings are located at:
  - Junction of Massey Street and Victoria Road
  - Junction of Cowell Street and Victoria Road
- Currently one through site link that connects the Key Site to the shopping street
- Existing pedestrian movement on the Key Site is north-south - Massey Street to Cowell Street



Pedestrian connections

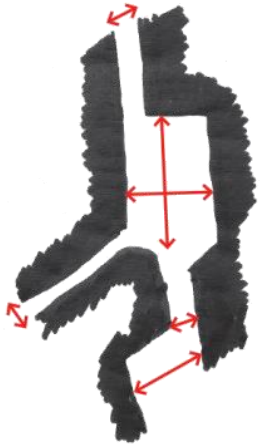
DESIGN PRINCIPLES

- Provide a contemporary high-quality mixed use development on Block 4.
- Provide a lower scale streetwall to Flagstaff Street
- Improve the site permeability and public transport connectivity with additional pedestrian links.
- Investigate opportunity locations for open spaces.
- Locate taller form considering visual impact, overshadowing and 'announcing' Gladesville east side.
- Increased activation to laneway and site edges.
- Locate massing considering large format tenancy constraints.
- Improve landscape treatment to all streetscapes and shareway.
- Improve vehicular, loading and car access.
- Excellence in architecture and landscape design.
- Minimise impacts of overshadowing.
- Share winter sun access across public spaces.
- Human scale built to form edges.

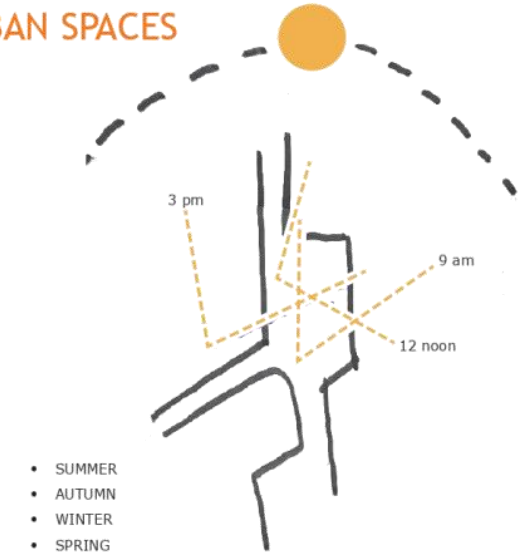


Design principles

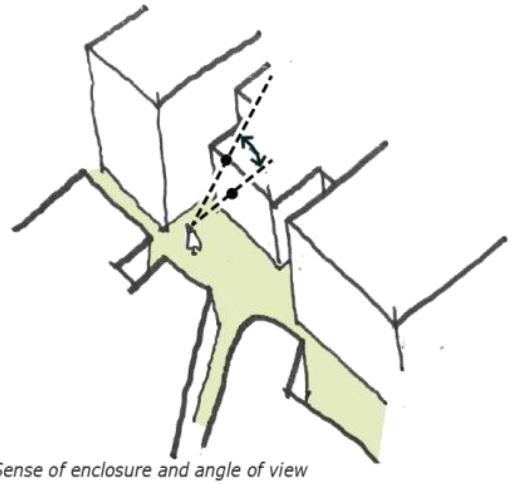
KEY PRINCIPLES FOR GREAT URBAN SPACES



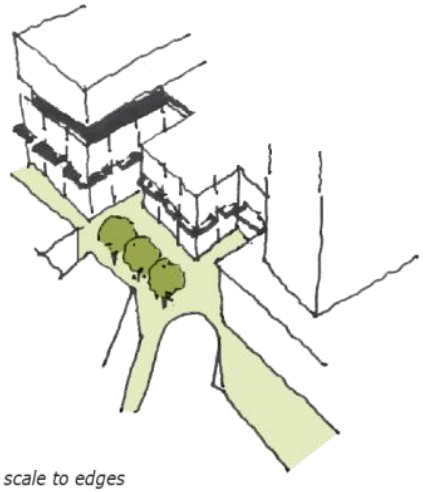
Identity, grain and open space proportions



Solar access at different times of day (all year)



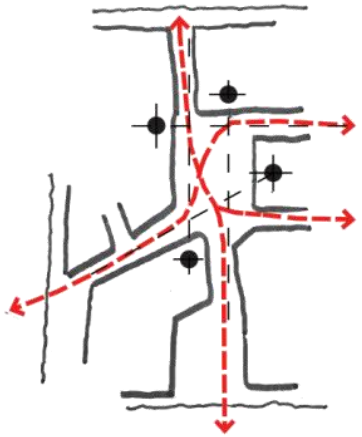
Sense of enclosure and angle of view



Human scale to edges

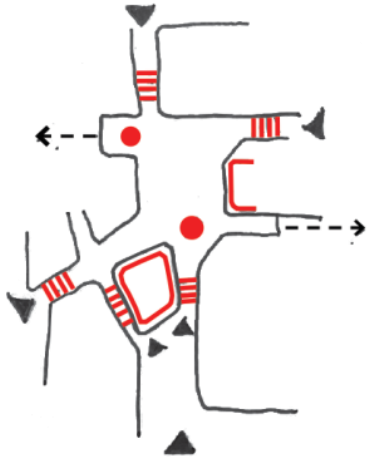


Activation and community



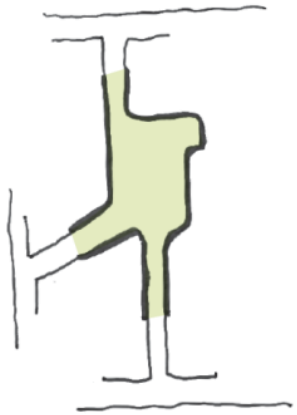
Permeability, way finding and view axis

KEY PRINCIPLES FOR GREAT URBAN SPACES

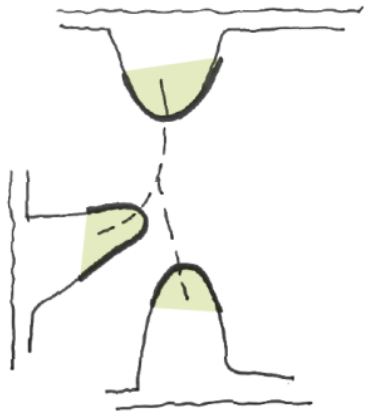


● Focus (art, form, landscape)
≡ The journey narrows
▲ Entry and choice

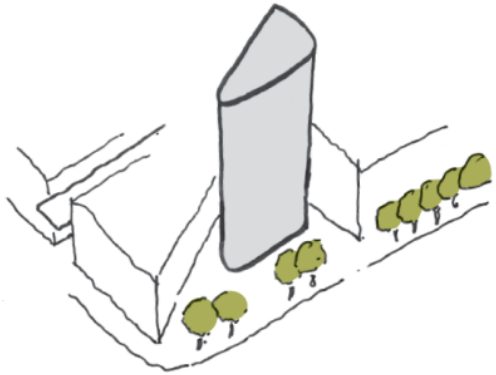
The journey, sense of curiosity and focal points (internal identity)



Internalised space



Externalised space



Marker element



The lungs - green spaces and edges

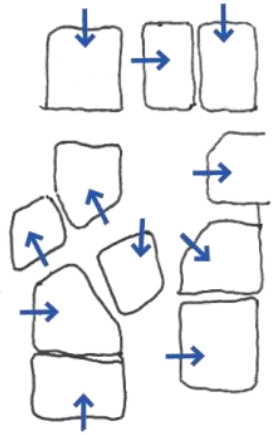
KEY PRINCIPLES FOR GREAT URBAN SPACES



Landscape and urban rooms

Links

Urban texture - ground plane



Building identity

Sense of address

Urban texture - built form

OPTION 1 - PERIMETER FORMS AND SLAB BLOCKS WITH CHAIN OF PUBLIC SPACES

PROS

- 3 key public spaces:
  1. LANDSCAPED PARK
  2. URBAN PIAZZA
  3. ACTIVE SQUARE FOR RESIDENTS
- 4 storey streetwall to the plaza
- 2 storey streetwall to Flagstaff Street except for the 4-5 storey streetwall to the northern corner
- Provision of community hub pavilion towards Cowell Street
- Some public open space to the streets
- Maintaining 5 storey form to Victoria Road
- Solar to plaza from mid morning and onwards

CONS

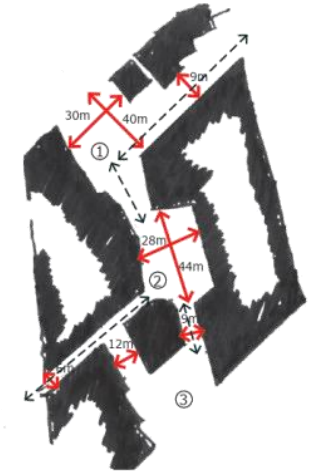
- Block forms of tower creates more shade to the spaces from mid morning onwards
- 4 storey streetwall to northern interface (laneway)
- 10 storey form located to the rear of the heritage item



Indicative built form and open space location

URBAN DESIGN PRINCIPLES

IDENTITY, GRAIN AND OPEN SPACE (LUNGS)



- **Space 1** - **Landscaped park** - The green lung - park with major tree planting, lawn areas and landscaped beds, cinema pod, great solar access





- **Space 2** - **Urban piazza** - active edges, dining, wine bars, access to supermarket, speciality retail and anchored by the community pod - incubator space, meeting rooms, library book returns, one stop Council shop and markets on weekends.





- **Key ground plane elements** - art installations, water rills, seating and trees and landscape in planter beds using the change in grade to the south.

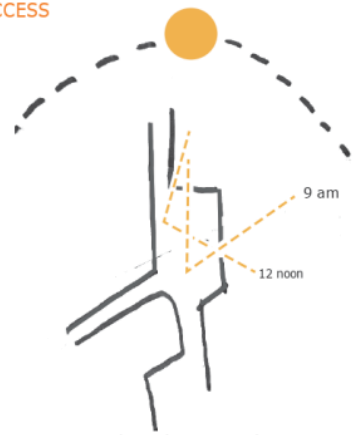


- **Space 3** - **Active square for residents** - The sculpture native garden space. Native plantings and art installations, community garden space, extension of the markets on weekends



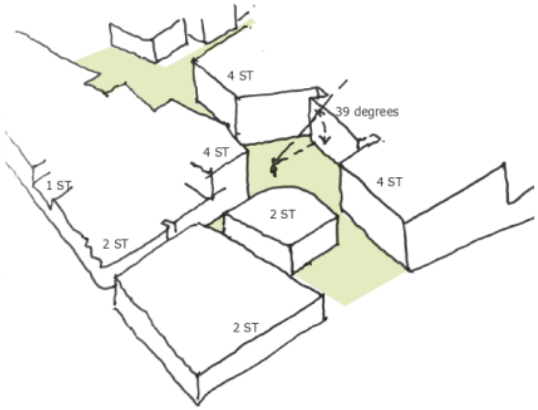


SOLAR ACCESS



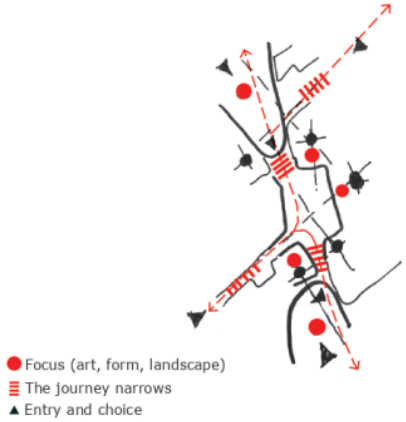
- From 12 noon onwards to the piazza during winter and 9am onwards during summer.

SENSE OF ENCLOSURE AND ANGLE OF VIEW



- 2 and 4 storey built form to enclose the piazza and link spaces to create human scale but also 'hold' the space. **Piazza is 1130 sqm with dimensions of 28m and 44m. Angle of view created by** 4 storey scale is 39 degrees.

ACTIVATION AND COMMUNITY/ JOURNEY AND FOCAL POINTS/PERMEABILITY

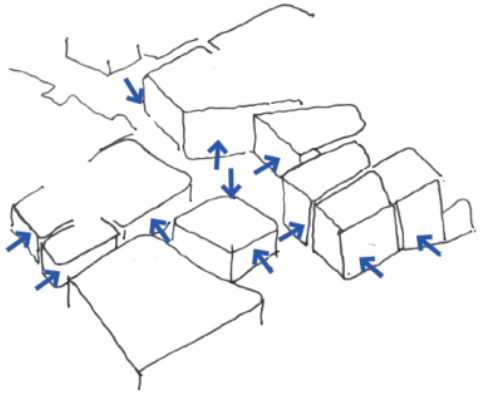


- Edges to links and space 2 and 3 as well as southern edge of space 1 to be active uses - retail, dining, wine bars
- 2 storey pod within space 2 and 3 to be a community hub with community based uses and incubator businesses as well as some food based retail
- Series of connections as narrower connections to Victoria Rd, Cowell St, Flagstaff St allowing movement through the site and to transport links
- Links to be activated and narrower links to close out noise from Victoria Rd and create curiosity and sense of a series of destinations and spaces.
- Links can include public art and lighting installations as well as activation and bring strong connection to human scale

MARKERS

- No markers, this option focuses height within the site and maintains lower edges with 2 storey street wall to Victoria Rd, 4 storeys transition to 2 storeys to south east and 4 storeys along the lane with the Massey St properties.

HUMAN SCALE TO EDGES



- Express individual 'buildings' within the block forms with access from both spaces and links and also existing streets

INTERNAL AND EXTERNAL SPACE



- Offers 2 external spaces to link benefits to Massey St and Cowell St communities and connect the centre together as well as a 'heart' to the site with the main activities and interaction

PRECEDENT IMAGES



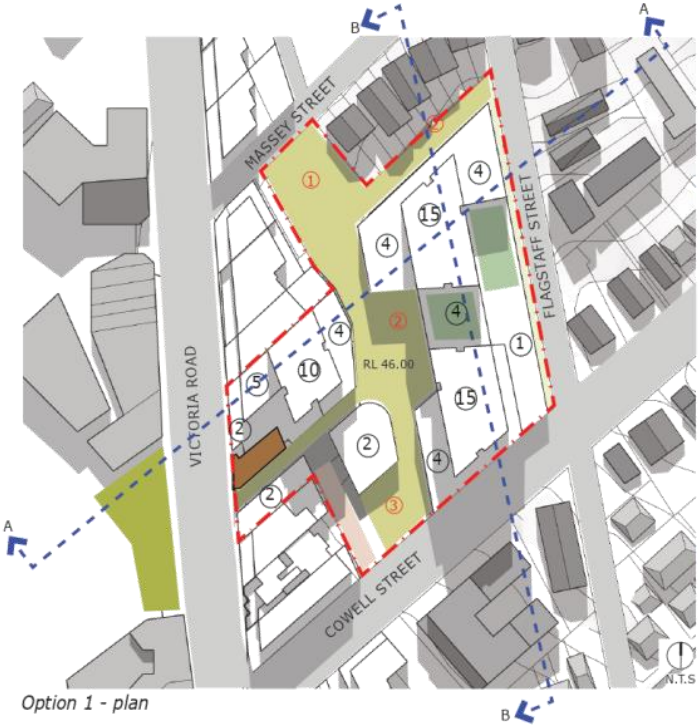








OPTION 1



Option 1 - plan

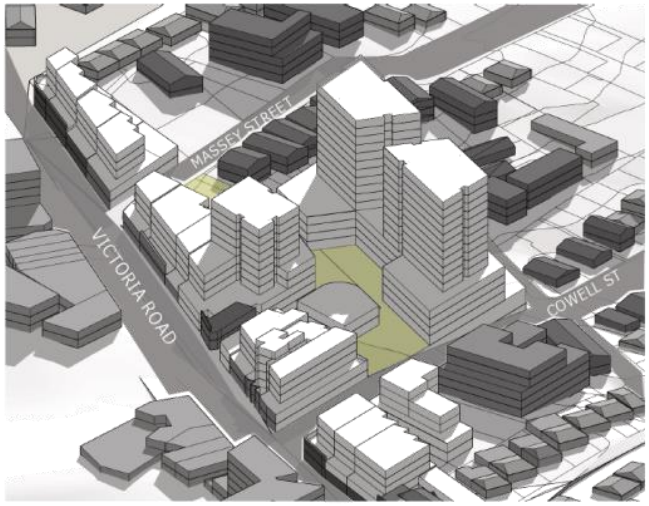
KEY

- Subject block
- Open space
- Potential communal open space
- Heritage item
- Landscaped setback
- Vehicle/service/shareway
- Trim Place

① 

② 

③ 

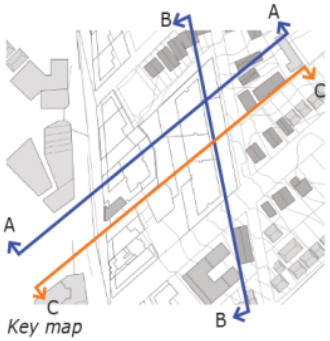


Bird's eye view looking northeast

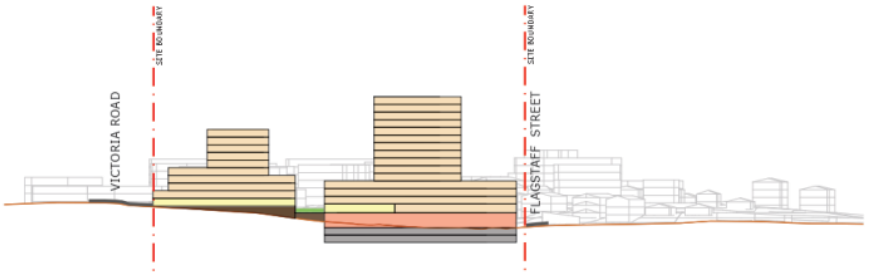


Bird's eye view looking southwest

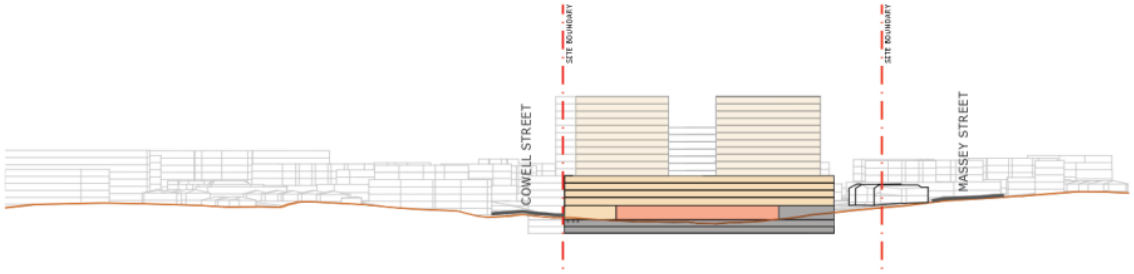
INDICATIVE SECTIONS



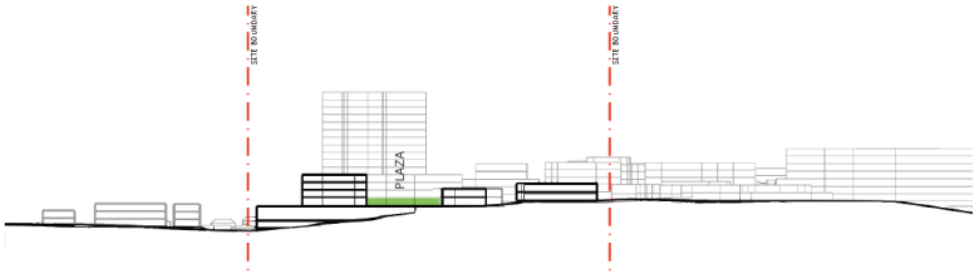
Key map



Section AA (N.T.S)



Section BB (N.T.S)

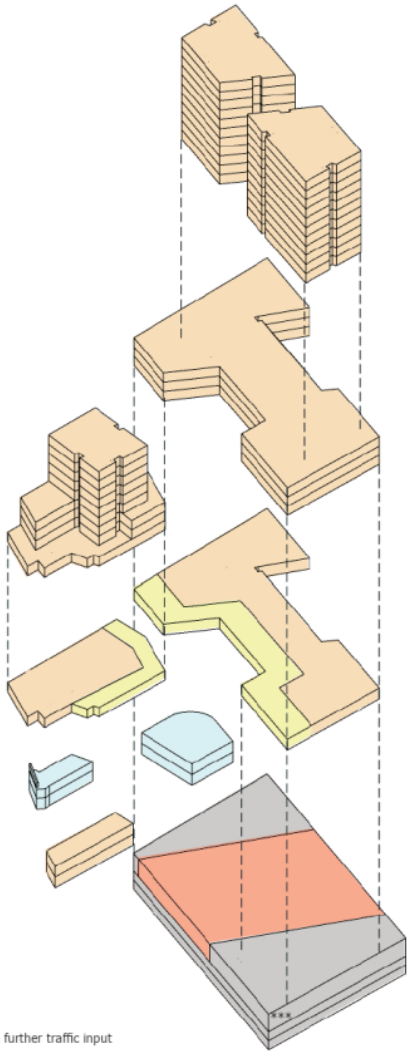


Section CC (N.T.S)

KEY

- Retail/commercial
- Residential
- Supermarket
- Parking***
- Community facilities
- Plaza

***NOTE: Number of parking levels subject to further traffic input



KEY USES
- Retail/commercial
- Residential
- Community facilities
- Supermarket
- Parking***

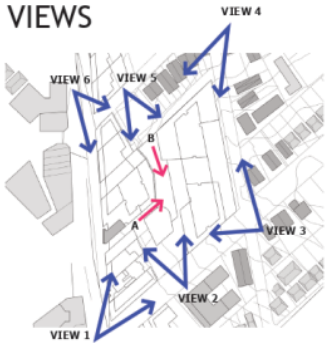
***NOTE: Number of parking levels subject to further traffic input

Indicative building uses

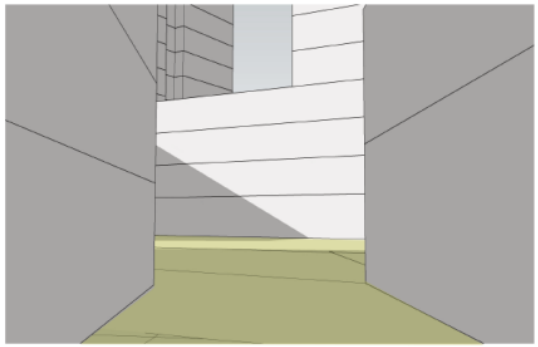
KEY
- Subject block
- Heritage item
- Vehicle/service/shareway
- Open space
- Landscaped setback
- Trim Place
- Supermarket
- Residential core
- Vehicle access
- Vehicle access

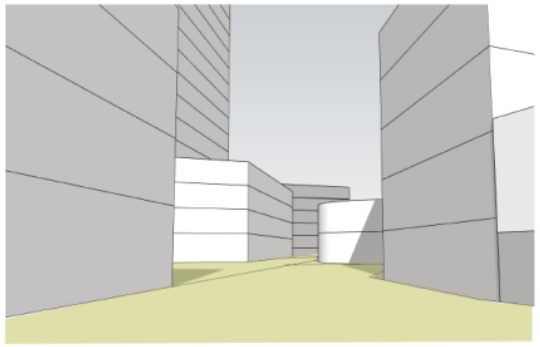


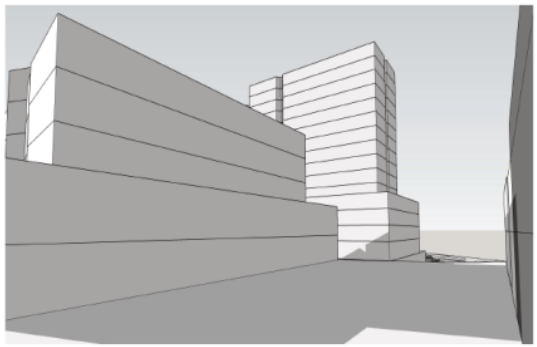
Indicative supermarket and residential core location

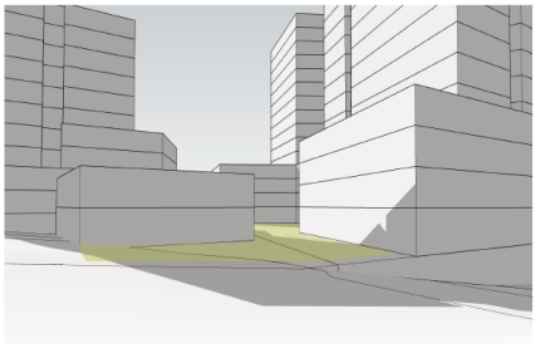


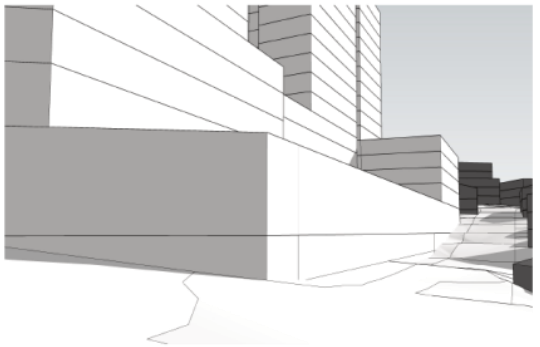
Key map

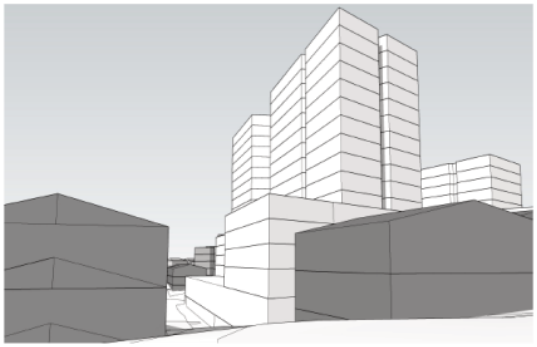

Internal View A - View to space 2

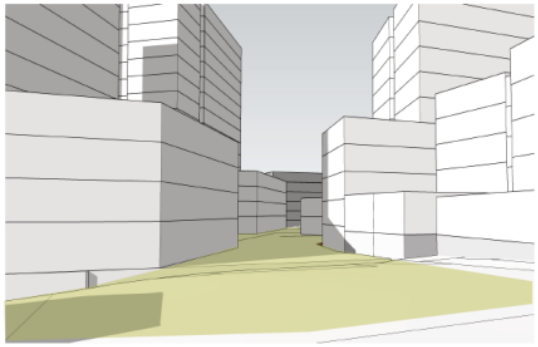

Internal View B - View to space 2

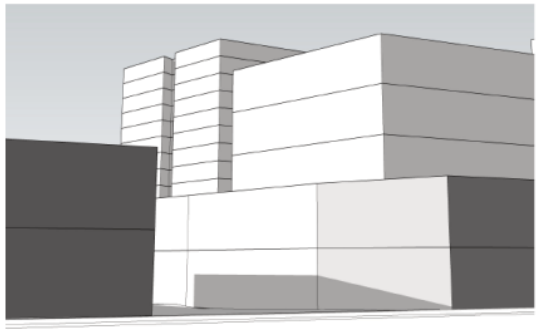

View 1 - Corner of Victoria Road and Cowell Street


View 2 - View to space 3 and link

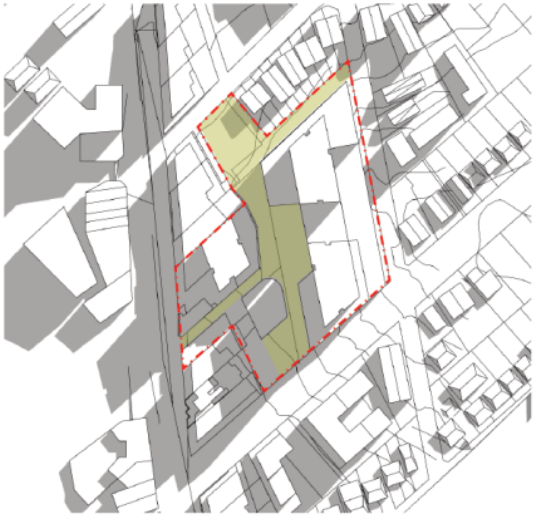

View 3 - Corner of Cowell Street and Flagstaff Street


View 4 - Corner of Massey Street and Flagstaff Street


View 5 - View to space 1


View 6 - Corner of Massey Street and Victoria Road

SHADOW DIAGRAMS



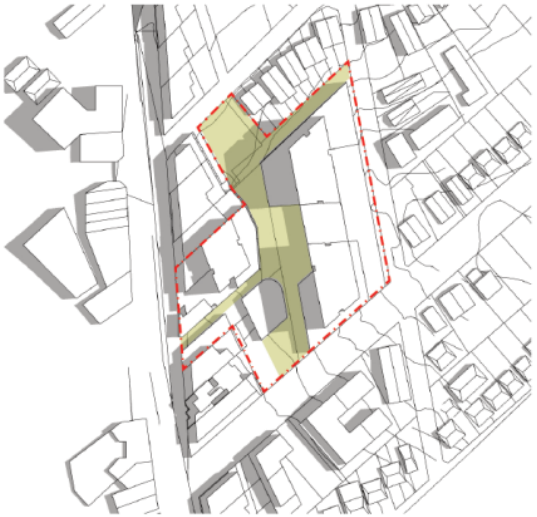
June 21st - 9am



June 21st - 12pm



June 21st - 3pm



December 22nd - 9am



December 22nd- 12pm



December 22nd - 3pm

HIGH-LEVEL GFA CALCULATIONS

Option 1	GBA (sqm)
Building A - tower	10406
Building B - tower	10252
Podium	16920
Building C - Victoria Rd	9986
Building D - Victoria Rd	610
Building E - central building	1100
Supermarket	3400
Total GBA	52674
GFA @ 80% efficiency	**42139**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is inclusive of community facility pavilion. However, it excludes the community facilities located in the heritage item fronting Victoria Road.

Landscaped park	1200
Urban piazza	1130
Active square for residents	630
Links	1340
Total open space	**4300**

OPTION 2 - SOUTHERN TOWER CLUSTER, MARKER FORM TO VICTORIA RD AND LOW SCALE OPEN SPACE EDGES

PROS

- 3 key public spaces:
  1. URBAN PIAZZA
  2. INFORMAL GREEN SPACE
  3. 3 KEY LINKS
- Slender forms
- Tall forms located to the south
- 2 storey streetwall to plaza and Flagstaff Street except for the 4-5 storey streetwall to the northern corner
- Linear plaza orientation
- Improved solar access to the plaza
- Visual marker along Cowell Street and Victoria Road

CONS

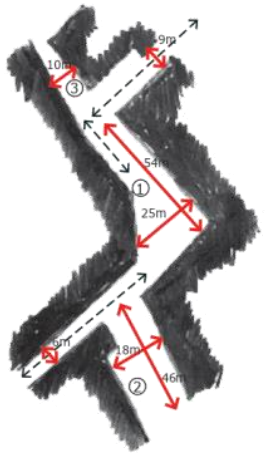
- Irregularly shaped supermarket box
- All height to south, visible from Cowell Street



Indicative built form and open space location

URBAN DESIGN PRINCIPLES

IDENTITY, GRAIN AND OPEN SPACE (LUNGS)



2 key open space areas - central piazza with active edges, restaurants cafes and wine bars as well as speciality shops and access to supermarket and more informal southern space with play areas and existing trees and cascading terraces.

- Low scale to urban spaces and taller height setback
- Community hub to north as a northern entry to site
- Marker to Victoria Road, retain the heritage item but absorb it into the larger development
- Maintain low scale 2 storeys to Victoria Road and increase scale at upper setback form to mark entry to the town square

- **Space 1 - Urban Piazza** - Lower scale enclosure to key central space.



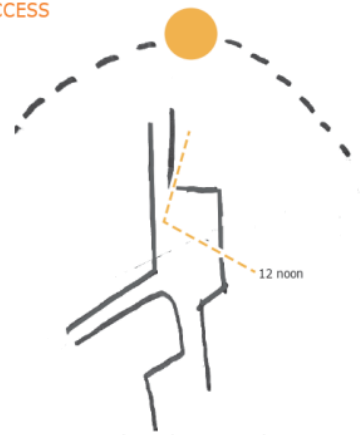

- **Space 2 - Informal green space -** with play and relaxation on journey to Cowell St.




- **3 key links -** to Victoria Rd but closed down to be intimate and reduce noise and traffic impact

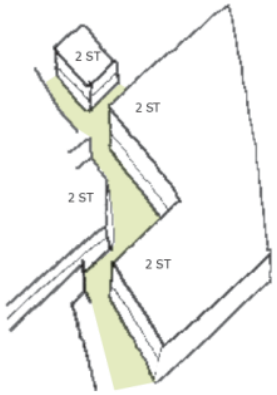



SOLAR ACCESS



- From 12 noon onwards to the piazza during winter.

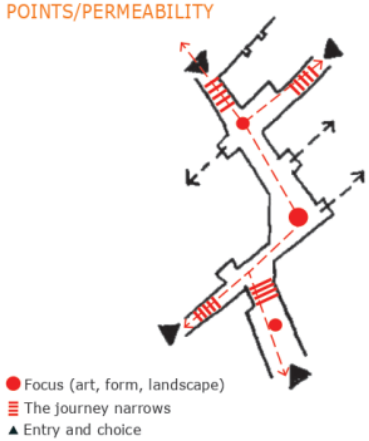
SENSE OF ENCLOSURE, ANGLE OF VIEW, SCALE TO EDGES



- 2 storey podium forms aligning the public open space with taller forms set back from the podium alignment to enhance the lower scale environment to the public domain.

- The main plaza is 1120 sqm with dimensions of approximately 25m by 54m.
- The angle of view defined by a 2 storey scale for a person standing at the centre of the plaza is 22 degrees.

ACTIVATION AND COMMUNITY/ JOURNEY AND FOCAL POINTS/PERMEABILITY



- Active edges are provided to link, plaza and open space to Cowell St.
- Direct visual connection to outdoor dining and entertainment from Victoria Rd and Massey St.
- Community uses are provided along Victoria Rd.
- Primary activation occurs at the centre of the open space network where pedestrian movement patterns intersect.
- More linear laneway geometry and emphasis on visual axis.
- Links may include interactive public art installations as well to complement the lower scale podium and sense of spatial containment. Lighting and art installations may provide a partial canopy to define active nodes and emphasises locations where the pedestrian flow changes direction.

INTERNAL AND EXTERNAL SPACE



MARKERS

- Taller forms are located to the south prioritising solar access to the public open spaces and laneway system.
- Taller forms are concentrated to Cowell St and a generous secondary setback is provided to Flagstaff St.
- The taller forms will be visible from areas to the south and southeast and should be carefully sculpted to provide elegant and slender proportions.

PRECEDENT IMAGES

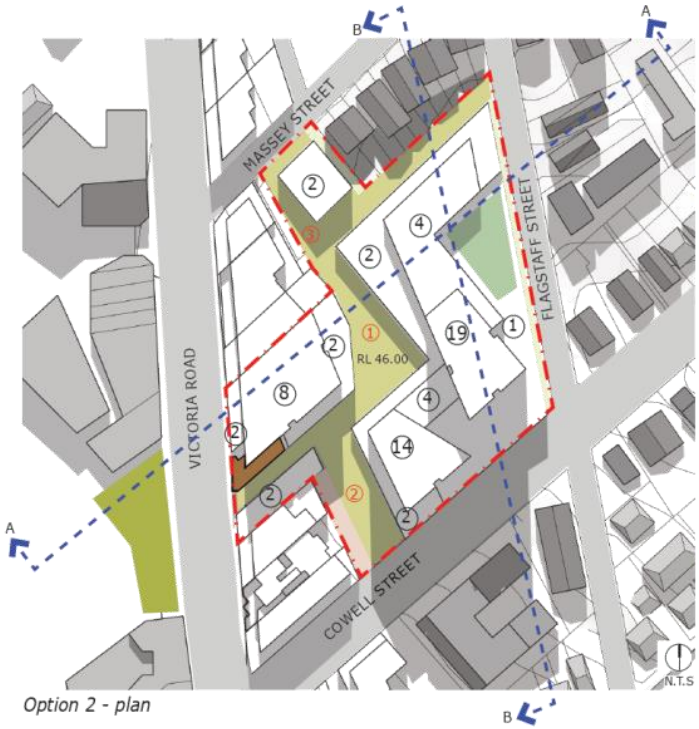








OPTION 2



Option 2 - plan

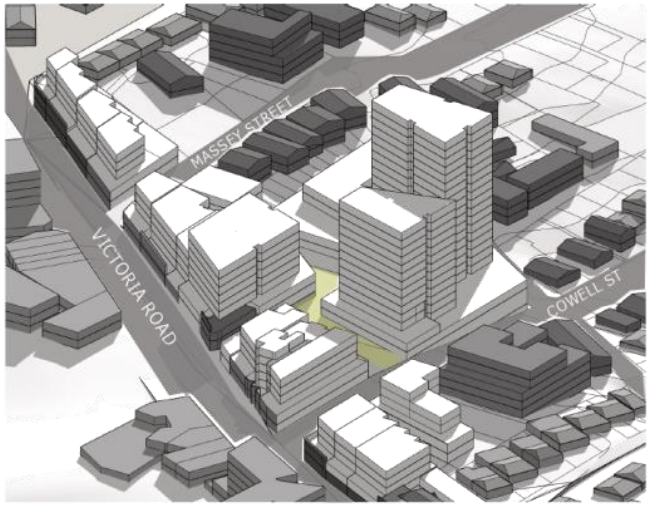
KEY

- Subject block
- Heritage item
- Vehicle/service/shareway
- Open space
- Landscaped setback
- Trim Place
- Potential communal open space

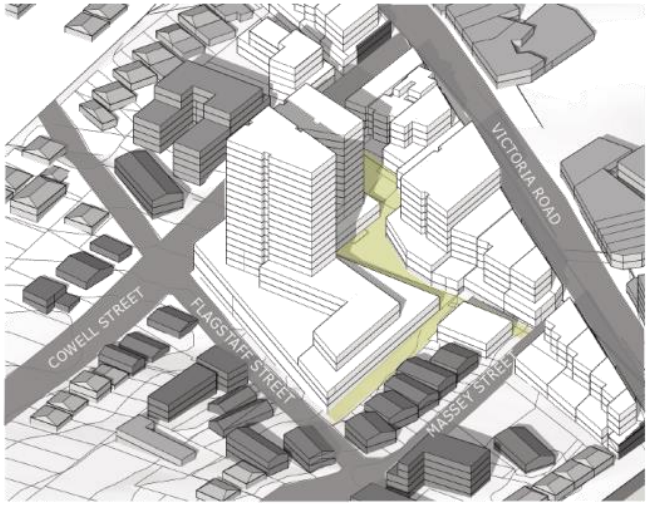
① 

② 

③ 



Bird's eye view looking northeast

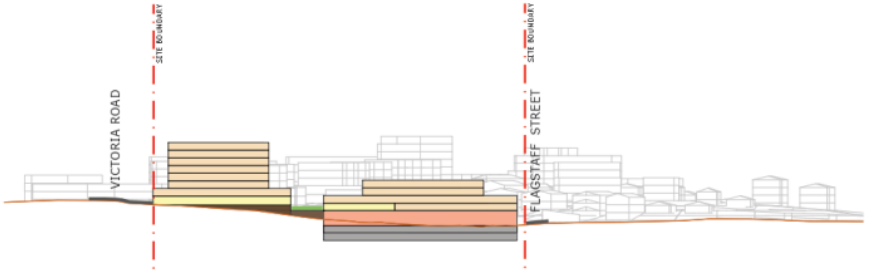


Bird's eye view looking southwest

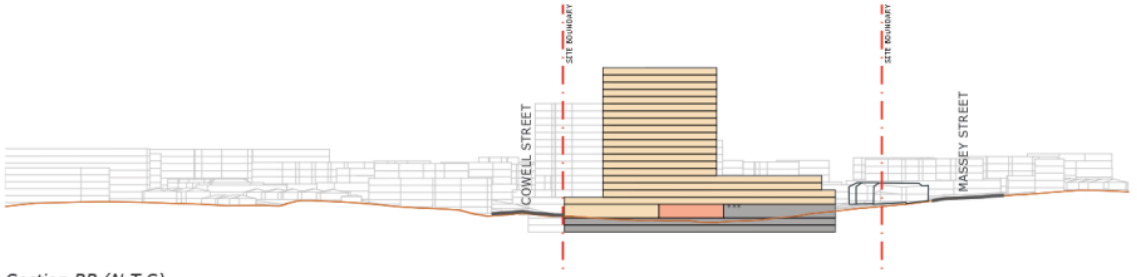
INDICATIVE SECTIONS



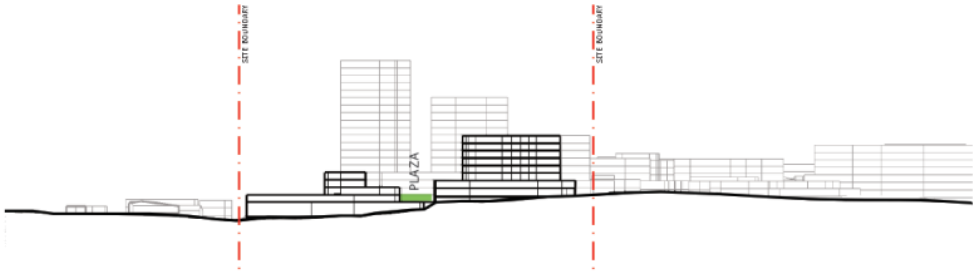
Key map



Section AA (N.T.S)



Section BB (N.T.S)

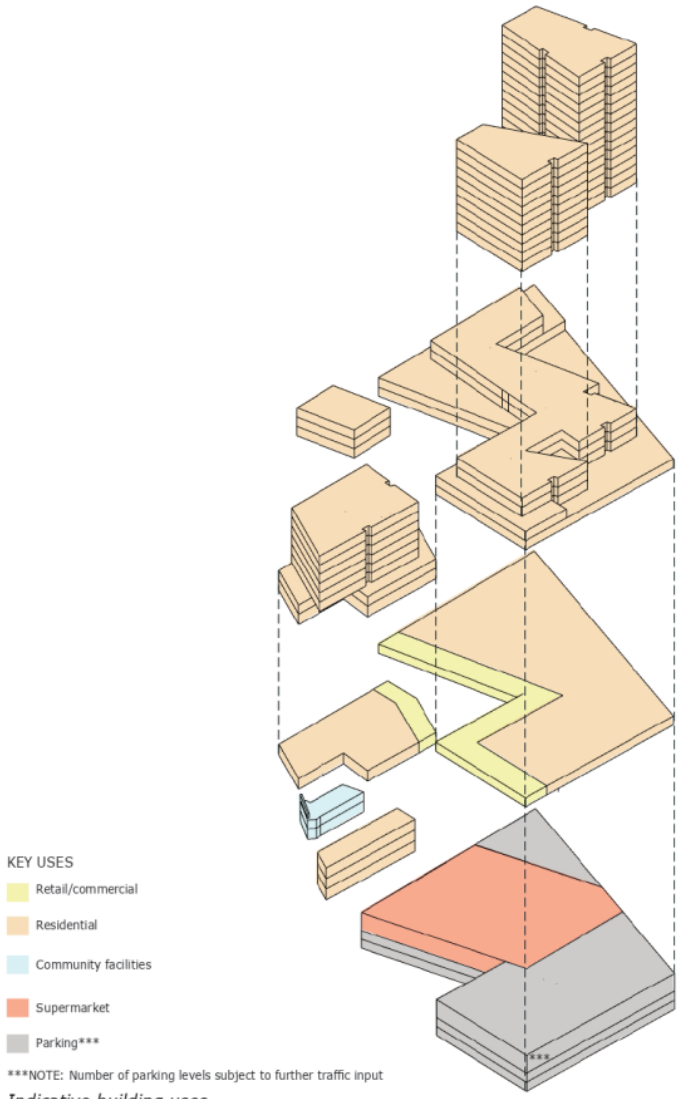


Section CC (N.T.S)

KEY

- Retail/commercial
- Residential
- Supermarket
- Parking***
- Community facilities
- Plaza

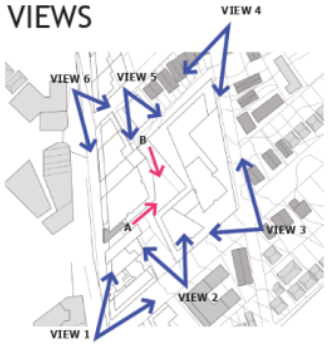
***NOTE: Number of parking levels subject to further traffic input



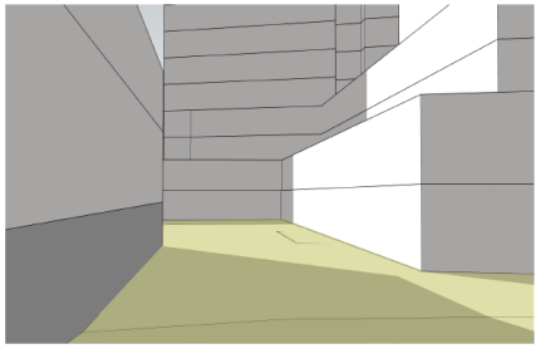
Indicative building uses

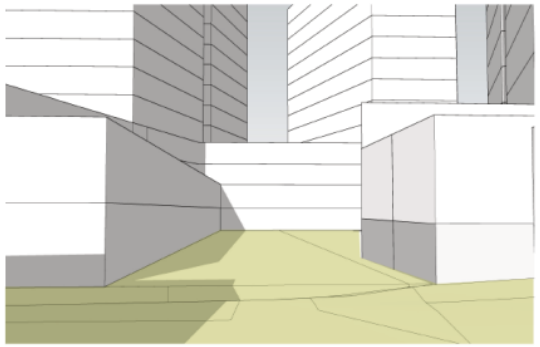


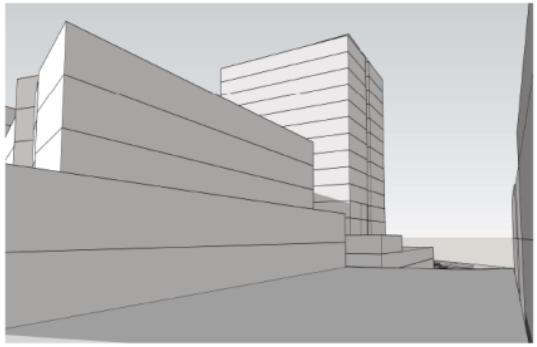
Indicative supermarket and residential core location

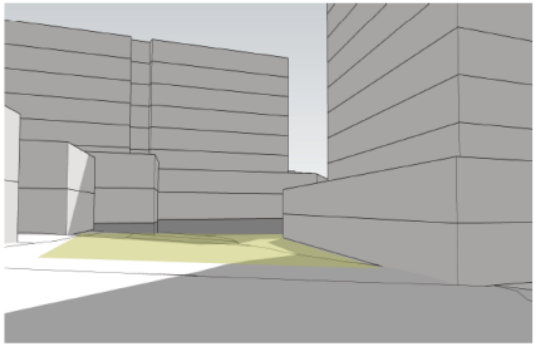


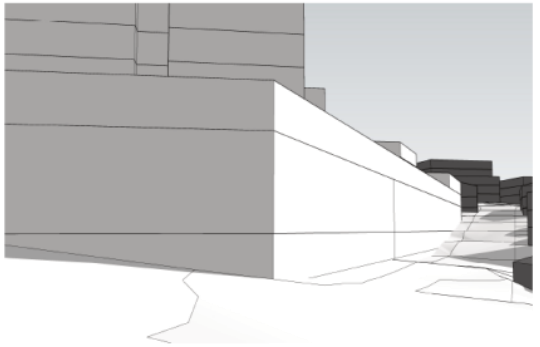
Key map

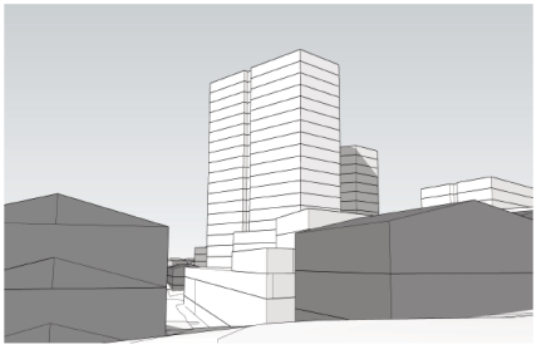

Internal View A - View to space 1

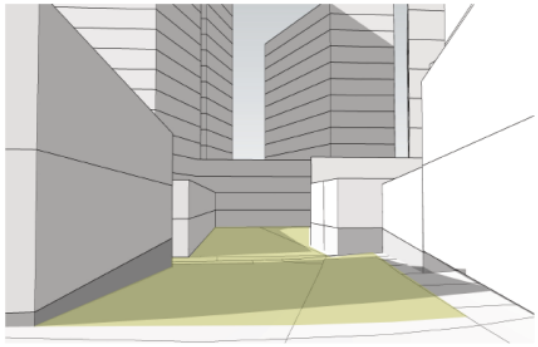

Internal View B - View to space 1

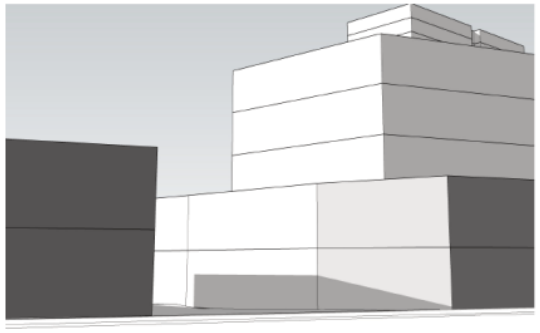

View 1 - Corner of Victoria Road and Cowell Street


View 2 - View to space 2

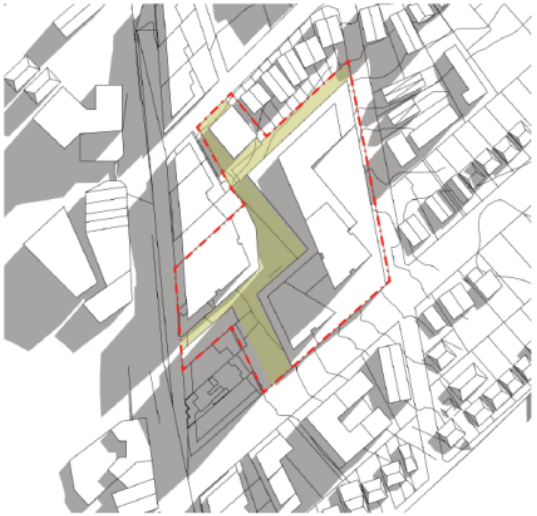

View 3 - Corner of Cowell Street and Flagstaff Street


View 4 - Corner of Massey Street and Flagstaff Street

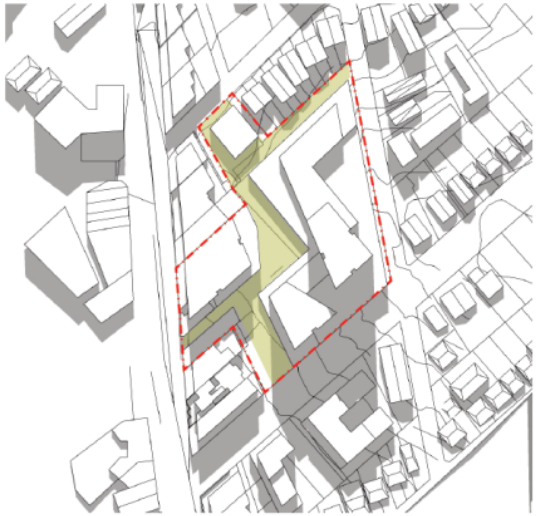

View 5 - View to the link


View 6 - Corner of Massey Street and Victoria Road

SHADOW DIAGRAMS



June 21st - 9am



June 21st - 12pm



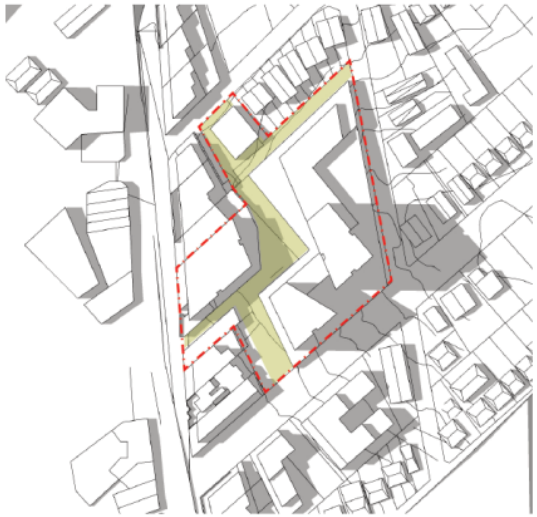
June 21st - 3pm



December 22nd - 9am



December 22nd - 12pm



December 22nd - 3pm

HIGH-LEVEL GFA CALCULATIONS

Option 2	GBA (sqm)
Building A - tower	13050
Building B - tower	7190
Podium	17643
Building C - Victoria Rd	9952
Building D - Victoria Rd	700
Building E - Massey	848
Supermarket	3400
Total GBA	52783
GFA @ 80% efficiency	**42226**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.05**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Urban piazza	1120
Informal green space	610
Links	1250
Total open space	**2980**

OPTION 3 - MARKER FORM TO THE NORTH AND COWELL STREET, LOW SCALE OPEN SPACE EDGES

PROS

- 3 key public spaces:
  1. URBAN PIAZZA
  2. COMMUNITY HUB
  3. WIDER LINKS
- Slender forms located to the north and south
- Externalisation of public open space
- Wide visual connection from Trim Place
- Lower scale streetwall to the plaza, Cowell Street and Flagstaff Street
- Gradual transition from the towers to the podium
- Maintaining 5 storey forms to Victoria Road

CONS

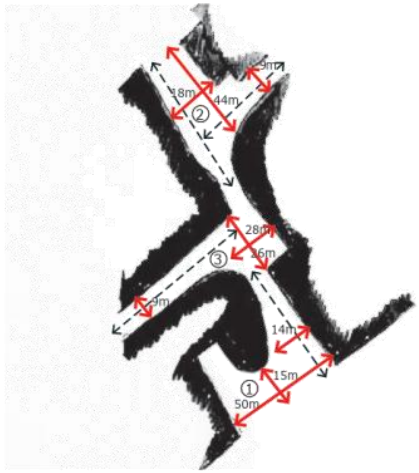
- Solar access limited to the south of the site at ground level
- Taller form visible from Cowell Street



Indicative built form and open space location

URBAN DESIGN PRINCIPLES

IDENTITY, GRAIN AND OPEN SPACE (LUNGS)



- **Space 1 - Urban Piazza** - Low scale enclosure at lower levels but a secondary street wall with 6 storeys setback.





- **Space 2 - Community hub** - located to the north and will act as an anchor to the development.



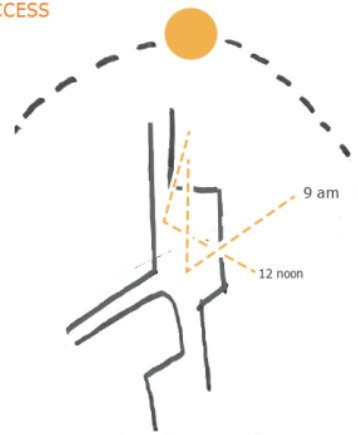


- **Wider links** - to Massey Street, Cowell Street and Victoria Rd to allow for a visual connection to Trim Place.



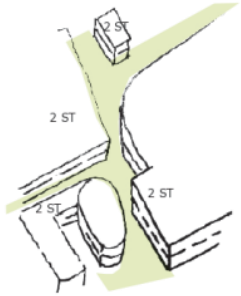


SOLAR ACCESS



- From 12 noon onwards to the piazza during winter and 9am onwards during summer.

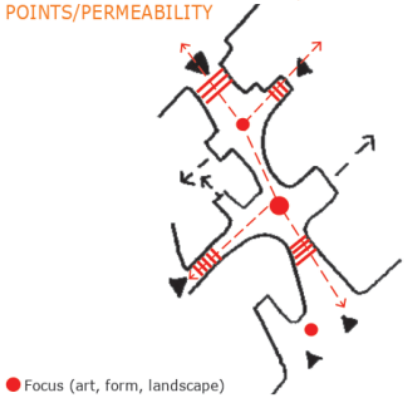
SENSE OF ENCLOSURE, ANGLE OF VIEW, HUMAN SCALE



- 2 storey podium forms align the public open space with a recessed secondary streetwall element of 6 storeys defining the eastern part of the site.
- The central space is 700sqm with dimensions of approximately 28m by 26m.
- The angle of view defined by a 2 storey scale for a person standing at the centre of the plaza is 22 degrees.

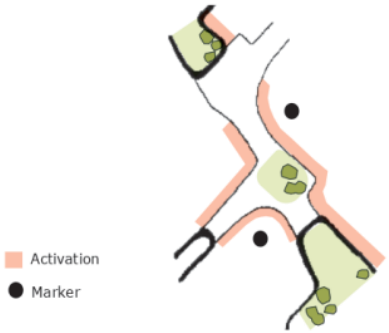
- **The northern community hub is 800 sqm** with dimensions of approximately 18m by 44m.
- **The southern urban piazza is 750 sqm** with dimensions of approximately 15m by 50m.

ACTIVATION AND COMMUNITY/ JOURNEY AND FOCAL POINTS/PERMEABILITY



- Active edges are provided along the link from Cowell St to Massey St. A smaller active node is located at the centre towards the west.
- Community uses are provided along Victoria Rd.
- View corridors and podium level built forms are sculpted to 'draw' pedestrian movements through the site between the 3 externalised activation hubs; Victoria Road, Massey Street and Cowell Street.

INTERNAL AND EXTERNAL SPACE



MARKERS

- Taller forms provide markers to the eastern and southern parts of the site to enhance the sense of place and announce the location of public open spaces when viewed from Victoria Road and surrounding areas.
- Tower forms are orientated to minimize overshadowing to surrounding areas.

PRECEDENT IMAGES



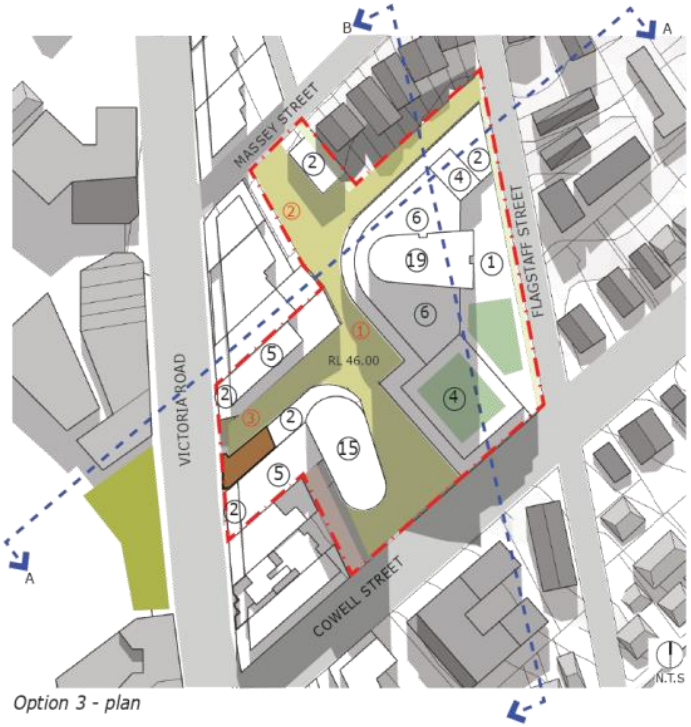








OPTION 3



Option 3 - plan

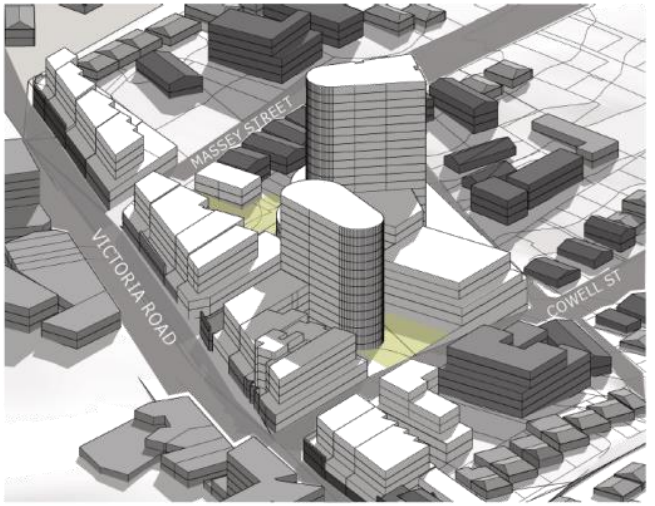
KEY

- Subject block
- Heritage item
- Vehicle/service/shareway
- Open space
- Landscaped setback
- Trim Place
- Potential communal open space

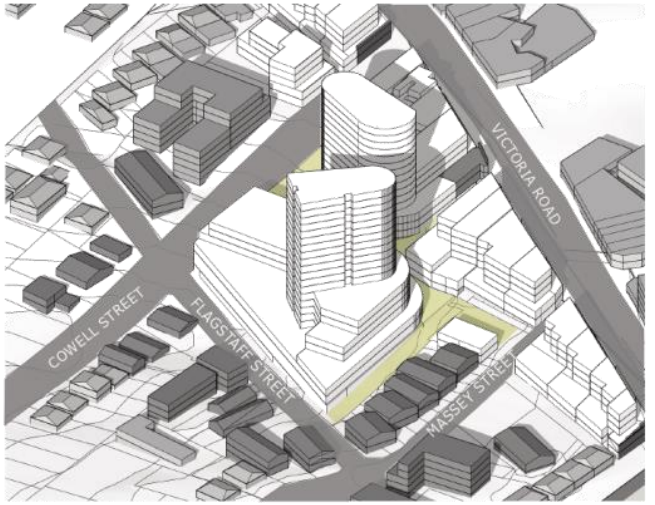
① 

② 

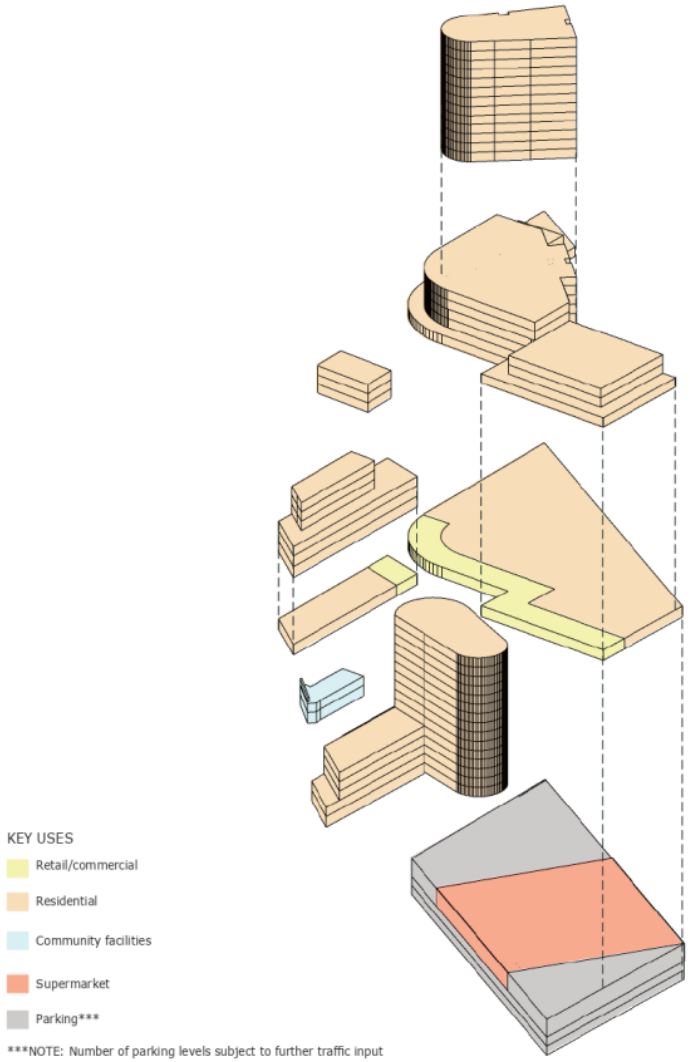
③ 



Bird's eye view looking northeast



Bird's eye view looking southwest



Indicative building uses

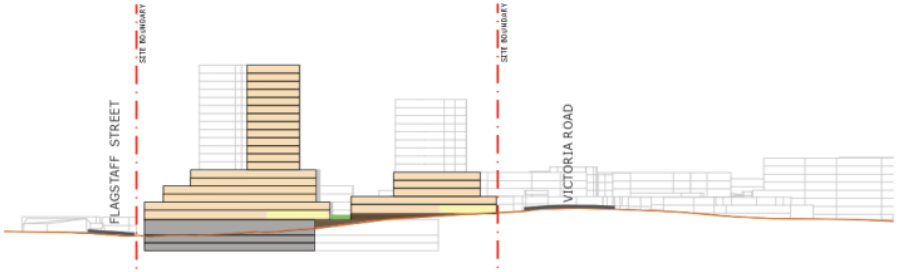


Indicative supermarket and residential core location

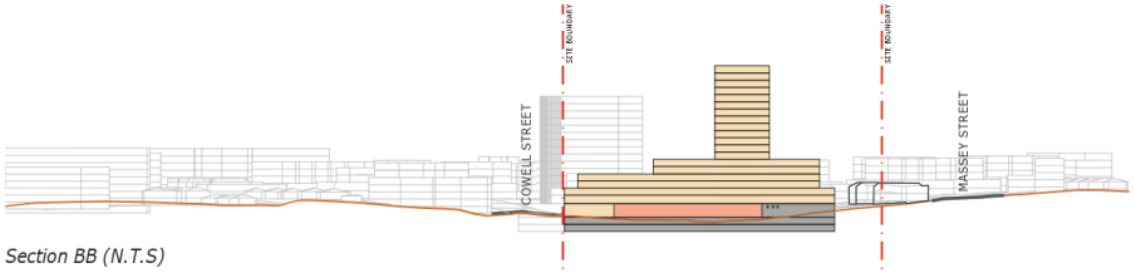
INDICATIVE SECTIONS



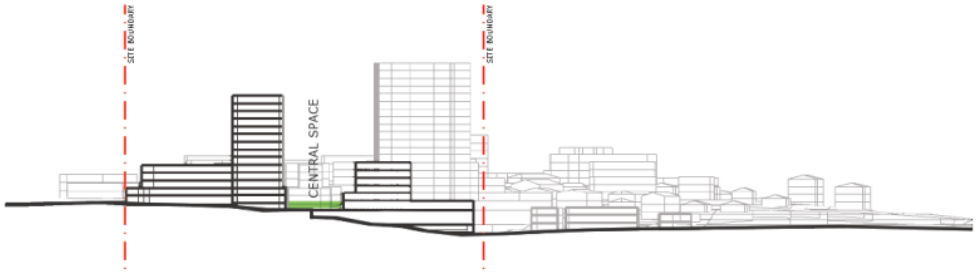
Key map



Section AA (N.T.S)



Section BB (N.T.S)

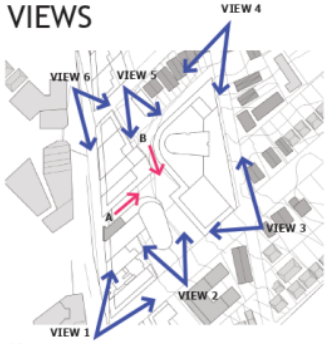


Section CC (N.T.S)

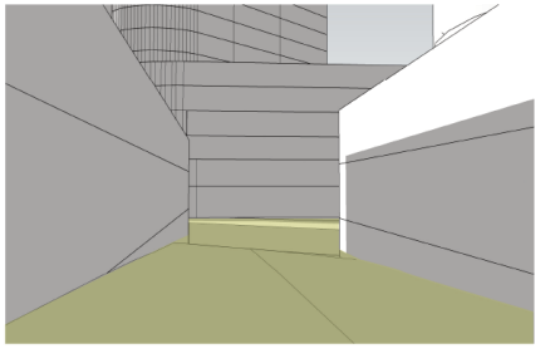
KEY

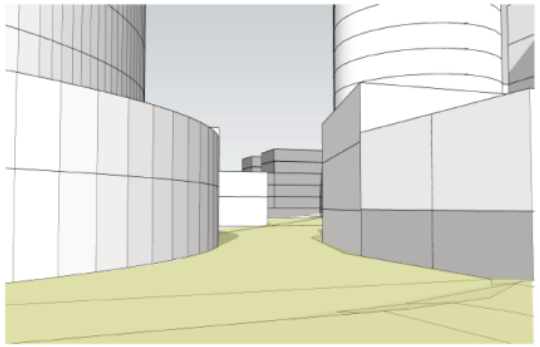
- Retail/commercial
- Residential
- Supermarket
- Parking***
- Community facilities
- Plaza

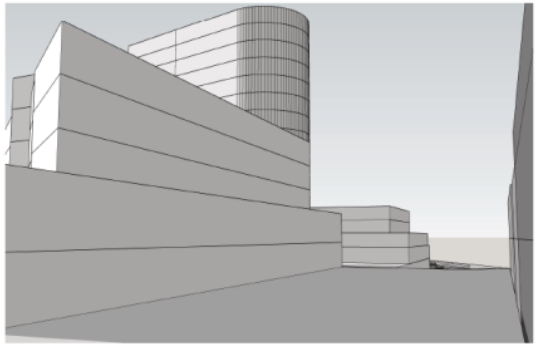
***NOTE: Number of parking levels subject to further traffic input

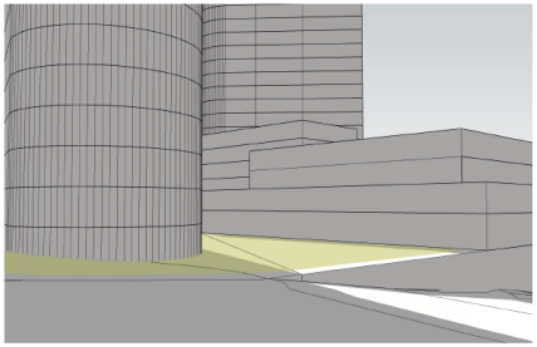


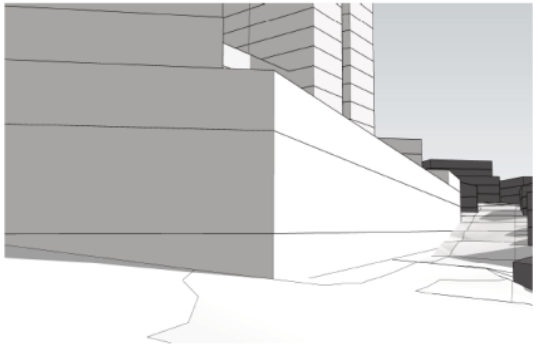
Key map

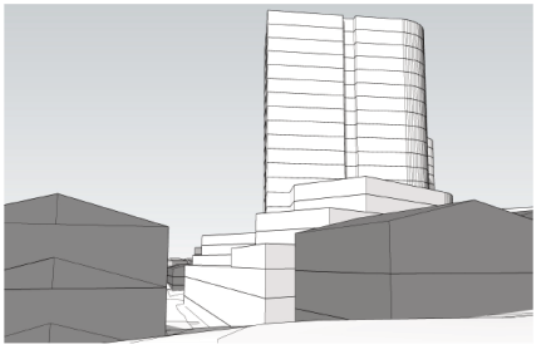

Internal View A - View to space 1

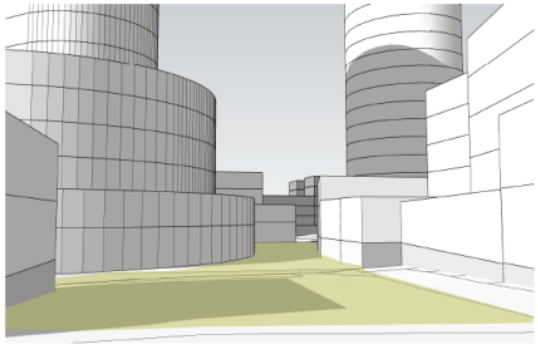

Internal View B - View to space 1

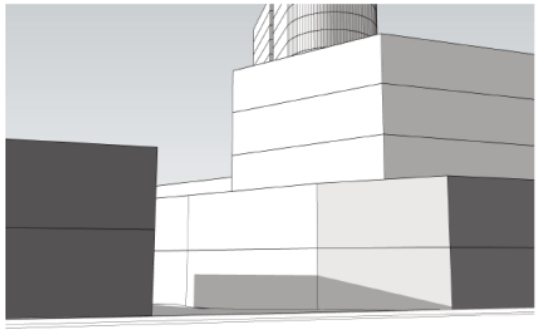

View 1 - Corner of Victoria Road and Cowell Street


View 2 - View to open space along Cowell Street

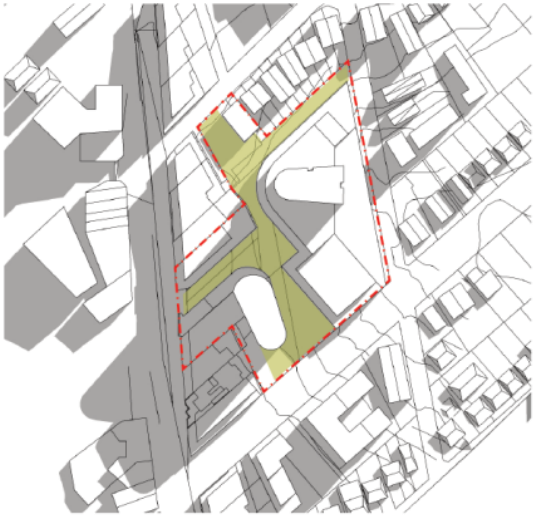

View 3 - Corner of Cowell Street and Flagstaff Street


View 4 - Corner of Massey Street and Flagstaff Street


View 5 - View to space 2


View 6 - Corner of Massey Street and Victoria Road

SHADOW DIAGRAMS



June 21st - 9am



June 21st - 12pm



June 21st - 3pm



December 22nd - 9am



December 22nd - 12pm



December 22nd - 3pm

HIGH-LEVEL GFA CALCULATIONS

Option 3	GBA (sqm)
Building A - tower	9347
Building B - tower	12600
Podium	21179
Building C - Victoria Rd	2660
Building D - Victoria Rd	2368
Building E - Heritage extension	642
Building F - Massey Rd	480
Supermarket	3400
Total GBA	52676
GFA @ 80% efficiency	**42141**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Northern community hub	800
Southern urban piazza	750
Central space	700
Links	1650
Total open space	**3900**

COMPARISON OF OPTIONS

OPTION 1



Option 1 - plan

Option 1	GBA (sqm)
Building A - tower	10406
Building B - tower	10252
Podium	16920
Building C - Victoria Rd	9986
Building D - Victoria Rd	610
Building E - central building	1100
Supermarket	3400
Total GBA	52674
GFA @ 80% efficiency	**42139**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is inclusive of community facility pavilion. However, it excludes the community facilities located in the heritage item fronting Victoria Road.

Landscaped park	1200
Urban piazza	1130
Active square for residents	630
Links	1340
Total open space	**4300**

High-level GFA Calculations

OPTION 2



Option 2 - plan

Option 2	GBA (sqm)
Building A - tower	13050
Building B - tower	7190
Podium	17643
Building C - Victoria Rd	9952
Building D - Victoria Rd	700
Building E - Massey	848
Supermarket	3400
Total GBA	52783
GFA @ 80% efficiency	**42226**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.05**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Urban piazza	1120
Informal green space	610
Links	1250
Total open space	**2980**

High-level GFA Calculations

OPTION 3



Option 3 - plan

Option 3	GBA (sqm)
Building A - tower	9347
Building B - tower	12600
Podium	21179
Building C - Victoria Rd	2660
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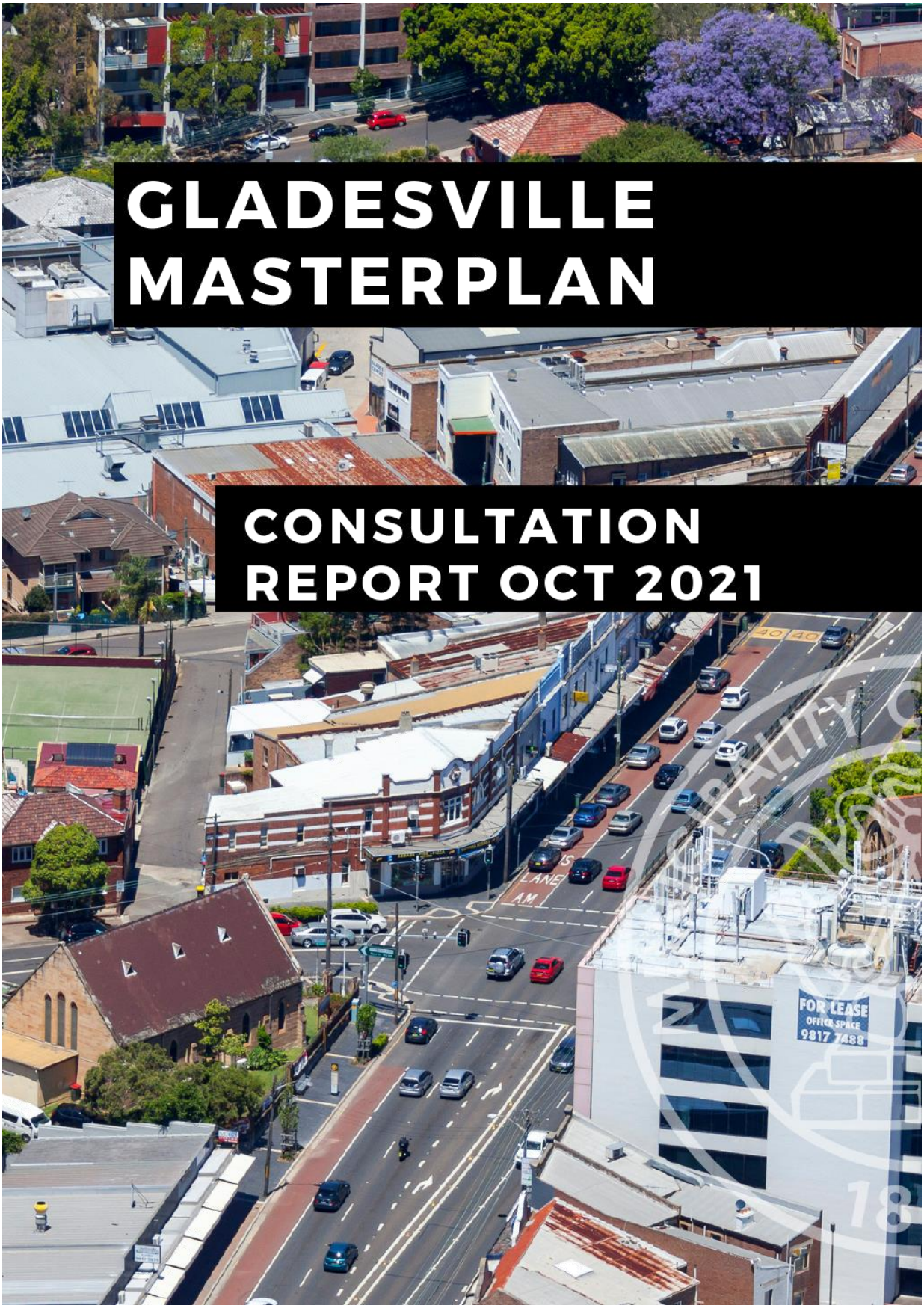
High-level GFA Calculations


GLADESVILLE
MASTERPLAN
CONSULTATION
REPORT OCT 2021
FOR LEASE
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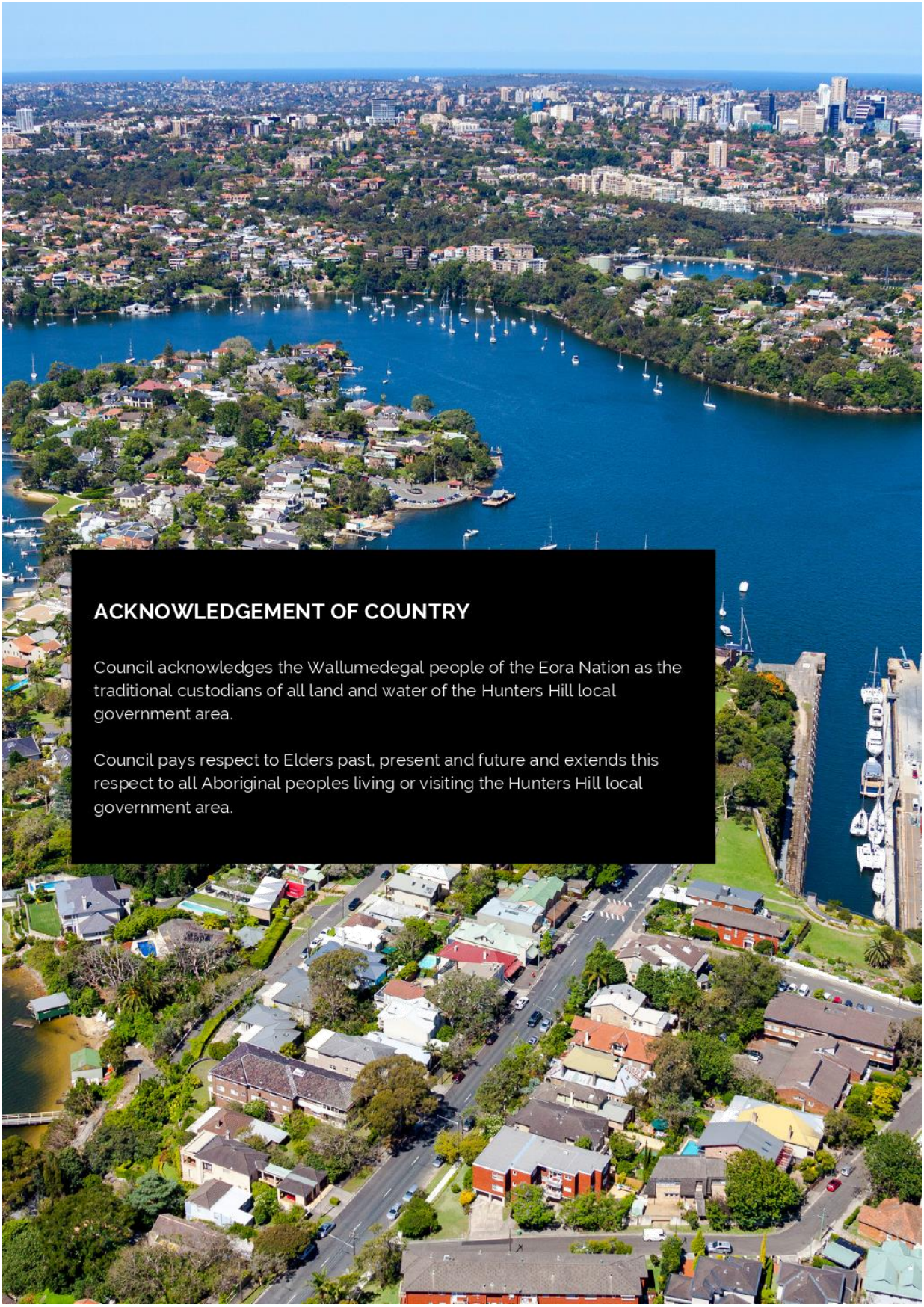


ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.

Council pays respect to Elders past, present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

INTRODUCTION



BACKGROUND

Hunter's Hill Council has recognised concerns raised by residents about the presentation of the Gladesville town centre, variable trading performance and delayed renewal of properties in Gladesville. Council engaged the community, property owners, planning consultants and government authorities on a long-term vision for the renewal of Gladesville town centre.

Council engaged GM Urban Design & Architecture (GMU) to prepare block plans for the redevelopment of the Gladesville town centre. The Gladesville Masterplan project incorporates the Gladesville Shopping Centre (GSV) site and 217, 219 and 223-227 Victoria Road (Block 4), and three core Blocks (1, 2 and 3) to deliver on the vision as set out in Council's adopted Local Strategic Planning Statement. In addition to urban design work, economic feasibility analysis was undertaken by Atlas Economics and a traffic study by McLaren Traffic Engineering which included a catchment analysis. The location of the 4 Blocks are shown in the Map below:

Map 1::Location of Blocks 1,2,3 & 4.



Aerial map identifying the subject blocks

Source: GMU

The approach undertaken by Council including economic, traffic and urban design measures provided the foundations for driving change and market interest in re-developing and updating the Gladesville town centre for the public benefit, rather than development interest alone. This was in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties, following consultation with land and business owners, as well as interested stakeholders.

SCOPE OF WORK

The project is considering the following:

Blocks 1, 2 & 3
To review the planning controls for these block and make recommendations for:

- Vehicle and pedestrian access
- Streetwall height
- Storeys height
- Amalgamation patterns
- Setbacks
- Open space locations
- Potential FSR

Block 4
·Develop massing options for the key site and selected Victoria Road properties (nos. 217, 219 and 223-227)
·Assume removal and/or relocation of the heritage item at 10 Cowell Street
·Include generous public domain benefit, linking new public open spaces to the laneway network to the north/south
·Assume an increased supermarket and retail offering.
In response to economic advice:
·Minimum overall FSR 3.0:1
·Minimum residential gross floor area required - 37,028m^2 (approx. 370 units depending on the mix)
·Non-residential gross floor area – 5,000m^2 (3,500m^2 supermarket and 1,500m^2 associated retail/non-retail
·Underground parking and loading areas.


PROJECT TIMELINE
Aug-Sept 2021 - Community Consultations
October 2021 - Submissions assessed
Late 2021 - Early 2022
- Draft Masterplan refined and finalised
- Draft planning controls developed
Late 2021 - Early 2022
- Consideration by Council and Department of Planning, Industry and Environment
Mid- Late 2022
- Masterplan and draft planning controls placed on public exhibition
Late 2022
- Submissions assessed
- Report to Council
- Gazettal of new planning controls
Late 2022 Onwards
- Development applications can be lodged by proponents



DETAILS

CONSULTATION PROCESS

Hunter's Hill Council ran a community consultation campaign to capture local resident and visitor comments on the Gladesville Masterplan. The consultation period ran from Thursday 5th August 2021 to Friday 17th September 2021. Opportunities to participate included and were promoted via:

Project webpage on Council website

- Communicated the project timeline.
- Provided frequently asked questions section.
- Subscribe for updates feature - 272 people subscribed

Social Pinpoint

- Provided an interactive map for users to provide comment and upvote or downvote other comments with transparency.
- Offered a more detailed survey for members of the community to complete.

Digital

- Council promoted the consultation events and online tools using Council's Facebook page. This page has 2316 followers.
- The consultation was promoted on Council's Instagram page @huntershillcouncil, which has 1262 active followers.
- Project page promoted on Hunter's Hill Council website (through the Project page and in News, Events and Participate sections
- Updates sent to project page list
- Emails sent to database promoting Gladesville consultation – eight (8). (22 July, 5 August, 19 August, 26 August, 2 September, 9 September, 16 September). There are 9392 subscribers.
- YouTube (Gladesville Masterplan webinar consultation recording from 6 September)

Traditional media

- 1500 DL flyers were dropped to the residents in the immediate surrounding streets.
- Consultation was advertised in the Mayors Column in The Weekly Times on 11 August, via an advertisement on 18 August and in an article on 15 September.
- The Village Observer September edition - feature article.
- 20 footpath decals advertising a QR code linking to the project page on Council's website.
- Printed newsletter that went to every household in Hunters Hill Council (September edition).
- Travelator in Gladesville Shopping Village advertising

MEETINGS

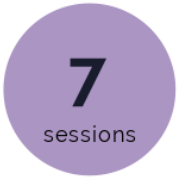
Due to the global pandemic and public health orders prohibiting face to face meetings, a number of meetings were held via Zoom.

SESSIONS DATES

- Thursday 19 August - 11:30am - Business session
- Monday 23 August - 7pm
- Thursday 26 August - 11:30am
- Monday 30 August - 3pm
- Thursday 2 September - 7pm

Webinars
- Monday 6 September - 3pm
- Thursday 9 September - 7pm





Organisations represented included:

Local businesses
Property owners
Gladesville Chamber of Commerce
Hunters Hill Trust
Gladesville Community Group
Development Companies
Main Street Committee
City of Ryde Council


coles
NSW Lotteries
100 MILLION THIS THURSDAY
10 MILLION THIS TUESDAY
Click&Collect

COMMENTS FROM COMMUNITY

During the consultation, feedback was received from many members of the community through a number of channels. In addition to feedback at the 7 meetings, Council received 81 written submissions. The project participation portal delivered 242 surveys, and 1800 unique users commented on the interactive map.



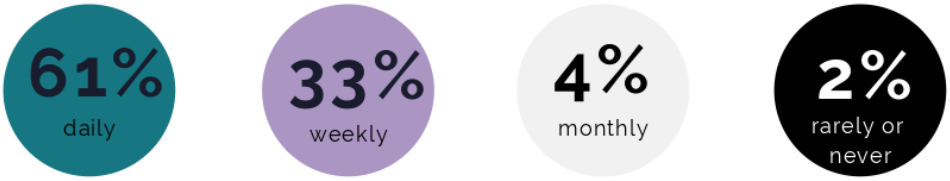


SURVEY SUMMARY

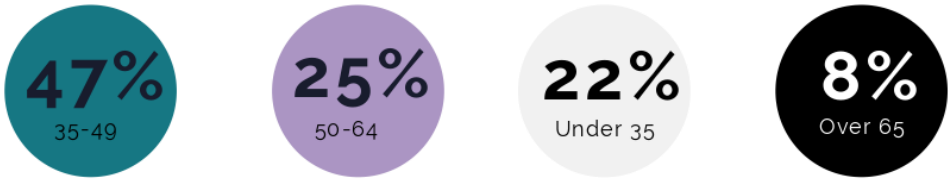
242 surveys

Using the Social Pinpoint platform, Council was able to engage the community in a transparent discussion with a collective result. Participants were provided the opportunity to complete an online survey. Below is the summary of the response. Details of the responses are included in the appendix of this report.

HOW OFTEN DO YOU VISIT GLADESVILLE?



AGE OF THE RESPONDENTS



16 RESPONDENTS OWN OR MANAGE A BUSINESS IN GLADESVILLE

Respondents were asked what they do when they visit Gladesville. A detailed list of the responses is included in the appendix, with a summary of the most popular responses listed below:

- Grocery shopping at Coles
- Use services including Post Office, doctor, dentist, hairdresser/barber
- Go to a cafe or restaurant
- Exercise



Respondents were asked to rank what is most important to them in regards to Gladesville. Below is the average rank order.

1. Public Space eg piazza, meeting places
2. Retail eg supermarket
3. Planning controls eg building heights, housing types
4. Hospitality offerings eg cafes, restaurants
5. Street appeal/ presentation
6. Availability of parking/traffic management
7. Mix of businesses
8. Pedestrian access
9. Access to public transport
10. Nighttime economy
11. Access to community facilities
12. Affordable housing

Respondents were asked what would encourage them to spend more time in Gladesville town centre. The word cloud below summarises the responses, the larger the word the more times it was mentioned. Most comments fell into one or more of these themes:

- Better range of speciality shops such as a butcher, bakery, boutiques
- More entertainment including cafes & night-time economy options
- Green & outdoor spaces - picnic areas, outdoor dining, greenery
- Community amenity including kids space, village feel, events, library
- Good design - visually attractive, rejuvenated space



SOCIAL PINPOINT MAP

Using the Social Pinpoint platform, Council was able to engage the community in a transparent discussion with a collective result. Participants could post suggestions and feedback, which viewers could choose to upvote or downvote suggestions.

5974 visits

299 Unique stakeholders

165 comments

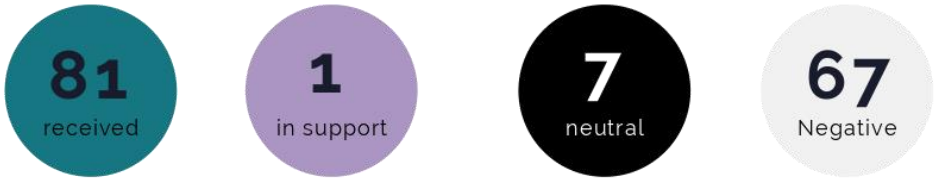
Listed below are the comments with the most overall votes (upvotes and downvotes combined)

- "Something similar to the Canopy in Lane Cove would be brilliant use of this space.." (67 combined, 63 upvotes, 4 downvotes)
- "What a shocker and this suburb is being developed to an inch of its life. Maybe referendums for rate paying home owners rather than opinions of transient renters is needed as we are just heading towards another Rhodes or Meadowbank." (62 combined, 49 upvotes, 13 downvotes)
- "If residential towers are permitted, it would be great if they had green vertical living, tree's & plants, not an eye sore" (56 combined, 52 upvotes, 4 downvotes)



SUBMISSIONS

Submissions were accepted via email and post, and feedback has been incorporated into this report. 81 written submissions were received. Several responses were submissions received were in response to a campaign by the Gladesville Community Group. We have categorised these based on the sentiment of each submission below:







ISSUES AND RESPONSES



KEY ISSUES AND COMMENTS

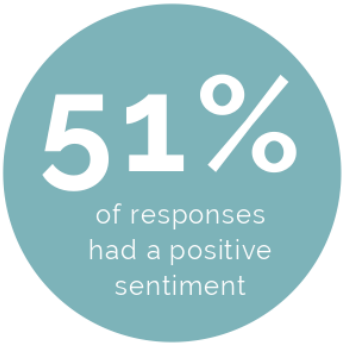
During the consultation, feedback was received from many members of the community through a number of channels. In addition to feedback at the 10 workshops, Council received 81 written submissions. The project participation portal delivered 242 surveys, and 1800 unique users commented on the interactive map.



Key issues are summarised below (in alphabetical order) with the percentage of comments that raised this issue.

1. Access 4.2%
2. Community Infrastructure 7.9%
3. Design Quality 13.3%
4. Economic Feasibility 2.6%
5. FSR 2.3%
6. Height 18.9%
7. Legacy issues 1.5%
8. Open Space 16.7%
9. Overshadowing 7.1%
10. Parking 3.6%
11. Retail Mix 10.6%
12. Traffic 11.4%

Attachment 1 of the appendix of this report contains detailed responses.



ACCESS

Respondents were concerned about the footpath accessibility, pedestrian access, walkability, public transport links. Several suggested a footbridge over Victoria Road.

One of the main objectives for the Masterplan and in particular Block 4 was to include generous public domain benefit, linking new public open spaces to the laneway pedestrian network to the north and south. Pedestrian access to the shopping centre from Victoria Road remains and is enhanced in all three options.

COMMUNITY INFRASTRUCTURE

Respondents made varied suggestions on how to increase community amenity for example through a piazza, public art, pop-up events and community facilities like a library.

DESIGN QUALITY

Feedback on the designs included the requirement for well-designed buildings with sustainability principles in mind.
it is proposed to include a design excellence clause in the Hunters Hill Local Environmental Plan to ensure that buildings are well designed, sustainable and visually pleasing.

ECONOMIC FEASIBILITY + FLOOR SPACE RATIO (FSR)

Several respondents felt there should be no increase in FSR and that the financial viability of the redevelopment should not be in question and that FSR should not be traded to obtain public open space. Comments were made that the 2012 LEP amendment should have had a requirement for generous open space. The economic feasibility work was not part of the consultation material and this was considered an oversight by some submitters.

Council's brief to GMU, following economic feasibility advice was to raise the FSR from 2.7:1 to 3.0:1 and also include the following three Victoria Road properties - 217, 219 and 223-227. The increase of FSR across the GSV site and the Victoria Road properties was to incentivise amalgamation to facilitate a larger site and produce opportunities for development, increased public benefit, site access and permeability. The economic feasibility work was not provided as part of the consultation materials due to sensibilities around land valuations.

It is likely that without an increase in FSR that the centre will not be redeveloped in a timely manner and that council will continue to receive planning proposals from future owners that may seek more intense use than what is being proposed.



HEIGHT

The general feeling was the proposed heights were out of scale and character with surrounding development, including the Ryde side of Victoria Road and would dominate the skyline and destroy the character of the area. Many submissions considered that the existing height controls of 9-10 storeys should remain and some submissions expressed that additional height may be an option if the floor space ratio (FSR) did not increase. This would allow for smaller building footprints and increased open space at grade.

The rationale of greater height is to allow taller slender buildings above a podium which enables smaller building footprints to provide more, at grade open space. Setting back taller built form generously from Victoria Road and concentrating heights in the lowest part of Block 4 is intended to reduce the visibility and visual impact of the towers. In addition, the shadows of taller buildings move faster across surrounding development which can lessen the impact.

LEGACY ISSUES

A small number of respondents raised the selling of the Council carpark and 10 Cowell Street to GSV and how this process was undertaken. The decision to sell the carpark to the owners of the GSV site is not something that can be reversed. It is now important that the development outcome provides the best opportunities to meet the community's need for a new shopping centre, public open space and access from Victoria Road.

OPEN SPACE

The second most common issue raised was increasing open space in the Gladesville Masterplan, specifically in the GSV site, particularly given there is little requirement for open space in the existing controls. This included green spaces, playgrounds, outdoor seating, parks and For example "A open style courtyard with restaurants and bars, and a grassed area with equipment for children to play" and "village like feel with open spaces".

Several respondents raised **The Canopy in Lane Cove** as a desirable type of development for Gladesville, given the low rise and available open space.

It would not be possible for this type of development to be provided on the GSV site, as Council does not own the site and the current planning controls in the Hunters Hill LEP allow development of 9-10 storeys and a FSR of 2.7:1. However, the intention with the masterplan is to provide increased public open space within the town centre.

OVERSHADOWING

Shadowing from proposed building heights on residential and public spaces was a recurring theme.

The draft plans indicate shadow diagrams at the June and December solstice for the immediate surrounding area from Massey Street to a section of Junction Street and showed that overshadowing would be within an acceptable limit for each of the 3 options on June 21st. Ryde Council considered that there would be limited overshadowing impact on Trim Place.

PARKING

Many respondents felt that existing parking in Gladesville was problematic and would be exacerbated following increased development. There was also concern raised about redeveloping the Council carpark in Cowell Street in Block 2.

Any new development will be required to provide car parking for both the shoppers and residents and would be located underground. In the event of any redevelopment in Block 2 public car parking would still have to be available, either at grade or underground.

RETAIL MIX

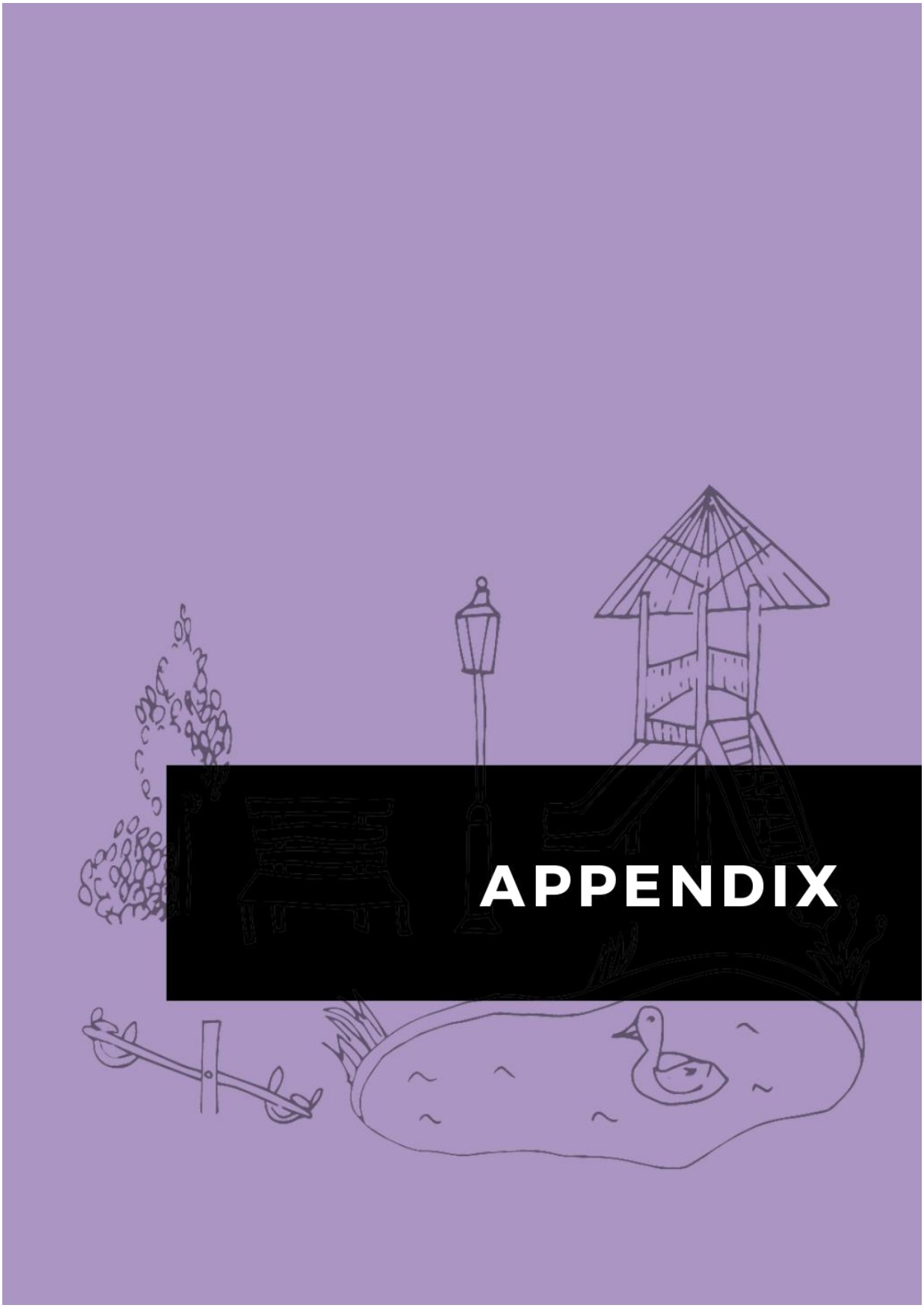
The community would like to see a town centre with a wide range of retail offering including small shops, cafes, restaurants and bars, as well as a larger supermarket. A vibrant night-time economy was also frequently mentioned.
The intention of the Gladesville Masterplan is to create a new town centre with good amenity which will be attractive to new businesses and customers.

TRAFFIC

The impact of traffic on the surrounding street network from increased development was a concern many respondents. The narrow streets and corners are considered unsuitable for an increase in traffic.

Following a traffic impact assessment it was determined that a shopping centre on Block 4 could generate in the order of 570 vehicle trips within the PM peak hour period without detrimentally effecting the traffic network and key intersections in the area, being in the order of the approved traffic generation of the existing uses within Block 4.

This is equivalent to a shopping centre size of approximately 5,000m^2, which comprises a 3,000m^2 supermarket and 2,000m^2 of speciality / secondary retail floor space. It is noted that as a supermarket would be the major traffic generator in this area, any scale above 3,000m^2 would result in a loss of speciality retail area based on external traffic network capacity, unless capacity improvements could be identified. Residential development is not a significant traffic generator.


APPENDIX

APPENDIX

Appendix 1 – Summary of Responses from Community Engagement Activities (separate attachment)

Appendix 2 - Materials used to promote opportunities to participate in consultation

Appendix 3 - Meeting presentation deck

Appendix 4 - Social Pinpoint webpage

Appendix 5 - In the Media

APPENDIX 2: MATERIALS

1500 DL flyers letterbox dropped in the immediate area.



Hunter's Hill Council is working with our community, property owners, planning consultants and government authorities on a long-term vision for the renewal of Gladesville town centre. In April. Council gave consideration to work undertaken on two block studies, and resolved to place them on public exhibition to seek submissions from the community on the draft options presented in the studies.

Now is your opportunity to provide feedback on the future vision and planning controls for Gladesville town centre. I welcome your feedback on the draft masterplan for this important part of the community.

Yours sincerely,
Nick Tobin,
Acting General Manager
Hunter's Hill Council



huntershill.nsw.gov.au/participate

GLADESVILLE TOWN CENTRE

Find out how you can be part of creating the vision for Gladesville town centre.

There will be a number of ways you can help to shape the concept design for this space in the coming months:

- Use the interactive map online to share your comments or complete the survey huntershill.nsw.gov.au/participate;
- Subscribe to updates while you are there;
- Call our team on 9879 9400 to arrange a phone call or videoconference or;
- Email our team directly with your feedback or suggestions: people@huntershill.nsw.gov.au.



Bird's eye view looking northeast

huntershill.nsw.gov.au/participate

MATERIALS

Promotional sign



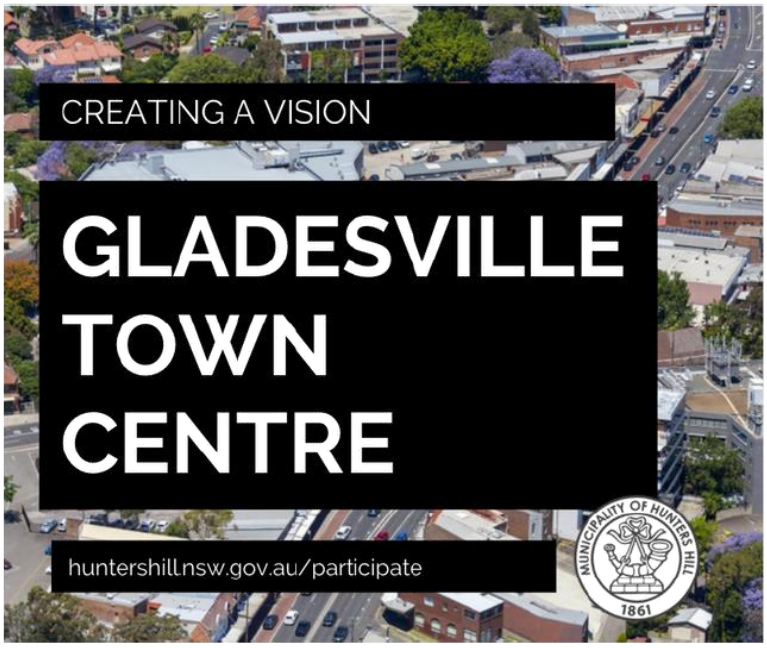
MATERIALS

Footpath decals



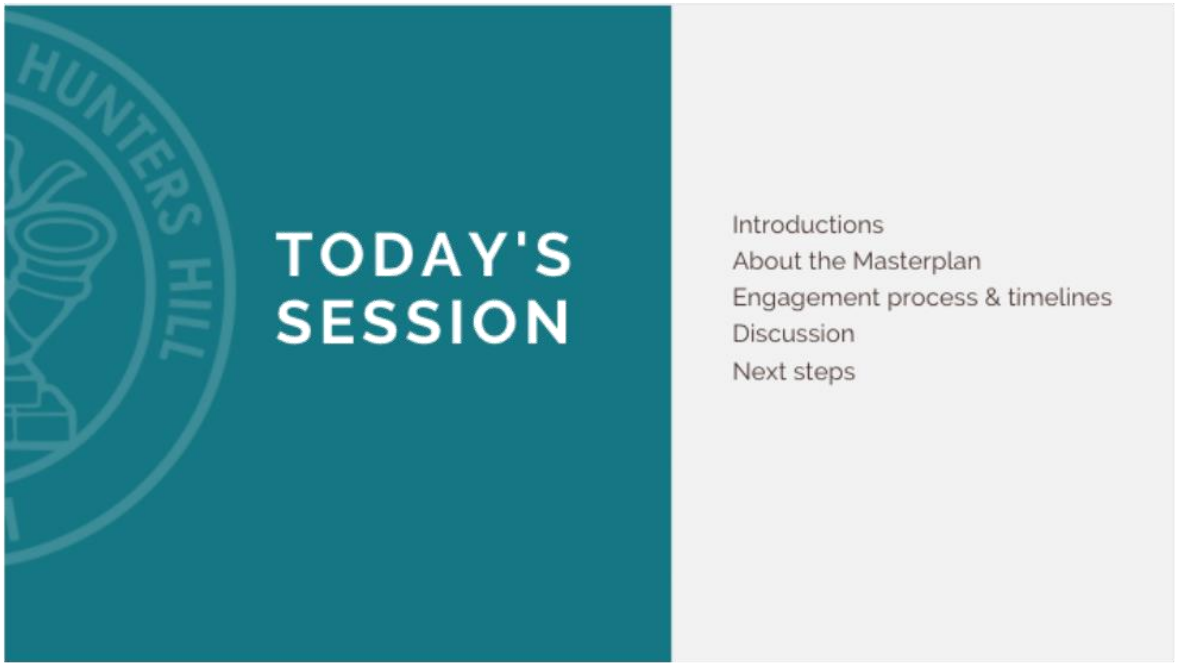


Social media squares



APPENDIX 3: MEETING PRESENTATION DECK





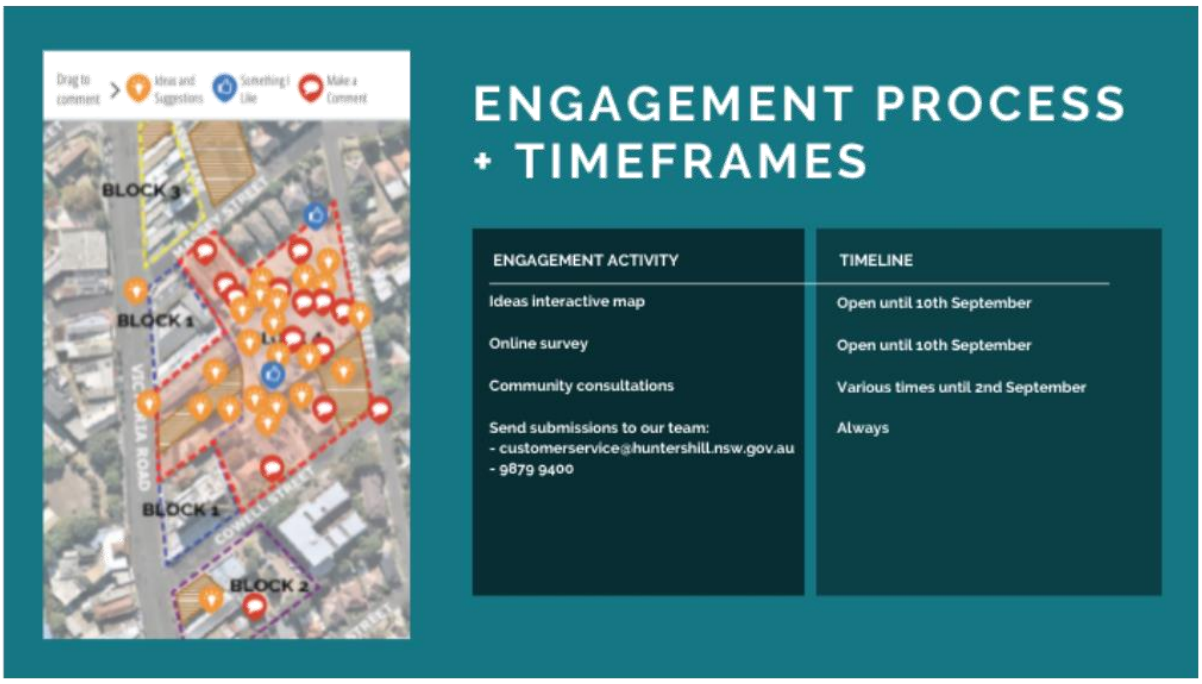
MEETING PRESENTATION DECK





GLADESVILLE MASTERPLAN CONSULTATION REPORT 31

MEETING PRESENTATION DECK



BACKGROUND

In December 2018 Council resolved to prepare a masterplan for three blocks, along Victoria Road in the Gladesville town centre.

In 2020, a proposal for the Gladesville Shopping Village was refused by the Department of Planning, Industry and Environment. Council has used this opportunity to create a holistic masterplan for the town centre incorporated, and is now known as Block 4.

Location of blocks 1, 2, 3 & 4.



Source: GMU

MEETING PRESENTATION DECK



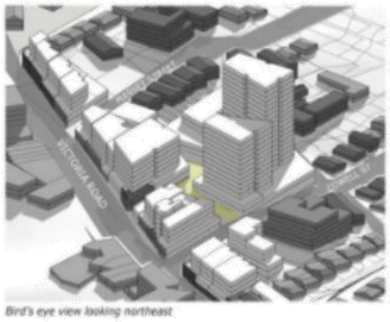


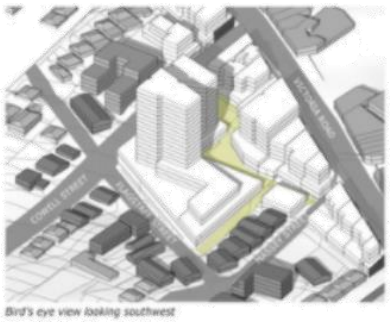
MEETING PRESENTATION DECK

OPTION 2

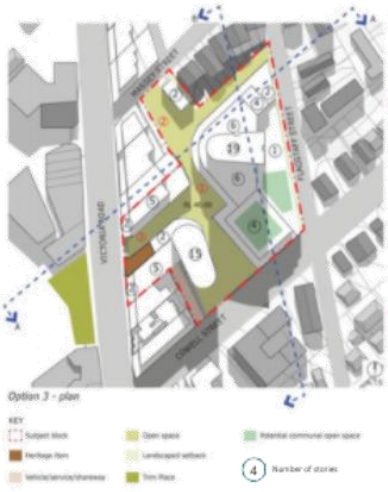








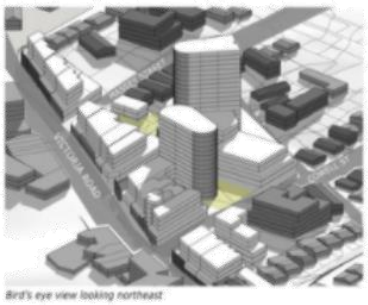
OPTION 3

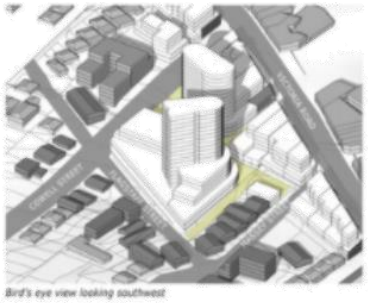












GMU

MEETING PRESENTATION DECK

COMPARISON OF OPTIONS

OPTION 1



Option 1 - plan

Option 1	GBA (sqm)
Building A - tower	10406
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Total site area	13846
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NOTE: The total GBA is inclusive of community facility pavilion. However, it excludes the community facilities located in the heritage item fronting Victoria Road.

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Active square for residents	630
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Total open space	**4300**

High-level GFA Calculations

OPTION 2



Option 2 - plan

Option 2	GBA (sqm)
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Supermarket	3400
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GFA @ 80% efficiency	**42226**
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Informal green space	610
Links	1250
Total open space	**2980**

High-level GFA Calculations

OPTION 3



Option 3 - plan

Option 3	GBA (sqm)
Building A - tower	9847
Building B - tower	12600
Podium	21179
Building C - Victoria Rd	2660
Building D - Victoria Rd	2368
Building E - Heritage extension	642
Building F - Massey Rd	480
Supermarket	3400
Total GBA	53176
GFA @ 80% efficiency	**42141**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Northern community hub	800
Southern urban piazza	750
Central space	700
Links	1650
Total open space	**3900**

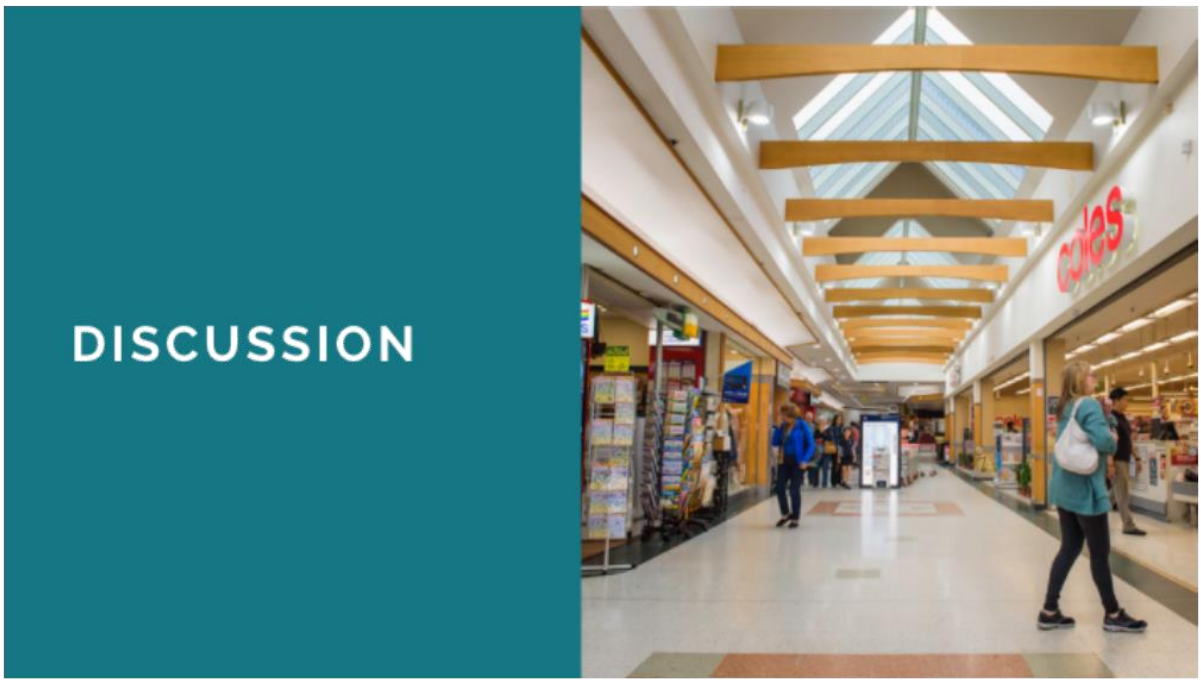
EXISTING PEDESTRIAN NETWORK

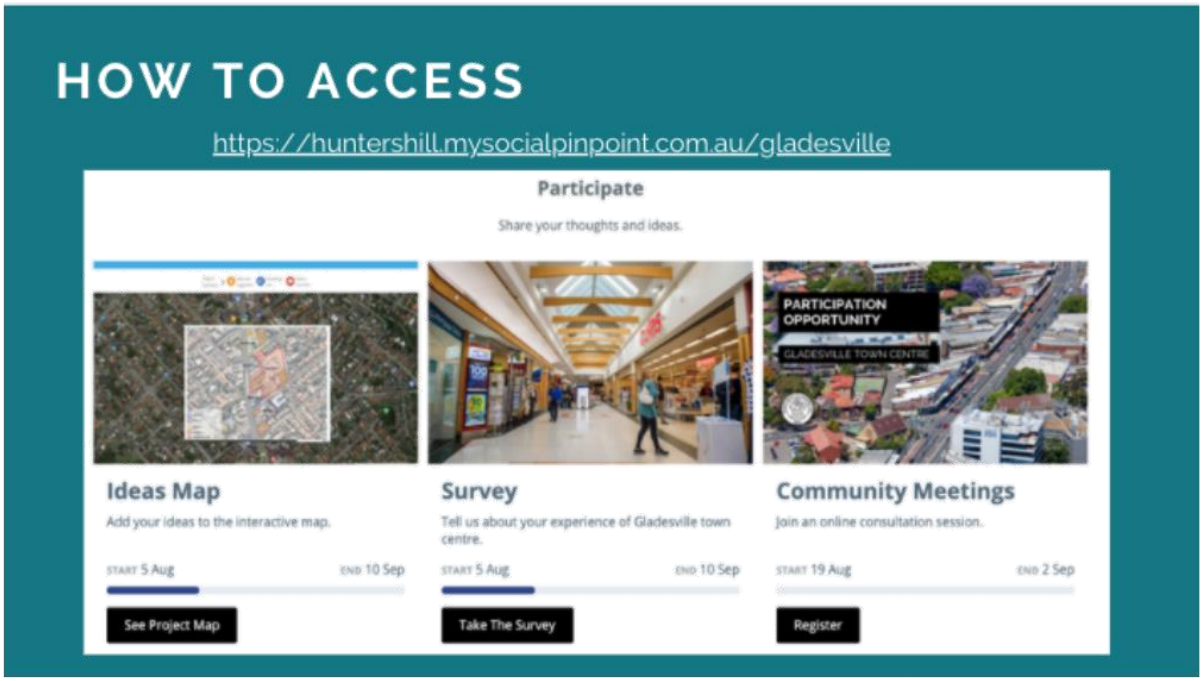
- Pedestrian crossings are located at:
  - Junction of Massey Street and Victoria Road
  - Junction of Cowell Street and Victoria Road
- Currently one through site link that connects the Key Site to the shopping street
- Existing pedestrian movement on the Key Site is north-south - Massey Street to Cowell Street



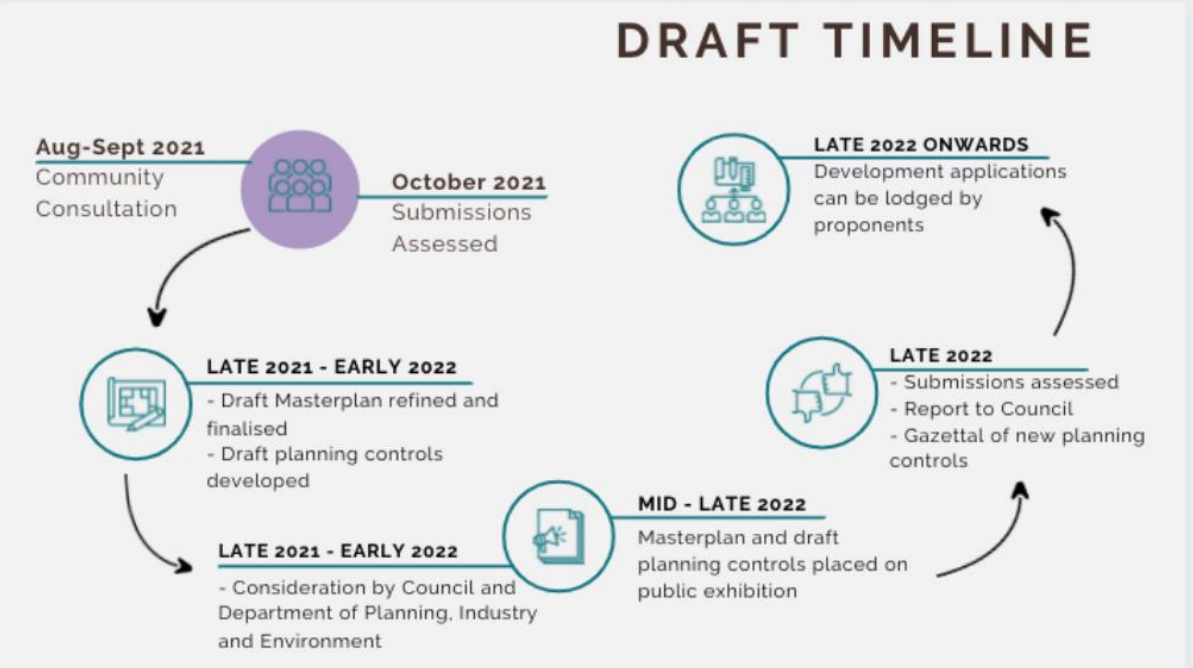
Pedestrian connections

MEETING PRESENTATION DECK





MEETING PRESENTATION DECK



APPENDIX 4 SOCIAL PINPOINT MAP

An interactive map was created and will remain live for 12 months. While commenting has been deactivated, anyone with the link is able to access the webpage and review:
https://huntershill.mysocialpinpoint.com.au/gladesville/map#/

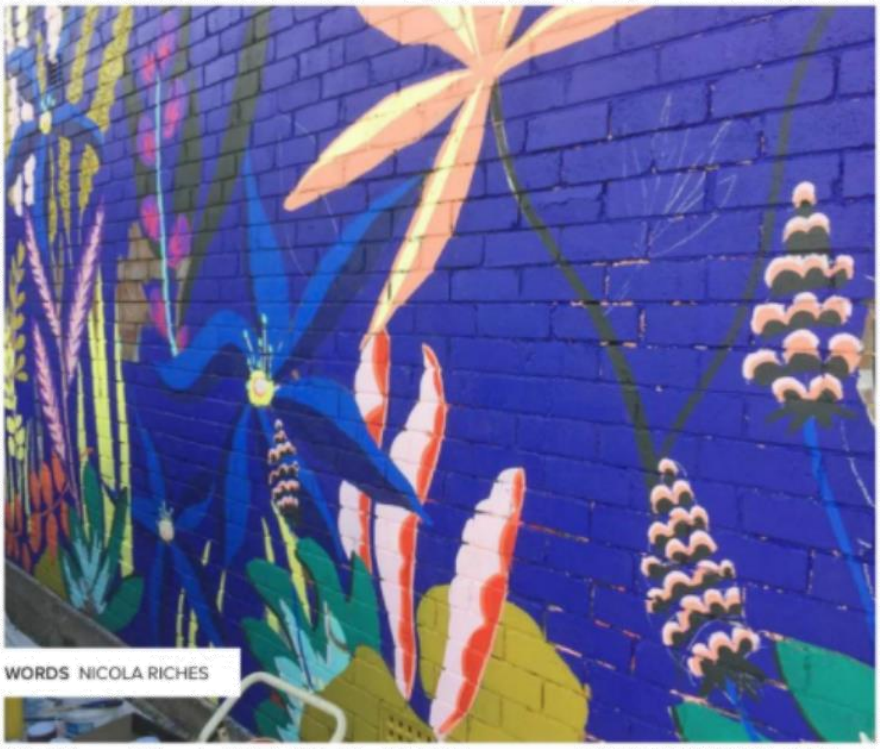


APPENDIX 5 RECENT MEDIA

The Village Observer magazine (September edition – feature article)

FEATURE STORY

A vision for a new Gladesville



WORDS NICOLA RICHES

It's a village and a main artery to the CBD that requires a 21st century injection to update it, revitalise it, and bring it in line with the needs and desires of a growing, diverse population. Local community members are being urged to contribute to a new vision for Gladesville.

In a recent interview with comedian Carolyn Swindell, she explained why she has spent the last 15 years living in Gladesville. "I love my neighbourhood," she told us. "I hardly use my car; everything is so close. There's always someone to say hello to and everyone is looking out for everyone else's kids. It's more than a neighbourhood, it's a community and I really value being part of that."

As Carolyn says, there is a lot to love about Gladesville; its proximity to the CBD, its tree-lined streets and beautiful mix of architecture and its access to bushland and Parramatta River.

Steps have already been taken to revitalise the area, as Hunter's Hill Council Acting General Manager Nick Tobin explains, "We have been working with the local residents and businesses, the Chamber of Commerce and the City of Ryde, with whom we share the suburb of Gladesville, on

20 TVO

APPENDIX 5 RECENT MEDIA



Steps have already been taken to revitalise the area

placemaking initiatives such as laneway activations, street beautification, public artwork, business promotion and local networking."

However, residents and local business owners will tell you that the retail centre, comprising four blocks on Victoria Road, bookended by Pittwater Road and Junction Streets, is dated, tired and in much need of a refresh. It also presents a major opportunity to cater for new residents, businesses, and open spaces for all generations to enjoy.

A masterplan

As part of the Hunters Hill municipality and the City of Ryde, throughout August, and also running into September, Hunters Hill Council has, and will be, seeking public feedback on what a new Gladesville masterplan could look like.

It's a timely process. Gladesville is on the rise as a desirable suburb for families and people of varying cultural backgrounds. It is a truly metropolitan area: the 'parents and homebuilders' (aged 35 to 49 years) category makes up almost a quarter of Gladesville's population, while data also shows major growth in people with Chinese and Irish ancestry.

The approach undertaken by Council is certainly ambitious. There is a purposeful drive to change the area and to re-develop and update the Gladesville town centre for public benefit, rather than for development interest alone.

The draft masterplan, which breaks down the area into four blocks, was put together by consultants GMU Urban Design and Architecture and allows for housing for mixed incomes, good access to community facilities, public transport and new employment opportunities, as well as large and small retail and a community anchor such as a library/community centre. A landscaped park, an urban piazza and meeting places or informal green space is also at the heart of the new vision - much like what has been achieved in Lane Cove with The Canopy.

Gladesville Shopping Village forms part of one of the blocks earmarked for redevelopment. Feedback from Council, the community and stakeholders is that there is a desire for Gladesville to have a good-sized supermarket with ancillary retail and services, including restaurants and cafes.

The perspective of a local

Local resident Catherine Schiller echoes the thoughts of many in the local area, noting that she would like to see underground parking, lots of community space and lots of outdoor dining, as well as linkages between businesses on Victoria Road and Gladesville Shopping Village, potentially through an enclosed glass overpass such as at the one at Gordon.

"(We) would definitely benefit from a nice shopping centre," Catherine said, adding, "I totally understand we have to have progress and we have to have development and we have to keep evolving.

"I just think they need to be clever with the design."

Elie Youssef, café and restaurant owner, has been in Gladesville for 12 years, operating 2 Doors Down for the last five.

TVO 21

APPENDIX 5 RECENT MEDIA



Elie Youssef owner of café and restaurant 2 Doors Down



Gladesville at night



Love Gladesville signage

"I've been here for a long time, in this strip," he said. "We do all the right things, spend money on our business to make it look nice.

"But you need something to attract people to the area...a lot of people have this idea that there's nothing in Gladesville. They get in their car and drive to Drummoyne or Balmain or Lane Cove."

"If you go to other suburbs like Lane Cove, they did this outdoor area, people walk around, there's a play area for the kids ... it's created that nice vibe," he said.

Local residents are being asked to share their vision for Gladesville town centre.

How can local residents contribute?

Local residents are being asked to share their vision for Gladesville town centre.

You can do so through the online consultation portal (go to: huntershill.mysocialpinpoint.com.au/gladesville) and submit your thoughts and ideas on the draft concept plans, via the survey or interactive map.

You can also connect to the project web page (go to: huntershill.nsw.gov.au/gladesville) to read more background, view the concept plan documents, find answers to frequently asked questions and subscribe for updates.

Public feedback will form part of recommendations to Council for finalisation of the Gladesville Masterplan. The final masterplan will be placed on public exhibition as part of the exhibition for a new Hunters Hill Local Environmental Plan (LEP).

What happens from here?

A consultation period began in August and will run until mid-September. Submissions will be assessed before a draft masterplan is refined and finalised and draft planning controls developed, which is expected to be in early 2022.

These will be considered by the Council and the NSW Department of Planning, Infrastructure and Environment before the masterplan and draft planning controls are placed on public exhibition, which is expected to be in mid- to late-2022.

Following assessment of any submissions and a report to Council, new planning controls need to be gazetted before development applications can be lodged by proponents. This is expected to occur from late-2022 onwards.

Once the planning controls have been gazetted and come into effect, a landowner/developer can lodge a development application with Council. The redevelopment of the Gladesville town centre will be proponent driven, in accordance with the masterplan and planning controls set by Council.

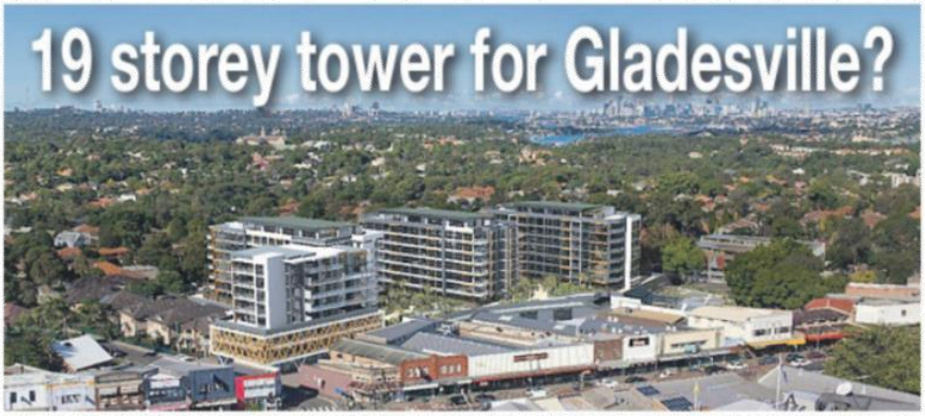
The redevelopment of Gladesville will likely take a number of years.

22 TVO

APPENDIX 5 IN THE MEDIA

TWT newspaper article (15 September)

19 storey tower for Gladesville?



Gladesville could have a residential tower of up to 19 storeys in height under options put forward by Hunters Hill Council under a proposed Gladesville Masterplan.

The tower could be one of two high rise towers located in the current shopping village bordered by Victoria Road, Massey Street, Cowell Street and Flagstaff Street where current height controls only allow for up to ten stories.

A 19 storey tower is also higher than maximum 12 storey towers allowed on the City of Ryde side of Gladesville.

A Youtube webinar posted by the Council on Friday at the link - https://www.youtube.com/watch?v=tqRbxHJV_HY - confirmed the suggested extra stories are part of a "trade off" incentive to potential developers in return for more open community space.

«The buildings have been designed to be slimmer and taller to provide less footprint on the ground so there can be more open space,» the council›s Director of Planning and Regulatory Services Steve Kourepis told the webinar.

He said if «the viability doesn›t work» the project is not worth doing.

Of the three suggested options revealed on the webinar, Option One has two 15 storey residential buildings, a piazza and a new commercial centre.

Option Two has a 14 storey and a 19 storey residential building while Option Three has a 15 storey building near Cowell Street and a 19 storey building near Flagstaff Street.

Mr Kourepis said the number of residents depends on the mix of one, two and three bedroom units but he touted a figure of around 300.

Under the Masterplan the proposed commercial shopping centre will be larger than the existing one but the Arcade access point will be retained as it is.

The webinar stressed that it is not the residential apartments that would generate an increase in traffic «but the supermarket» with associated cafes, restaurants and specialty stores.

Of the three options, Option One offers the most public space at a generous 4,300 square metres but all options ensure access from adjoining streets and onsite car parking.

The council has also stressed the options are only proposed ideas that are up for public discussion and residents can have their say via a specially designed feedback portal on the Hunters Hill website.

The State Minister for Planning will also need to sign off a final development, which would take around 18 months to build after consent is given.

The options can be viewed on the Youtube webinar video alongside architect plans showing overshadowing, which has been an issue of concern with nearby Gladesville Public School and neighbouring residents.

«We are also putting in a clause about good design excellence» Mr Kourepis said.

He said the Council is also consulting the City of Ryde as well as Transport NSW in regard to traffic management and other issues.

A red flag issue is heritage.

«A heritage item exists on the corner of Cowell and Flagstaff Streets at 10 Cowell Street and the three options have been developed assuming the building has been demolished or relocated, as any redevelopment of the key site will compromise the setting of the building as well reducing the opportunity for a well-designed precinct,» the council website notes.

Mr Kourepis said the proposed development also provides an opportunity to discuss improvements throughout Gladesville with shop owners and residents.

«The Council said since we›re doing this we might as well go up and down the strip on Victoria Road and see what other fine tuning might work and what came out of that were opportunities for those sites to ensure Gladesville is successful.»

APPENDIX 5 IN THE MEDIA

TWT newspaper Mayor's column (11 August)

Share your vision for Gladesville

HUNTERS HILL HAPPENINGS with Mayor ROSS WILLIAMS



Gladesville town centre is one of our key precincts in the Hunters Hill Municipality and while we all have great pride in this place, working alongside our neighbours in the City of Ryde, I think it is fair to say that the town centre needs a long-term vision.

We have heard concerns about the presentation of the town centre, variable trading performance and delayed renewal of properties, and are working with the community, property owners, planning consultants and government authorities on a long-term vision for renewal.

We are seeking your thoughts and ideas on draft concept plans for the Gladesville town centre.

The feedback will form part of recommendations to our Council for finalisation of a Gladesville Masterplan, which will then form part of the public exhibition of a new Hunters Hill Local Environmental Plan.

This process will take time to implement, but it is important to have your say now to help define a vision for the future.

You can read more on our website at www.huntershill.nsw.gov.au/gladesville, where you will also find links to our online consultation portal for making submissions, or details of how you can make a submission via email or post if you prefer.

Young citizens deliver

We have some great young talent in Hunters Hill and this year our Council has been keen to harness it for the benefit of the broader community.

We recently received an update on some of the impressive projects that high school students developed as part of our annual Youth Summit.

After meeting at Town Hall in February, small groups of students were supported by Council staff, community leaders and teachers to develop and implement projects to address issues we face as a community. Ideas covered areas ranging from environmental sustainability to mental health and community placemaking.

The summit was followed up with regular meetings and some great outcomes have already been achieved.

A group of students worked with our staff to design and install an oyster propagation study in Tarban Creek to improve habitat and water quality. Another group developed a project for a native bee habitat space to improve biodiversity and pollinator habitat and to act as a community place, incorporating a native food garden, habitat and gathering space in The Priory and Riverglade Reserve precinct.

Congratulations to all involved.

TWT newspaper ad (18 August)

HUNTERS HILL NEWS

PARTICIPATE

GET INVOLVED

Public consultation is open for two major projects in Hunters Hill:

- Figtree Park as part of the NSW Public Spaces Legacy Program; and
- the Gladesville Masterplan, creating a vision for the town centre.

Go to our website for more information, for details on how to provide ideas and feedback and to subscribe for updates:

huntershill.nsw.gov.au/projects



FIGTREE PARK

NSW PUBLIC SPACES LEGACY PROGRAM

The NSW Government has allocated $4.75million in funding to our Council, as part of the NSW Public Spaces Legacy Program, subject to Council meeting its 30 June 2021 planning acceleration targets. The funding will be used for the embellishment of Figtree Park.
Join an online consultation session:

Thursday 19 August - 4pm or 7pm

Register: huntershill.nsw.gov.au/figtree-park



GLADESVILLE MASTERPLAN

SHARE YOUR VISION

Our Council is working with the community, property owners, planning consultants and government authorities on a long-term vision for the renewal of Gladesville town centre.
You can share your vision as part of the public exhibition of draft concept plans for the area.
Head to our online consultation portal to complete the survey or share your ideas on the interactive map.
You can also register for an online consultation session:

Thursday 19 August - 11am (for businesses)
Monday 23 August - 7pm
Thursday 26 August - 11.30am
Monday 30 August - 3pm
Thursday 2 September - 7pm

Register: huntershill.nsw.gov.au/gladesville

HUNTER'S HILL COUNCIL
22 Alexandra Street
Hunters Hill 2110
Phone: 9879 9400
www.huntershill.nsw.gov.au
customerservice@huntershill.nsw.gov.au

Summary of written submissions – draft Gladesville Masterplan

No	Submitter	Issues
1	Ajay Singh	• Towers too high • Out of character • Increased traffic • Narrow streets can't handle increased traffic • Buildings will overshadow • Schools & public transport currently overcrowded
2	Alexandra Korch	• Strongly opposed to height • No height over 10 storeys • Centre needs renewal • Likes the Canopy • Community should have been part of design process
3	Alister Sharp	• Plans too limited in their extent • Traffic plan required • FSR too high – not acceptable • Existing heights too high • Proposed green areas derisory
4	Amanda Andrews & Pat Walsh	• Strongly opposed to height • Overshadow properties in Junction Street • Existing traffic bad • Junction Street narrow • Existing infrastructure will not support proposed development • Centre needs redevelopment. Existing centre ugly, dark, badly lit & unsafe
5	Amanda Riedel	• Objects to plans • 19 storey too high • Traffic report based on flawed data • Parking - no indication of additional being provided for both retail & residential • Gladesville not adequately served by public transport • Provide evidence for economic feasibility • How many dwellings are required by State government? • Likes the Canopy
6	Andrew Faber-Nelson	• Community does not want high rise • Will be an eyesore

No	Submitter	Issues
		• No indication of community facilities • Stick to current controls & work with developer to get a good outcome
7	Angela Hailes	• No height over 10 storeys, retain existing controls • Proposed plans are not appropriate for Gladesville
8	Annette Miceli	• Strongly object to 15-19 storeys • No community consultation during design phase • Appears to be a lack of car parking on GSV site • Object to the "shareway" proposal in Block 2 – will become a rat run • No increase of FSR on GSV site • Requirement for open space for public amenity (such as 4,000 square metres) should be written into the existing planning controls • Gladesville is not well serviced by public transport • Existing traffic is bad • Existing streets narrow
9	Annette Tesoriero	• Less than 10m space between The Phoenix building and the proposed apartment block • View blockage from all apartments on the South/South-West façade • Worsening of the current wind tunnel • Sounds pollution and nuisance • Blockage of Sunlight • Influx of cars

10	Anthony Hanna	• The current height limit is 10 storeys and this should be maintained. Whilst I understand council's rationale to trade an increased FSR for more public space, the block plans have failed to deliver sunny or bright areas in the proposed communal spaces.
		• Under the current LEP council and the community will still have a say on any application at that time.
		• The proposed concepts have significant shadow lengths at the increased heights that will affect the amenity and quiet enjoyment of nearby residents by increasing shadowing.
		• Privacy of local homes and their gardens will be also affected negatively due to the visual access provided by the height of the apartments.
		• The planning proposal provides the opportunity for approximately 300 apartments:
		  ○ Public transport is already at its limit with buses often arriving to Gladesville at capacity and unable to on board further passengers
		  ○ On street and council parking is already insufficient for the requirements of existing residents. It is More than likely that the residential development will have over flow parking requirements from the mandated spaces allowed for in any DA.

No	Submitter	Issues
		○ This is already happening on Massey Street with many of the townhouse residents and employees of the shopping centre already using Massey St and surrounding streets for all-day parking. ○ Traffic report provided in September 2021 is not representative of regular traffic flows outside of Covid/lock down traffic and the assertion that such an increase in the size of the retail space and the addition of 300 apartments will not increase traffic flows significantly is hard to believe. • Traffic flow into and out of the shopping centre site with the addition of 300 residents and retail stores will add pressure and safety issues to the already over loaded and undersized local streets especially those of Cowell, Massey and Flagstaff Streets ○ The T- intersection between Massey Street and Flagstaff is poorly sign posted and the right turn from Flagstaff on to Massey Street is often confusing and has led to many near accidents. ○ On both sections of Massey Street cars are often seen driving the wrong way. Increased traffic flow will only increase the risk of incidents occurring. ○ These streets are used by many local school children who walk or cycle to Gladesville Public and other schools in the area – adequate traffic impact assessment needs to occur before an increase of density such as that proposed is considered. • Additional density should be spread across a number of sites
11	Ashleigh Jones & Adam Mitchell	• Do not support increase in FSR • Overshadowing • Loss of privacy • Loss of present views • Gladesville not served well by public transport • Assess cumulative impact of proposed density – consider a spread across the LGA
12	Bernard Kelly	Impacts of Block 2, on 3-7 Cowell St, Gladesville. • The space between 3-7 Cowell St and the proposed block appears to be 10m. This is way too close. ○ It will increase wind tunnel effect, making balcony usage and out-dining in the area unpleasant ○ No privacy for the units facing the new block ○ 4 storeys is too high, blocking the already limited light of the southern side. It would mean residents will have to use lights during the day to have enough light in the unit. ○ Close proximity will also increase the noise in that corridor. • Block 4 – too high • Overshadowing will be an issue • Traffic concerns
13	Bev Debrincat	• Proposed heights are too high • Parking in the surrounding streets will be impacted by the development

No	Submitter	Issues
		• In Covid times learning that high rise apartment blocks pose a huge risk to the health of residents • Covid – large indoor shopping centres can be super spreaders • Perhaps redesign to have external facing retail on all sides (designed and with height to sympathise with the existing feel of the Victoria Road retail) as well as internal facing to a larger central courtyard space. Good to pull the Victoria Road buildings into this design to maximise all of the space – ie with Victoria Rd • The existing arrangement does not welcome pedestrians. The new plans seem to replicate the general existing layout with fragmented open space. • It needs to be made easy for pedestrians and bike riders to access this space from all sides. • The heritage building is proposed to be moved - should still be in the plans not just saving the building's materials for possible re-use. • Roof top gardens, trees, gardens and green walls need to be considered wherever possible to reduce the heat build-up. • More space on Victoria Road footpaths needs to be incorporated for the additional people who will be waiting to catch buses. In non Covid times the queues and congestion are already difficult.
14	Brendan Lavery	• Three proposed versions for the shopping precinct to increase height to 19 levels is not in character nor scale with the built environment, and at present does not align with previous planning controls. • Take issue that the council stipulates that the site will not be profitable for the developer if height limits are not increased. • Why would Council be so aligned with the developer making such a profit on an unfit large building for site its size and exceeding the FSR ratio? • The council without community consultation chose to sell several sites surrounding the development without transparency without benefit to the community. • Council should take precedence from council areas such as Balmain, Drummoyne, Mosman, and Newtown where height limits have been applied to sensitive areas • That an increase in allowed height will allow further buildings to be built to excessive heights. • In its design the proposed piazza area is lacking in detail and may end up with being a dead zone, particular with the existing restaurants and shops along Victoria Road being neglected. • That the proposed 3 design sketches do not in any way provide substantial detail to its built form. • That the council note that there is a general consensus that Gladesville needs a new shopping centre which provides a benefit to the community but is in general against the proposals put forward. • What benefit is the council obtaining from increasing the height limit, whether it be financial or for some form of legacy. This development is unwarranted in all cases as the council should represent its community and not developers.
15	Brigid Dowsett	• Strongly opposes increase in height and FSR

No	Submitter	Issues
		• While the stated aim is to provide an integrated plan for Gladesville Town Centre, the Block Studies as exhibited do not assist in fully comprehending what will materialise from redevelopment on Blocks 1, 2 & 3. • More definition and assurance is needed that the streetscape along Victoria Road will retain its historic context and maintain the local character which Hunters Hill Council in its strategic plans and documents professes to support and preserve. • The three options outlined for Block 4 (Key site) Concept Plans are all relying on an amendment to the HHLEP to build to greater heights and accommodate much larger numbers of units. • The history of selling off the land, now described as Block 4, without consultation with the community and adequate planning controls to guarantee public benefit, while amending the LEP to allow 180 units to be built, up to a height of 34 metres, has left a legacy of mistrust. • Council now proposes a further amendment from the current FSR of 2.7 to that of 3.1. This would only favour the land owner to the disbenefit of local residents, shoppers and visitors. Towers up to 19 storeys in height on the Shopping Village site situated along the Gladesville ridgeline will over-shadow surrounding residential streets, remove privacy from households and disrupt local amenity. • The draft Master Plan shows no improvement from the Development Application which attempted to trade off increased open space and 'design excellence' for greater density and imposition on the local community. That DA was comprehensively rejected and fortunately later refused by the NSW Planning Department. • Council has targeted Gladesville Town Centre, particularly the GSV site, to provide for the NSW government's housing projections for Hunters Hill LGA in its Local Housing Strategy. Opposition to this was expressed during the consultation process as it places unreasonable and inequitable over-development impacts on local residents and will be detrimental to heritage values. • I am opposed to the relocation or removal of the belatedly heritage listed Schedule 5 item at 10 Cowell Street which requires to be protected. The timber cottage can provide a low-key transition from the commercial to the residential zone which should act to inform and shape the redevelopment of the GSV site. • The community has not been assisted in this review process by having no models and relevant visuals presented, such as at the main Shopping Centre. It is hard to visualise how a 'town square' could be accommodated within either of the three options for Block 4, given the shared right-of-way requirements for vehicles and future increased pedestrian users of the site. • Traffic and parking are increasingly problematic and both need far more rigorous assessment and solutions presented within the Master Plan. It is not clear from the Block Studies and the Concept Plan how traffic flow and density will be managed as a result of such major development. • It is also vital that the existing car park at 3A Cowell Street remains as such within the LEP and continues to provide much-needed public car parking to serve residents' needs as well as keeping small local businesses viable.

No	Submitter	Issues
		• Hunters Hill and City of Ryde Councils need to liaise on creating a more cohesive approach to development within the precinct. Consideration must also be given to greater linkage across Victoria Road by strategically connecting Trim Place to the core of the retail and Post Office shopping strip. There is an opportunity to apply sustainability principles to urban renewal at Gladesville's Town Centre and take account of climate change mitigation and improved liveability.
16	Carol Sheldrake	• Appreciate the need to renew the shopping centre but not with the exhibited proposals • The lack of transparency to the community on the changes in planning controls that were not revealed to the community until the consultation period was concluded • The proposal as it stands will result in huge traffic congestion and access problems in the surrounding streets and added congestion on Victoria Road • The proposal ignores the recommendations of Council's own Housing Strategy adopted in 2021 in regards to the type of development and dwelling numbers for the Gladesville site • The options presented to the community for comment assume an increase in FSR and height that has ignored previous community feedback on the site. • The options as they are shown now have significant impacts on the surrounding area in terms of shading from the high towers and offer little community space to create the community vibrancy and hub that the Masterplan seeks to provide.
17	Catherine Clarke	• Why is council seeking to consider a masterplan that doesn't fit into existing planning laws? It seems that council are seeking to revise their LEP and DCP to accommodate this development, not the other way around, which is how it should be. • The McLaren Traffic Assessment states that local road intersections surrounding the subject study area were found to perform at a high level of service under existing conditions, with additional spare capacity. On what basis can they make that claim? What data are they looking at? • The McLaren Traffic Assessment states residential and office space generates significantly lower peak hourly traffic levels per square metre compared to high turnover supermarket use. This may be true, but the supermarket already exists, ~40,000sqm of additional GFA does not. • The McLaren Traffic Assessment seems to be preoccupied with impacts on peak hour traffic. As a resident on Junction St, I don't care about peak hour traffic on Victoria Road. I want to know how many more cars will be using Junction St on a standard Saturday? How many more cars will be using Junction St after peak hour on a standard week night? None of this data is available. Making the assumption that local roads have additional spare capacity appears either lazy, ignorant or negligent when you are making an assessment on the impacts of an additional ~40,000sqm+ on a low rise suburban location.
18	Cathy Merchant	• The current planning controls were developed in consultation with the broader Hunters Hill community and are generally accepted by them

No	Submitter	Issues
		• "over development" in the vicinity of The Clock" in CoR should not be driving the strategic planning process nor form part of any consideration. • Council has never demonstrated a genuine commitment to working with the City of Ryde in creating a good strategic vision for Gladesville Village. I feel this is necessary for the GVC Conservation area undermined by proposals • The exhibited Block designs, rather than comprehensive strategic planning seem to be driving the proposed increases in FSR and height that will presumably be translated into revised planning controls for HHC • Block 4 should be considered as a site in itself, not result in a rewrite of site boundaries, which could compromise any integrity to the recommendations of the completed strategic planning process by GMU based on the three Blocks • It is unclear where in this current consultative process is there a genuine intent to maintain a sense of place along the core Gladesville Village "conservation area" to achieve improved amenity outcomes for other adjoining development and insure an integrated approach across the whole Gladesville Village • The current controls on the existing GSV site seem satisfactory • Victoria Rd traffic flow is an issue – central pedestrian crossing required but not an overpass • Improved connectivity in central Gladesville Village could broaden improved pedestrian linkages and increased integration of bus services within the locality ie with consideration of bus routes that restore Trim Place as a mini transport hub with immediate pedestrian connection to the northern side of the road • Locking in increased high rise and density solely centred on Block 4 may restrict options for vehicle access and pedestrian movement to those to and from Flagstaff St in future development of the GSV site. • Local stormwater may be impacted by proposed development on block 4 • Why is the 3a Cowell car park proposed for high rise? This area provides for public parking (as stated in Council's local strategy) but could in the future provide both parking and a public park. • Access and community use considerations were missing from the previous two sales of land on the now "Coles site". The future sale of 3a Cowell for high rise development could see this happening a third time and further compound Council's strategic mismanagement of Gladesville Village that has frustrated the community for many years.
19	Chris H	• Supports existing heights and FSRs • Proposals unsustainable • Existing infrastructure under strain

No	Submitter	Issues
20	Chris Schofield	• Oppose any increase in density/FSR. • The footprint of buildings and open space as shown in the options should not be prescriptive – the developer should be allowed to put forward their own plan, based, however, on the council's restrictions. • The two areas outside the options (the existing developments on the corner of Cowell Street and Victoria Road and on the corner of Massey Street and Victoria Road should also be included in the future controls, in case the developer pursues their own plan of acquiring and combining both or one of these into the final development so as to make the site more homogenous. • Generous allowances need to be made for access and onsite parking of residents and shoppers as well as discreet access for large-scale and normal sized delivery vehicles.
21	Claire X	• Space between The Phoenix building and the proposed apartment block appears to only be 10m, o The S/SW facade of The Phoenix building is majority glass (50% louvres) which would mean the proposed new building would intrude on residents' privacy (both visually and with noise from the building and congregation space) o The building would also cut out a great deal of direct and indirect sunlight to the Phoenix building and to the businesses below, as council is proposing a 5 storey block there (and on the opposite corner as well) • The proposed apartment building would worsen the current wind tunnel that is present in that car park potentially making the restaurants' outdoor spaces unusable, as well as residential balconies • The proposed new building would also impact on the view from all apartments on the South/South-West façade • Council has not considered how sound travels in that area. Currently if any individuals are congregating in the council car park, the noise can be heard clearly in the apartments of residents on the South/South-West façade. Constructing another building there would further amplify the echo effect and cause nuisance, • Other concerns is how Council plan to manage the influx of cars from residents of all these new developments. Council has already disclosed that the traffic study was undertaken during COVID restrictions, and so is not an accurate reflection on the traffic down Massey Street, Flagstaff Street and Cowell Street.
22	Craig Young	• Heights – too high • Towers will dominate surrounding development • Towers will overshadow • Concentrate green space into one area • Economic feasibility should not be a consideration • 9-10 storeys adequate
23	Damien Kiley	• Supports GSV Masterplan

No	Submitter	Issues
		• Generally in support of a response to the planning controls by Council and commend the attempts being made to address the planning aspects for the site that will support its eventual redevelopment. • This redevelopment is long overdue. Gladesville deserves a heart and soul not a depressing run down excuse for a shopping complex. The developers have tried to accommodate the community but failed and now is the opportunity for Council to shape the dialogue about this important site. • Masterplan balances open space with the ability for someone developing the site in the future to have the scale to pay for the public benefits. • The vision provided by GMU is welcome. It will help the community understand the scope of what is possible from a well thought out set of site constraints. The visual impact of height will be well disguised by providing a high quality street level activation. Overshadowing will be limited to the site itself and Victoria Road. While I do not want to labour points that I have already made via the property committee, I summarise my points as below focused on Block 4: ○ A low scale street wall to Flagstaff Street will not work as the transitional scale to the domestic housing behind is too great. Council should focus their attention on ensuring the context of the masterplan addresses the interface with Flagstaff street by allowing for a transitional scale that then steps down to the domestic scale once beyond Flagstaff. With a more moderated form on Flagstaff Street, Council can focus on providing greater permeability into the site for pedestrians from this side of Block 4. ○ As with the reference to Flagstaff Street transitional scale, the town houses on Massey Street should also be included in the masterplan to help with the transitional scale and integration in to the development. ○ Traffic will need to be carefully managed and a broader strategy discussed with the community to ensure local roads are not affected by vastly increased vehicle movement. Council should consider strategic land acquisitions on Massey Street and Pittwater Road to facilitate a through road with roundabouts from Massey to Pittwater Road. A well-defined masterplan may even point to a solution that allows a third party to provide the said solution via a VPA on the main site or through generous planning concessions to allow low-medium scale development either side of a through-way. Such an arrangement will allow left and right hand turning traffic movements to the GVSC site and also orderly traffic light movements at the intersection of Pittwater and Victoria Roads when traffic demand requires more managed flows. ○ Cannot have the open space on Block 4 without density to pay for it. The economics of what needs to occur to progress this plan to reality simply won't allow it. You can limit its impact but the good must come with the less desirable. The good thing about this process is that this is only a master plan and the community will ultimately benefit from a wider array of public benefits that will be provided once a DA application responds to the masterplan. The current tower arrangements whether option 1 or 2 are neither here nor there for me but I accept that some scope for the scale of the development needs to

No	Submitter	Issues
		be expressed to allow it to be further progressed. I commend Council for attempting to have the height conversation now rather than allow a developer to have to take this charge up again only to have 4 more attempts at trying to make this project work. Design excellence to respond to the masterplan and a tight set of performance criteria will ultimately give the community and the eventual developer a win-win outcome. ○ Massing needs to be thought about carefully. AS expressed above I am not concerned with height, but the massing of the building elements will mean the site improvements could potentially dominate the "human scale" at street level ○ References need to be set for the street wall to Victoria Road which is mostly part 2/3 storey stepping to larger forms as we step back to part 6/8 storey on the opposite side of Victoria Road and at 207 Victoria Road (new building on the northern side). Good luck in your review of the public process for this exciting project and if you wish for me to speak further to the above am more than happy to do so.
24	Daniel Emmerig	• The proposal is inappropriate for the area for the following reasons: ○ **Intrusion on surrounding houses**: the development proposes towers which are unreasonably taller than all surrounding buildings (ie two 19 storey towers v 1-2 storey neighbouring dwellings). Many of the neighbouring dwellings on Flagstaff Street are *already below the ground level* of the proposal sight. To create such a juxtraposition in building heights is not only awful town planning, it will also create massive negative impacts for the residents of all nearby dwellings. ○ **Public transport:** The addition of the so many new residents from three 15-19 storey towers will overwhelm the local public transport system. To access the city by bus, residents will be funnelled towards the bus-stop on the corner of Victoria Road and Cowell Street, which is already overly congested at peak times. The proposal does not address its impact on the existing strained public transport on Victoria Road. Such an impact will be large and burdensome to all existing nearby residents. ○ **Traffic and intersections**: The addition of so much further additional traffic created by the project will congest the surrounding road systems. Cowell Street and Flagstaff Street (the only access points to the proposal) are two lane roads. The site also fronts Massey Street at the point it is one lane. The capacity of this thoroughly suburb road network is not designed to or capable of servicing the increased traffic and parking the proposal would generate. Further, the impacts on the intersections of Massey St/Victoria Road and Cowell St/Victoria Rd will cause congestions and bottlenecks for all traffic travelling up and down along Victoria Rd. ○ **Pollution:** the road traffic the proposal would generate (by residents and non-residents) and the impact from the air-conditioning required by the project will greatly increase Air and Noise Pollution for existing surrounding dwellings.

No	Submitter	Issues
		○ **Privacy**: the scale of the proposal in relation to all surrounding houses would cause an impermissible intrusion into the privacy of those dwellings. ○ **Amenity**: the proposal is in sharp contrast to the amenity of the surrounding area, which is a quiet suburban neighbourhood of 1-2 storey brick houses and minor low-rise apartments**.** ○ **Necessity**: there is already an excess of empty apartments in Gladesville. • **The proposal violates the existing controls in the HHDCP** • **Height and amenity:** The proposed height of the towers is in extreme juxtaposition of the character and amenity of all neighbouring dwellings, and therefore violates the height and amenity objectives and controls of the DCP: ○ Heights increased ○ Surrounding buildings are either heritage, single dwellings or low rise apartments ○ Proposed development is out of character and scale with surrounding areas and not in line with DCP controls ○ Proposed development will overshadow surrounding areas ○ Privacy will be violated Proposed development with inhibit sunlight to surrounding areas and open space areas
25	David Hynes	• While we acknowledge Council taking a leadership role in developing draft planning controls for the precinct, we query how Council can place on public exhibition a proposal which so fundamentally seeks to change the planning controls for a precinct and not publicly exhibit the traffic report (prepared by McLaren Traffic Engineering) and the economic feasibility analysis (prepared by Atlas Economics) – both of which are referred to in the report to Council which was placed on public exhibition. • Moreover, we submit that Council has not presented a clear history or enough information as to why the previous application was rejected and how the new proposal addresses the issues raised by the DPIE in rejecting the initial application – 'unclear vision for the site, the density and urban design of the development, traffic impacts and poor linkages between surrounding blocks and the Gladesville Shopping Centre site and with the town centre more broadly'. How has Council landed on 19 storeys? What is the justification for the public open space? • In our view, Council is leaving itself open to challenge down the track from parties who are dissatisfied with <u>any</u> decision that Council ultimately makes in relation to the site. Should such an outcome eventuate, which has numerous precedents over many years, Council will have wasted not only months of time but also significant community goodwill in the process through not exhibiting the economic and traffic reports (at a minimum). We suggest that any potential arguments regarding the commerciality/confidentiality of these reports has negligible merit when other planning proposals in NSW requires these reports to be provided and publicly exhibited. • The Council report dated 19 July 2021 states as follows:

No	Submitter	Issues
		'In order to provide community benefit in terms of open space and community facilities plus a good size supermarket and associated retail, a floor space ratio of 3:1 was investigated with a maximum height of 19 storeys in option 2 & 3. The maximum height in options 1 is 15 storeys.' ○ There is no justification provided by Council as to why these heights were chosen. ○ These heights do not appear to be correct when considered against the fall of the site - the drawings make no reference to the height plane of the existing height controls for the site and what is proposed. ○ The '19 storey' reference ignores the retail podium, basement carparking and the location from which the building is considered. For the sake of comparison to the existing controls, the proposed height controls should be expressed as a height in metres. ○ How does it follow that 'in order to provide community benefit in terms of open space and community facilities' plus 'a good size' supermarket(??) that a 3:1 FSR and 19 storey building should be investigated? Council should provide some objective evidence/analysis/arguments to the community to support these assumptions. • The Council report dated 19 July 2021 states as follows: ○ 'There is no direct financial impact on Council's adopted budget as a result of this report.' ○ 'There is no direct social impact on Council arising from Council consideration of this matter.' • In this regard, it is submitted that Council should consider the following: ○ What is Council seeking in terms of affordable housing? Does it have a policy? Should it not develop one before seeking to rezone this significant site in Gladesville? ○ Should Council be seeking 'value capture' from the proposed uplift on the site as per what was announced by the NSW Planning Minister in June 2021? • Finally, in terms of public open space and urban design, the precedent images shown on p15 of the Block 4 urban design analysis do not appear to bear any relationship to what is proposed in the draft masterplan. The public open space presents as narrow, potentially windswept and receives negligible morning sunlight given the large buildings to the north-east. Is this the best that we can do with this site? How about looking at 10 storeys on the western and southern frontages, leaving the balance of the site as a north facing piazza?
26	David Stewart	• No increase in FSR • Traffic increase • Cowell St carpark should remain • 10 Cowell St should remain
27	Deborah Slack	• No increase in FSR in block 4 • If existing FSR is retained then some increase in height may be acceptable • Traffic will increase – existing streets won't manage • Prefers the Canopy as the style of development • Existing controls generous

No	Submitter	Issues
		• Council sold off land without community consultation or tender • Cowell Street carpark should remain
28	Denise Sheen	**Block 4** • There should be absolutely no increase in FSR contemplated on Block 4. The site has already been re-zoned generously to the owner by Hunters Hill Council in the 2012 Local Environmental Plan (LEP). It is a profitable site as it is, and the rezoning should have included minimum open space requirements for public amenity. • With NO increase to FSR, an increase to height may be tolerable to permit better design through rearrangement of height on the site and the creation of open public space. Any increase in height must accompany significant public amenity benefit, and it should only permit rearrangement of height and NOT bulk increase. FSR must not be increased. • The requirement for open space for public amenity (such as 4,000 square metres) should be written into the planning controls. It should have been done • Gladesville is not served well by public transport and it is expected that cars will continue to be important for arrival and departure. The additional traffic load associated with hundreds more flats in this small space, as well as additional commercial area, must be expected to create traffic problems without a main-road vehicle entry or exit for the GSV site. Also sufficient public car parking needs to be addressed for the above reasons. • Public amenity requirements for the GSV site should have been written into the LEP in 2012. The existing controls are already generous to the site owner and minimal concessions should be considered in order to secure public open space for community benefit. 10 Cowell St should be included. There should have been consultation or tender prior to selling off Council land. **Blocks 1-3** • The public car park at 3A Cowell Street must remain a public car park. The capacity of the car park should be increased to facilitate the growth and development that has already been written into the planning controls for Gladesville. There should be no rezoning of that site to permit height and FSR just so Hunters Hill Council can sell it off in another cash-grab. The rezoning should only occur in a process to construct a larger public car-park. • Overall, paying attention to Gladesville in an integrated planning process is a step forward from the apathy shown to Gladesville when the 2012 LEP was developed. • I am not opposed to sensitive and well thought out development.
29	Duncan Smith	• Too high • Increase in traffic • Public benefit – shady concrete pubic space – not worth height • Would like to see low level development – e.g. Canopy Lane Cove • Concerns re traffic and parking on Massey St – become a rat run – street should be blocked off • Council should investigate:

No	Submitter	Issues
		○ One hour parking for non-residents ○ Speed bumps ○ Lower speed limits
30	Ellen Balsom	• Double standard between those who live on the peninsula and those who don't • Plans to build 19 storeys in Gladesville – abhorrent • Greedy developer can build a 'white box' anywhere they choose.
31	Fletcher Simpkins	• Area has seen an increase in development - but at no point in the last ten years has critical infrastructure been upgraded. There are no wider roads, no additional bus services, and no investments in water, sewerage or electricity utilities in the area. Additionally, there has been little consideration for primary and secondary school population requirements for the growing population. • Gladesville Masterplan should be rejected again and further work undertaken to review the proposed development's impact on traffic and urban amenity within the local area.
32	Fred Vanderhout	• There appears based on available plans less than 10m space between The Phoenix building and the proposed apartment block. • The available plans indicate that there will be a view blockage from all apartments on the South/South-West façade. • Building to the heights proposed would deliver a worsening of the current wind tunnel turbulence to the current building. • Based on the plans and the foreseen increase in the number of people and cars can only lead to increased noise pollution and nuisance. • The proposed building would lead to a further reduction in sunlight reaching the Phoenix Building. • The proposed building and its subsequent increased density of living will result in a substantial increase in the number of vehicles with their resultant noise, pollution and general traffic nuisance.
33	George Cinelli	• Too big • Traffic will be bad • Transport won't cope • Ryde side of Vic Rd – ugly – don't want more of that.
34	Gerry Manderson	• Residential tower heights. Considerable thought and effort was put into the decision to limit building height within the current code, and allowing a developer to brush off the detrimental effects of the proposed towers, on the basis that the development would not be viable without increased building height, amounts to an abrogation of duty, by council if they approve outside the code. The developer new what the code was before he purchased, and should have factored in those limitations.

No	Submitter	Issues
		• The considerable over taxing of the local infrastructure from a greatly increased population would degrade the amenity of the area, particularly on higher local traffic volumes, spillage of new resident vehicle parking on adjacent streets due to insufficient onsite parking. • Visual over building by allowing residential tower blocks to dominate the landscape on surrounding single and double store residences and commercial buildings. • Creating a precedence for other developers to seek similar or even greater building heights by a continued leap frogging of previous approved, out of code building height limitations, making the present code irrelevant.
35	Grace Jacobs	• Less than 10m space between The Phoenix building and the proposed apartment block • View blockage from all apartments on the South/South-West façade • Worsening of the current wind tunnel • Sounds pollution and nuisance • Blockage of sunlight • Influx of cars
36	Jane Geard	• We should not have big rise apartments higher than the current allowed height limits. The proposed heights are at a level seen in the CBD or Jackson's landing in Pyrmont. This size building is not in-keeping with the local area. • With the addition of all the new apartments around Victoria Rd, the parking situation around the side streets is currently impossible. Most units require parking for 2 cars per apartment. The addition of 2 high rises is going to make the area in worse for parking. • How are the public schools in the area going to be resourced to support all the new residents in these apartments. All primary schools in the area are already at capacity. As an ex resident of Pyrmont, many children live in apartments. • I like the proposal for outdoor seating and green space and community facilities, cafes and laneways • I like the Canopy they designed in Lane Cove with a large Coles surrounded by children's play area and nice restaurants and cafes and green space.
37	Jason Burton	• Tall buildings with large FSR's are not suitable to this location due to the close proximity to residential streets and without access to appropriate roads. • The GSV location is poorly positioned to cater for the vehicles and traffic volumes that would occur as a result of over development. • My preference is for the site to remain at its current appropriate height which is similar to that which our neighbouring Lane Cove council recently found appropriate for 'The Canopy', which shares many similar characteristics to this site. • Developers must be required to adhere to good design principles and not create bulk development on a site to maximise their profits.

No	Submitter	Issues
38	Jennifer Corkin	• The proposed 15-19 stories on block 4 are way too high and completely out of character with the adjacent area • The proposed towers will, as their name implies, 'tower' over the surrounding residential streets • They will block out treasured sunlight in surrounding areas, and invade the privacy of nearby residents • It is inequitable that the developers are using the inclusion of 'public space' as a pretence to increase the current and more acceptable FSR of 9-10 storeys. • The additional increase in units will not only generate unwanted traffic in the nearby residential streets but place strain on the public transport system
39	Jill Livingstone	• In recent years Gladesville has worsened as the shopping village has deteriorated to the point that most residents shop elsewhere. I personally shop at Lane Cove as I enjoy the plaza and Canopy and low rise village atmosphere • The proposed two 19 storey towers and a further smaller, but still multi level, building on the site, are not going to be a positive legacy for this Council or a thing of beauty for even utility for the community. • Please consider including a library / community facility in the precinct
40	John Tan	• I am concerned at the proposed changes to our neighbourhood and the increased traffic and requirement for parking in an already congested, tight area (bounded by Victoria, Cowell, Junction and Venus streets). • There are many children who play on Junction St. Cars attempt to speed up/down Junction St and use it as a rat run to escape Cowell St. A further shareway to Cowell St from Junction St would cause havoc at the corner of Victoria Rd and Junction St. • No increase in FSR to the GSV site • The requirement for at least 4,000m² open space should be incorporated into the existing controls • Allow greater heights for the Victoria Rd sites but only if they amalgamate • Gladesville not well served by public transport – traffic will become worse • Council sold off land without community consultation or tender • The public car park at 3A Cowell Street must remain a public car park. • There should be no increase in height for the carpark
41	Jon Marlow	• While we appreciate the pressure to increase residential density in Council area it seems to us that the solution continues to be to construct high rise at the Gladesville Village site rather than to look more innovatively at medium density opportunities across the locality. • Consideration has been given to the financial viability of the development – surely this is not the responsibility of the Council or the residents • Ultimately the Gladesville shopping space should be retained as the "Village". the "Canopy" site at Lane Cove should be seen as an example of what is desirable for the residents • Increase in local traffic & roads are narrow – full traffic study should be provided • Further study should be provided on the impact on local infrastructure

No	Submitter	Issues
42	Josie Macrae	• The height of these buildings, apart from being completely out of keeping with this entire region, will create so much shade the public spaces won't be used. • Every option has serious shading issues over the public areas. We all know public space and cafes are pointless if it's a shaded wind tunnel. No one will use it. Shops won't survive • The community would at a stretch manage the idea of 10 to 14 storeys, but we are not St Leonards or Chatswood. • We are a low rise residential community, we have no train line and a very congested Victoria Road running through our suburb. • There is no parking plan • Finally we'd like the council lobbying for a bus connection to North Ryde train station
43	Julie Gibson	• I'm a nearby resident to the GSV site and I strongly oppose the development • There should be no increase in the FSR for the GSV site • The design of the site must include public space at least equal to the council (public) land that was sold off by council to the developer • The developer must be compelled to adhere to good design principles and not create bulk development on the site. • Poor traffic flows and bottlenecks around the Gladesville side streets even before a development of this size is considered • Usable public amenity on the site must be incorporated into the plan • The public car park at 3A Cowell Street must remain a public car park and parking capacity increased • All three options are equally as bad
44	Justin Parry-Okeden	• Curtilage to be included in the Heritage protections for 10 Cowell Street Gladesville. This is the only heritage item listed in the municipality which has such an exception in place, and was included without formal justification as an afterthought. • Height and FSR should be reduced by 50%. The original planning was floored, the current site is incapable of support such a quantity of development as has been shown by numerous independent traffic models. • Requirement of at least 1,000sqm of publicly accessible open green space unencumbered by any shade to be included as a requirement of any future development
45	Kirsten Schumann	• Commercial viability should not be a planning concern • Housing targets should be revised following Covid • Council should preserve heritage • 15 – 19 storeys exorbitant • Traffic currently a concern • No increase in FSR for Block 4

No	Submitter	Issues
		• At least 4,000m² of open space should be incorporated in the existing planning controls • Increase heights along Vic Rd if consolidated with Block 4 • Area not well served by public transport • Council should not have disposed of public land without community consultation or tender • Worst case scenario – Option1 • Cowell St carpark should remain as a car park
46	Leon Concannon	• Traffic increase • Overdevelopment • Development should be spread across LGA • Don't want Gladesville to be like Meadowbank
47	Liz Kellaway	• Whilst a town square is a lovely idea, it should not come at a cost of high rise towers in Gladesville • Max height should be 3 storeys • Ryde is already full of these monstrosities that look awful, cast shade into the streets and increase the population where the infrastructure to support this is inadequate.
48	Lorna Ash	• I'm very opposed to such tall apartments. I'm not sure our road infrastructure can take it and also the general feeling of Gladesville community would be lost.
49	Lucia Domenica	• The real possibility of overshadowing of already existing homes and apartment blocks • Privacy issues, ie: looking directly into another apartment • Loss of trees/greenery • Excess of cars in the area • Noise issues • Wind Tunnel effects • Limited free car parking (current car park opposite the RSL should be looked at for possible extension) • Need for more trees and green space in the area for wildlife and community • Retention of the historical Ann Cowell Heritage listed house • Need for easily accessible park areas for elderly and families with young children and special needs people in the community • Possibility of transforming the Current Council Car Park in Cowell Street directly behind Victoria Road buildings near the TAB into green usable community space • High rise not fitting into the heritage and small-town community feel of the area. Max of 5 storeys • The proposed building height is not in keeping with the height limit of existing buildings
50	Marisa K	• I am a local of Hunters Hill/Gladesville and I support retaining the original control plans where no building(s) will go over 10 storeys in height.

No	Submitter	Issues
		• The three options provided by council for consultation all have options for towers above 10 storeys which will destroy the "village" and community feel.
51	Maryanne Gerges	• I believe the current height limit is 10 storeys and this should be maintained. Whilst I understand council's intent to trade an increased FSR for more public space, the block plans have failed to deliver sunny or bright areas to proposed communal space. • All proposed concepts have significant shadow lengths that will affect the amenity and quiet enjoyment of nearby residents. • Privacy of local homes and their gardens will be also affected negatively. • The planning proposal provides the opportunity for approximately 300 apartments: o public transport is already at its limit with buses often arriving to Gladesville at capacity and unable to on board further passengers o on street and council parking is already insufficient for the requirements of existing residents • Traffic report provided in September 2021 is not representative of regular traffic flows outside of Covid/lock down traffic o Traffic flow into and out of the shopping centre site with the addition of 300 residents and retail stores will add to the already over loaded and undersized local streets especially those of Cowell, Massey and Flagstaff o - The T- intersection between Massey Street and Flagstaff is poorly sign posted and the right turn from Flagstaff on to Massey Street is often confusing and has led to many near accidents. • I am on board with improving the shopping precinct however I feel high-rises are not in keeping with the community and family feel of Gladesville. Surely there are other ways to increase housing density in Gladesville without such an enormous development in the heart of Gladesville
52	Maureen Copley	• Restore sandstone Gladesville Hotel behind Bettars Building • History and heritage important
53	Mayor Laxale, Ryde Council	• A pedestrian bridge connecting the site with Trim Place, thereby increasing pedestrian connections between Coulter Street, Gladesville Public School and Trim Place with the proposed new town centre • That should residential development occur, that a percentage of over 10% be mandated as affordable housing • That public domain upgrades as part of the proposed development be consistent with the existing look and feel of improved sections of the Gladesville Town Centre • Harmonisation with the Ryde LEP, particularly in areas of height and floor space ratio
54	Meg Scott	• I am definitely in agreement that the area needs improvement however to erect residential towers 19 stories high is far from what the suburb needs. It completely out of character for the area. • The current plans are obscene. Living very close to the site of the works our house would most definitely be impacted in a negative manner. We would have views of high rise buildings out of our window

No	Submitter	Issues
		• Increased amount of traffic that will come down out street (Massey). We bought this house which is supposed to be in a residential suburban street.
55	Nicholas Harsas	• Consider incorporating 17 Massey into masterplan • It would also be more accepted by the residents and local community than a boarding house.
56	Nigel Surry	• FSR must not be increased • Height could increase to provide more open space but no increase in FSR • The requirement for at least 4,000m² open space should be incorporated into the existing controls • Allow greater heights for the Victoria Rd sites but only if they amalgamate • Gladesville not well served by public transport – traffic will become worse • Council sold off land without community consultation or tender • The public car park at 3A Cowell Street must remain a public car park. • There should be no increase in height for the carpark
57	Nina Ardill	• Too high – will cause unreasonable overshadowing • Overdevelopment • Impact on nearby heritage items • Find other sites to meet housing targets
58	Phil Jenkyn	• The community expects the Council to respect the character and heritage of both the built and natural environment of the Hunters Hill Municipality, which includes the Gladesville Shopping precinct. It expects that the conservation area along Victoria Road, and the listed items including 10 Cowell Street, be properly conserved and protected. The community is strongly against overdevelopment. • Access to these proposed Blocks of Victoria Road and through the narrow residential street adjoining is woefully inadequate and is not capable of taking any further traffic. • I am totally against any increase in heights or FSR. • 10 Cowell Street would make a wonderful café where people could congregate and in the sun. • In Blocks 1, 2 and 3, the conservation area with 2 storey buildings facing Victoria Road must be kept and heights limited to the rear up to 4 storeys. The existing Cowell Street carpark should remain.
59	Philippa Clark	• I do not support the scale of the development in terms of density or height of the buildings in all 3 of the options proposed. • the proposed scale of development seems to be out of proportion with all other development in the area, with the highest local building being only 12 stories in Wharf St • Additional expert independent advice should be sought and made available to the community detailing the economic case as well as the quality and sustainability of the proposed development • Is the public space really usable and able to be made lively and attractive as claimed in the justification for the development?

No	Submitter	Issues
		• The shadowing created by such high towers would significantly impact local residences as well as the proposed public space. • Further independent traffic impact reports should also be obtained
60	Rebecca McAuley	• 19 storey buildings are not appropriate for the area which would dominate the space, blocking natural light and change the close knit community feel we currently have. • The updated shopping centre include open, natural light filled green spaces, areas for outdoor dining and a playground for children
61	Richard Li	• Gladesville takes the burden of development in Hunters Hill. • Ability to create a shopping centre like the Canopy in lane Cove is lost due to the sale of public land • There should be NO increase in FSR in the LEP • Do not support an increase in height on the key site either as it is not clear how such a large scale development will integrate well with the surrounding architecture • Any increase in height must accompany significant public amenity benefit, and it should only permit rearrangement of height and NOT bulk increase. FSR must not be increased. Further any additional height should be focused at either the lowest point of the site or concentrated towards Victoria Road to reduce the overall impact on surrounding buildings and residences • A minimum amount such as 4,300 square metres should be written into the planning controls immediately • How can the surrounding streets support the increase in traffic? • Their proposal will have significant impacts on the existing infrastructure with schools at capacity as well as the significant overshadowing of surrounding properties. • Council should consider a LEP and DCP that incorporates the entire site from Massey to Cowell Street and Victoria Road to Flagstaff rather than just developing a LEP/DCP for the sections of the site owned by one property owner. • Public amenity requirements for the GSV site should have been written into the LEP in 2012. • The public car park at 3A Cowell Street must remain a public car park
62	Rod Stewart	• No increase in the existing FSR of 2.7:1 for Block 4 • More definition and assurance is needed that the streetscape along Victoria Road will retain its historic context and maintain the local character which Hunters Hill Council in its strategic plans and documents professes to support and preserve. • The history of selling off the land, now described as Block 4, without consultation with the community and adequate planning controls to guarantee public benefit, while amending the LEP to allow 180 units to be built, up to a height of 34 metres, has left a legacy of mistrust. • Towers up to 19 storeys in height on the Shopping Village site situated along the Gladesville ridgeline will over-shadow surrounding residential streets, remove privacy from households and disrupt local amenity

No	Submitter	Issues
		• Council has targeted Gladesville Town Centre, particularly the GSV site, to provide for the NSW government's housing projections for Hunters Hill LGA in its Local Housing Strategy • Opposed to the relocation or removal of the belatedly heritage listed Schedule 5 item at 10 Cowell Street which requires to be protected. • The concept of a "town square" in the middle of this proposed development is frankly ludicrous • Traffic and parking are increasingly problematic, and both need far more rigorous assessment and solutions • The existing car park at 3A Cowell Street must remain • Consideration must also be given to greater linkage across Victoria Road by strategically connecting Trim Place to the core of the retail and Post Office shopping strip.
63	Russ Young	• The financial viability of the redevelopment should not be in question. It is a matter of greed and an expectation of excess profits at cost to the community. • Should not trade off FSR to obtain public open space, which should have been written into the site requirements in the 2012 LEP • No increase in FSR should be considered • With NO increase to FSR, an increase to height may be tolerable to permit better design through rearrangement of height on the site and the creation of open public space. Any increase in height must accompany significant public amenity benefit, and it should only permit rearrangement of height and NOT bulk increase. FSR must not be increased. • The requirement for open space for public amenity (such as 4,000 square metres) should be written into the planning controls. • The Height control could be increased for the nominated properties on Victoria Road, but only as a bonus if they are consolidated into the GSV site • Gladesville is not served well by public transport • The proposal will be expected to create traffic problems without a main-road vehicle entry or exit for the GSV site. • Car park & 10 Cowell should not have been sold without consultation or tender process • The public car park at 3A Cowell Street must remain a public car park
64	Ruth Colvin	• Don't allow 15-19 storey towers in Gladesville. • Create a shopping precinct we can be proud of, that the community can use and that allows developers to get their returns. It can be done as has been seen in other areas. • Most of all please make sure whatever is built is beautiful with quality materials and design, and draws the community in, with quality spaces we can all enjoy.
65	Shayne Collier	• Take a look at some of the more innovative, sustainable and attractive developments in other parts of Sydney

No	Submitter	Issues
		• The green space, or lack of, in the masterplan on display is appalling. The plans need to be revised and a ***real*** meeting place. A grassed sunlit piazza that attracts residents and others to visit should be factored into the plans. • Tower heights/number of storeys – 8 storeys is enough • The towers also block the sunlight and cast shadows during the day. • Parking and traffic is a concern. • Development setbacks from a major arterial road. There is none • Wind-tunnel effect • To me, "viable" means "it's all about the money".
66	Steven Wang	• No increase in FSR on Block 4 site • Site is profitable as is • With NO increase to FSR, an increase to height may be tolerable to permit better design through rearrangement of height on the site and the creation of open public space. Any increase in height must accompany significant public amenity benefit, and it should only permit rearrangement of height and NOT bulk increase. FSR must not be increased. • The requirement for open space for public amenity (such as 4,000 square metres) should be written into the planning controls. • Area not well served by public transport • The public car park at 3A Cowell Street must remain a public car park
67	Tania Rogers	• I totally object to Council plans to allow up to 19 storey buildings on the Hunters Hill side of Gladesville. • That is far too high, inappropriate for the area and will look terrible. It will cause overshadowing, increase traffic congestion, put pressure on public transport. Victoria Rd are already too congested. • There are enough shops in the area. Gladesville Shopping Village was one of the few small shopping villages left that caters to a local community with some original and unique stores. • We do not need another huge shopping centre full of chain shops that are found anywhere. • I agree with preserving the historic street fronts.

68	Tim Downey	• Concerns relating to Block 4 include:
		  ○ The character of Gladesville
		  ○ Impacts to infrastructure
		  ○ Impacts from high-rise developments
		• Gladesville maintains a proud village character and any changes to existing planning controls will have a material impact to the residents of Gladesville. No increase in the 34m height limit
		• Proposed changes to block 4 will produce significantly more afternoon shading into Cowell and Junction Streets having adverse effects on the property and individuals.

No	Submitter	Issues
		• Impacts of traffic in surrounding streets remain an area of concern • A broader study needs to be undertaken to review a community-wide traffic plan prior to implementing any changes to controls. • The local roads are impacted by "rat-runs" which are avoiding the Gladesville Shopping strip along Victoria Road • Access and egress points for the shopping centre are likely to be continued to be met with narrow corners and on large hill proving difficult for a standard driver. • Integrated planning with City of Ryde
69	Vega Tam	• Less than 10m space between The Phoenix building and the proposed apartment block • View blockage from all apartments on the South/South-West façade • Worsening of the current wind tunnel • Sounds pollution and nuisance • Blockage of Sunlight • Influx of cars
70	The Phoenix Strata	• Space between The Phoenix building and the proposed apartment block appears to only be 10mThe S/SW facade of The Phoenix building is majority glass (50% louvres) which would mean the proposed new building would intrude on residents' privacy (both visually and with noise from the building and congregation space) • The building would also cut out a great deal of direct and indirect sunlight to the Phoenix building and to the businesses below, as council is proposing a 5 storey block there (and on the opposite corner as well) • The proposed apartment building would worsen the current wind tunnel that is present in that car park potentially making the restaurants' outdoor spaces unusable, as well as residential balconies • The proposed new building would also impact on the view from all apartments on the South/South-West façade • Council has not considered how sound travels in that area. Currently if any individuals are congregating in the council car park, the noise can be heard clearly in the apartments of residents on the South/South-West façade. Constructing another building there would further amplify the echo effect and cause nuisance • In regards to Block 4 (Gladesville Shopping Village): All options block winter sunlight to the Phoenix Building from approximately 12pm onwards.
Groups		
1	Ryde Hunters Hill Flora & Fauna Preservation Society	• The block studies exhibited for the Gladesville Town Centre Master Plan are not consistent with key aspects of Council's strategic plans and some vital documents which are stated by Council as supporting the proposals are not available for public scrutiny. They are not supported • Society does not support removal/demolition of 10 Cowell St • Urban renewal projects should create the opportunity to enhance native vegetation and mitigate for changing climate conditions. The Gladesville Master Plan should provide for this.

No	Submitter	Issues
		• The proposal for towers from 5 storeys to 19 storeys in the Gladesville town centre is inconsistent with the LHS as the proposal is for high-rise development and not mid-rise residential development. • In our view, benefits would flow to the developer rather than the host community. • Until the economic feasibility analysis by Atlas Urban Economics is published it is not reasonable to conclude that the proposals are economically feasible or justified. The existing FSR should surely provide more than adequate profit to the developer and justify investment in the Gladesville commercial zone. • Until the traffic study and analysis is published it is not reasonable to conclude that the proposals are for the public benefit.
2 & 3	Gladesville Community Group 2 submissions received	• Good to see plans • Improved governance to release plans • Considers Gladesville more broadly • No increase in height or FSR • Area not well serviced by public transport • Traffic will be increase – local roads can't cope • Car park & 10 Cowell should not have been sold without community consultation or a tender process • 10 Cowell St should remain • Cowell St car park should not be sold
4	Hunters Hill Trust	• Strategic Objectives in CSP do not reconcile with what is now being proposed for Block 4. • Additional definition is required to have confidence that the Victoria Road streetscape will be retained within its historic context and with its existing character respected • For the draft Gladesville Master Plan to be approved by local residents, the current Floor Space Ratios of 2.3 to 2.7 must be retained and the LEP controls not further amended • Trading off high-rise towers up to 19 storeys in height for supposedly more open space within the Gladesville Shopping Village is unacceptable. • Trust does not support removal or demolition of 10 Cowell St • Traffic issues and inadequate parking facilities are already of increasing concern, even without the greater housing and population density proposed in the Master Plan area. • It is also critical that the much-needed public car park at 3A Cowell Street remains as such, is not sold off and/or developed and is included as permanent carparking usage • Urban renewal projects should also create the opportunity to apply sustainability principles and to enhance native vegetation and tree canopy, mitigating for changing climate. The Gladesville Master Plan should provide for this.
Land owners/business interests		
1	Coles Submission	• Welcomes the inclusion of a new line supermarket

No	Submitter	Issues
		• Keen to discuss design of proposed supermarket space
2	DFP GSV Submission	• Proposed amalgamation of Victoria Road properties with GSV site will result in delayed renewal • Rights of way that exist over some of these properties complicate the land ownership pattern • If the 3:1 is applied across the whole of Block 4 then the GSV site will be unviable from a financial perspective • Regular shaped supermarket floor plate required
3	Hamptons Property Services	• Represents owner of properties on Victoria Road – 223-227 & 233-235 • Both have court approvals – masterplan does not have regard for these approvals • 223-227 approval provides for an arcade to provide pedestrian connectivity. If MP approved there will be 2 connection points • Option 3 erodes development potential of property • Open to reconsidering options for property but a FSR of 3.5 – 4.5:1 would be required • Lack of FSR will not encourage amalgamation • Open to the modification of existing court approvals
4	Gladesville Chamber of Commerce	• Commends work undertaken to date • Height of towers a concern – height should be reasonable and in proportion to the site and suburb • No increase in FSR • Design should include green open space and opportunities for small shops/cafes/wine bars • Owner of GSV site has let community down • Perception that Hunters Hill community is divided between the Gladesville and Hunters Hill • Need good connections to GSV site from surrounding streets • Create a strong community and business hub
5	Memphis Strategic Represents Massey St land owner	• Option 3 preferred option • Flagstaff Street may need to be widened • Expand scope of the masterplan to include properties adjacent to the town centre. Increase development potential
Government		
1	North Sydney Local Health District	• Encourage walking, cycling and use of public transport to reduce car use • Incorporate safety by design • Incorporate good quality, well designed (shade in places) where people congregate and walk • Provide access to fresh and healthy food • Provide affordable housing options • Provide diversity in types of residences
2	Ryde Council	• No objections to proposals in Blocks 1-3 • Block 4 – buildings taller than existing or approved in surrounding local centres

No	Submitter	Issues
		• Height unprecedented • Consider redistribution of floor space to lower floors • Explore options to reduce construction costs and lower feasibility threshold • Review assumptions of the economic feasibility

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Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

1 September 2021 Reference: 200486.18FC

Hunters Hill Council
22 Alexandra Street
Hunters Hills 2110
Attention: Steve Kourepis

SUMMARY OF TRAFFIC ASSESSMENT OF THE PROPOSED GLADESVILLE TOWN CENTRE (EAST SIDE OF VICTORIA ROAD) FROM JUNCTION STREET TO PITTWATER ROAD

Dear Steve,

Reference is made to your request to provide a summary of the undertaken Traffic Impact Assessment for the Gladesville Town Centre (East side of Victoria Road) between Junction Street to Pittwater Road. This letter provides an overview of the traffic assessment constraints and findings as part of the Gladesville Town Centre study conducted conjointly by M^CLaren Traffic Engineering (**MTE**), GMU – Urban Design and Architecture and Hunters Hill Council to determine the development potential of the site. **Annexure A** provides a map of the study area and provides a reference number for each block.

The method undertaken by **MTE** as part of the traffic analysis is as follows:

1. Gather existing traffic data at key intersections surrounding the study area for the weekday PM commuter peak period to understand the traffic environment under current conditions.

    a. Main Road Performance

    Upon analysis, it was evident that the critical road corridor was that along Victoria Road. This meant that with respect to traffic, the Victoria Road corridor was the key constraint as to the scale of any proposed development. It is noted that the traffic assessment was undertaken with the requirement to retain an acceptable intersection level of performance (known as Level of Service) along Victoria Road, particularly at the key intersection of Victoria Road / Pittwater Road / Jordan Street as this existing intersection was assessed as being close to capacity.

    b. Local Road Performance

    The local road intersections surrounding the subject study area were found to perform at a high level of service under existing conditions, with additional spare capacity and low delays times.

2. Determine expected traffic generation of existing uses of Block 4 (shopping centre).

    This was required to understand the existing and approved impact of the existing retail centre. From traffic surveys, existing uses within Block 4 exhibits in the order of 390 peak hour vehicle trips (measured two-way volumes) during the PM peak hour period. Based on traffic generation rates as published by Transport for New South Wales (the traffic authority), the existing Block 4 development scale is approved to generate in the order of 590 vehicle trips during the PM peak hour period, with approximately 540 trips associated with the supermarket and secondary retail currently on the site.

3. Determine base case traffic scenario for assessment.

   As the major traffic generator of the study area is the shopping centre (Block 4), any increase of the size of the shopping centre will have the greatest impact upon the surrounding road network. It is noted that any development on the sites fronting Victoria Road, being Blocks 1-3, will not noticeably increase the retail area of the existing uses and as such, no change in traffic generated from these sites is expected.

   In this regard, residential and office space generates significantly lower peak hourly traffic levels per square metre compared to high turnover supermarket use. Small scale specialty shops generate much lower traffic generation levels per square metre compared to supermarkets.

   Ultimately, the base case traffic scenario comprised of the existing traffic volumes plus traffic associated with the proposed residential development expected within Blocks 1 to 3 (inclusive) less traffic associated with the existing shopping centre (Block 4). A micro-simulation model was developed using a computer program called SIDRA, which was utilised to assess the traffic conditions under the base case.

   It is important to note that peak hour traffic volumes associated with medium and high-density residential developments are generally minor and do not significantly impact the local traffic network, particularly when a major generator (i.e. shopping centre / supermarket) is located nearby. For example, the Transport for New South Wales peak hour traffic generation rates for high-density units are 0.19 trips per unit in the AM peak hour periods and 0.15 trips per unit in the PM peak hour period whilst a supermarket generates 15.5 per 100m^2 of floor space compared to an equivalent 100m^2 dwelling unit (typically two-bedroom unit).

4. Determine development potential of Block 4.

   Upon review and analysis of the base case traffic model, the potential additional traffic load that could be accommodated within the existing traffic environment without significantly impacting the operations of both the main and local road networks was determined. This level of traffic was then subject to an iteration analysis to determine the potential scale (i.e. size) of a proposed shopping centre on Block 4 with regard to the expected path of travel to / from Block 4 based on the existing traffic distributions.

   It is noted that it was assumed that no upgrades to the roads, changes to the intersection traffic light operations or changes to existing traffic management controls (i.e. one-way roads, stop signs, give-way signs and the like) were to be implemented under this assessment (i.e. Do Nothing). Indeed, there is little scope to undertake significant road network changes that would support a higher supermarket size.

   Subsequently, it was determined that a shopping centre on Block 4 could generate in the order of 570 vehicle trips within the PM peak hour period without detrimentally effecting the traffic network and key intersections in the area, being in the order of the approved traffic generation of the existing uses within Block 4. This is equivalent to a shopping centre size of approximately 5,000m^2, which comprises a 3,000m^2 supermarket and 2,000m^2 of speciality / secondary retail floor space. It is noted that as a supermarket would be the major traffic generator in this area, any scale above 3,000m^2 would result in a loss of speciality retail area based on external traffic network capacity, unless capacity improvements could be identified.

The traffic impact assessment of the Gladesville Town Centre redevelopment as conducted by **MTE** is preliminary in nature and used to determine an expected scale of any future development. The traffic assessments conducted conclude that ultimately, the scale of any future development of the Gladesville Town Centre is to be consistent with the existing scale of the retail uses. Additional traffic associated with new residential dwellings is expected to be able to be accommodated by the surrounding road network with no adverse impacts.

Further technical analysis will be required when more detailed information is determined with respect to the scale of the proposed redevelopment, locations of driveways, underground parking links as well as any future changes to the road network as part of Transport for New South Wales and Council's (Hunters Hill and Ryde) visions for the area, specifically in regard to the Victoria Road corridor.

Please contact Mr Matthew Elyard, Mr Laen Stewart or the undersigned should you require further information or assistance.

Yours faithfully,

McLaren Traffic Engineering

Craig McLaren
Director
BE Civil, Grad Dip (Transport Engineering), MAITPM, MITE
RPEQ 19457
RMS Accredited Level 3 Road Safety Auditor [1998]
RMS Accredited Traffic Management Plan Designer [2018]



ANNEXURE A: STUDY AREA MAP



ITEM NO	:	4.4
SUBJECT	:	SPECIAL VARIATION (SV) TO RATES COMMUNITY ENGAGEMENT REPORT AND RECOMMENDATION
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	COUNCIL'S RATING STRUCTURE IS REVIEWED TO INCLUDE THE OPTION OF APPLYING FOR A SPECIAL RATE VARIATION (SRV)
REPORTING OFFICER	:	ANNIE GOODMAN

Ref:541930

PURPOSE

The purpose of this report is to:

1. Outline feedback received from property owners regarding 4 rating options addressed in Council's 10-year Long-term Financial Plan FY2021-22 and recommend a preferred option.
2. Provide the timeframes associated with the consideration of any Special Variation (SV) in line with IPART's requirements.
3. To Outline asset levels of service and provide further information regarding loan financing options.

RECOMMENDATION

1. That Council apply to IPART for a Special Variation to Rates outlining Option 2 as the preferred scenario.
2. That Council notify property owners of Council's decision in relation to the application.
3. That the Long Term Financial Plan (LTFP) and Asset Management Plan be updated to reflect the new rating option.
4. That Council note the Levels of Service for renewal of assets as outlined in this report and in Council's Resourcing Strategy – 10 Year Asset Management Plan.
5. That Council's Long-Term Financial Plan for FY2022-23 include scenario analysis for loan finance options to fund the difference between Options 2 and 3.

BACKGROUND

In 2015 the NSW State Government required all councils in NSW to submit a Fit for the Future application to IPART. Included in the submission was a compulsory 'Council Improvement Proposal'. This document required all councils to outline financial improvement strategies and potential outcomes. The Hunter's Hill Council submission identified the need to continue to implement Special Variation to Rates to ensure the ongoing effective maintenance and renewal of valuable community infrastructure.

Subsequently to this, in 2019 Council applied for a continuation of the Community Facilities SV for a further period of 10 years. When Council met with IPART to discuss this application IPART recommended that Council consider merging its temporary SV's and placing them permanently into the rate base.

REPORT

In line with the Office of Local Government and the IPART's requirements we have sought feedback from property owners on 4 rating options (set out in more detail below). The close off date for all public submissions was 30 September 2021.

Micromex Research, who have completed an online and telephone survey have briefed Councillors on the outcomes of the independent survey. Approximately, 100 ratepayers responded to the online survey and 400 ratepayers took part in the telephone survey.

What were the 4 rating options considered by ratepayers?

The 4 options we sought feedback on are:

- **Base Case – RATE DECREASE**

  No special variation. Existing SVs expire with only an annual statutory rate peg increase. Roads and our other assets will decline.

- **Option 1 – NO CHANGE TO RATES**

  Existing SVs continue permanently in the rate base with an annual statutory rate peg increase of 2.5%.

  * The total advertised percentage including existing SVs and the rate peg will be 14.57% above the rate base. Existing asset backlog levels continues to increase in future years.

- **Option 2 – AN INCREASE TO RATES**

  Existing SVs continue permanently in the rate base with an additional 9.53% and the annual 2.5% statutory rate peg increase to improve roads, footpaths, environmental management, playgrounds, kerbs and gutters, seawalls and parks and reserves.

  * The total advertised percentage increase, including existing SVs and the rate peg will be 24.1% above the rate base.

- **Option 3 - AN INCREASE TO RATES**

  Existing SVs continue permanently in the rate base with an additional 15.27% and the annual statutory rate peg increase. Not only will this option improve roads, footpaths,

environmental management, playgrounds, kerbs and gutters, seawalls and parks and reserves, it will also help to clear the backlog.

* The total advertised percentage increase, including existing SVs and the rate peg will be 29.84%.

Why is Council considering a SV rate increase?

The ability to deliver on the Community Strategic Plan is key to ensuring that the community's needs and aspirations are met, in terms of service delivery and projects. This also needs to be considered within the context of Council's Long Term Financial Plan and Digital Asset Management Plan.

The Long Term Financial Plan (LTFP) includes strategies relating to rates and assets. These strategies are not new and were included in previous year's iterations of the LTFP and in previous SV applications.

Council's reliance on rates, given that 41% of Hunters Hill has non-rateable parcels of land will continue even with the success of our LTFP strategies, such as increased grant funding and any potential benefits gained from the development of a Property Strategy.

Though a small local government entity, Hunter's Hill Council is responsible for the management of $212,000,000 worth of assets. Overtime, the condition of our key infrastructure such as roads, footpaths, kerbs and gutters, seawalls, parks, reserves and playgrounds will deteriorate to a level that will result in operational inefficiencies and increased maintenance expenditure, if sufficient funds are not provided to effectively maintain and renew. This will eventually lead to lower levels of service, and a backlog of work to maintain and improve community assets. As such there needs to be a proactive increase in funding now, to ensure that future generations are not left with significant liabilities.

The proposal to permanently retain SVs will assist in improving the level at which Council is able to renew local infrastructure.

What levels of service should we use for our assets to ensure community benefit of a SV?

Modelling for the Special Rate Variation Scenarios, the Long Term Financial Plan and the Capital Works Program is reliant on a condition based levels of service. The rating scale used is outlined below:

Condition Score	Condition Description
1 – Very Good	Very good overall condition, with only minor evidence of ageing and very limited surperficial defects.
2 – Good	Superficial defects may be present requiring minor maintenance, in addition to cyclical routine maintenance
3 – Fair	Moderate deterioration. More frequent maintenance is required in addition to cyclical routine maintenance, in order to maintain adequate serviceability.
4 – Poor	High deterioration is evident. Maintenance costs rising in order to maintain serviceability. The asset is at the point where it can be considered for renewal.

5 – Very poor	Evidence of high level of deterioration affecting serviceability. Maintenance cost is high. The asset is now nearing the end of its useful life and should be considered for renewal.

The specific level of service used for each asset class is:

- Paths - treatment at condition >= 4
- Kerb - treatment at condition >= 4
- Buildings – treatment at condition >= 5
- Marine Structures – partial renewal at 4 / full renewal at 5
- Open Space - treatment at condition >= 5
- Stormwater pits - treatment at condition >= 4
- Roads
    - Years 1 – 4 - Field validated 4 year works program prepared by specialist condition assessment contractor, using all available distress data (e.g., cracking, ravelling, roughness, etc.).
    - Years 5 – 10
        - AC Resheet: Surface Condition Index (SCI) >= 4 and Pavement Condition Index (PCI) <= 4.
        - Pavement Rehabilitation: Surface Condition Index (SCI) >= 3 and Pavement Condition Index (PCI) >= 5

How did Council seek feedback from property owners?

Council's engagement with the community and property owners consisted of:

- delivery of an SV Information booklet to every household and property owner
- placement of information in Councils newsletter and e-newsletter
- telephone survey of 400 residents (Micromex – report attached)
- online survey of 100 residents (Micromex – report attached)
- placement of advertisements in local newspapers
- editorial in local newspapers
- email feedback
- written feedback
- telephone feedback
- placement of information on Council's website and social media platforms.

What feedback did Council receive from property owners?

The feedback received from the online and telephone survey is attached to this report.

In summary the results are:

Online survey:

Option	**Preference**
Base Case (Let existing SVs expire)	33%

Option 1 (Continue existing SVs)	33%
Option 2 (Continue existing SVs + 9.53% + rate peg)	17%
Option 3 (Continue SVs + 15.27% + rate peg)	17%

Telephone survey:

Option	**Preference**
Base Case (Let existing SVs expire)	19%
Option 1 (Continue existing SVs)	38%
Option 2 (Continue existing SVs + 9.53% + rate peg)	24%
Option 3 (Continue SVs + 15.27% + rate peg)	19%

* It should be noted that there is always a significant difference between online and telephone survey results. Telephone surveys enable the interviewer to explain the differences between each option. Micromex spent on average 16 minutes for each telephone survey interview.

In addition, Council received 2 written responses:

Ratepayer comment	**Council response**
Dear Sir/Madam, Reference is made to the recently received brochure outlining Hunters Hill Councils proposed three options for rate increases in 2022/23. With the impact of the current pandemic on the community resulting in people being unemployed, reduced hours of work and businesses closed, how can council propose options for rate increases of 14.5%, 24.1% and 29.84%, all of which are well above the inflation rate and official interest rate. Council already has Special Variations in place and these coupled with Increases in land valuations over which rate payers have no say, and the annual rate peg, result in a gain for council by way of rate increases. It is understood that existing SV's will expire in time, but council needs to operate within the limits of the annual rate peg rather than opting to continually seek to introduce new Special Variations.	Thank you for your recent email regarding Council's consideration of 4 rating options. We appreciate your feedback, which assists us in understanding the perspectives of our property owners. As you mentioned, Covid has been particularly difficult for many people in our community. Council didn't take the decision lightly to ask our community about the possibility of a rates increase. There is currently an online survey available through Council's website, which gives people the opportunity to list their rating preference. We also have a telephone survey being undertaken at the moment, which is also asking residents about their preferred rating option. Later next week we will compile all of the information we have gathered and present the findings to our Councillors. We will also include all of the information and feedback we have received in writing via email and letters from residents (names and addresses will be redacted for privacy purposes). This will give our Councillors the opportunity to make an informed

Further the interest rate on term deposit investments is practically zero which is impacting particularly on self-funded retirees income, and those with jobs are highly unlikely to get a wage increase (if any) anywhere near the rate percentage increases proposed by council. My recommendation being for continuation of the base case. Your reply to this email will be appreciated.	decision about rates based on the needs and issues facing property owners. The last meeting of this term of Council will be held on 18 October 2021. Council will consider community feedback and make a decision as to whether to apply to IPART for a special variation to rates at this meeting. If you would like to address Council, please let me know and I can arrange that for you, alternatively please be assured that you feedback will be passed on for consideration about this important issue.
Good afternoon, With the works around Boronia Park seemingly concluded, can you please advise whether council still intends to implement the launching jetty for kayaks, which is referred to in the Management Plan (link below) as a "high" priority? I note that Council is proposing an SV for community facilities and there is no mention of any further work at Boronia Park. The jetty would be great for local residents to more safely use the facilities - can you please clarify its status?	Thank you for your email regarding the pontoon in the Boronia Park Plan of Management and its relationship to the recent special variation (SV) to rates information that is currently being circulated by Council. I previously worked with Gondwana Consulting to update the Boronia Park Plan of Management and remember many residents in favour of a pontoon at the eastern end of Princes Street. More recently, I have been coordinating the liaison with residents about the possibility of a special variation to rates, so I can certainly assist you with your enquiry. Firstly, in regards to the pontoon, Council has not yet prioritised the pontoon into it's works schedule. However, please be assured in the coming months Council will be scheduling many of the actions from its Plans of Management (including Boronia Park) over coming years. The pontoon project is listed in the Boronia Park Plan of Management as a 'low' priority, so whilst this project may not be completed in the short term (1-2 years), it is definitely something that is on our radar to happen in the medium (3-5 years) to long term (5-10 years). Also, given our community's need of recreational facilities, this project could potentially be suitable for grant funding. Secondly, in regards to the special variation to rates and for your information there is currently an online survey available through Council's website (that ends today), which gives people the opportunity to list their rating preference. We also have a telephone survey being undertaken at the moment, which is also asking residents about their preferred rating option. Later next week we

	will compile all of the information we have gathered and present the findings to our Councillors. We will also include all of the information and feedback we have received in writing via email and letters from residents (names and addresses will be redacted for privacy purposes). This will give our Councillors the opportunity to make an informed decision about rates based on the needs and issues facing property owners. Many of our property owners, like yourself are including projects that they would like Council to undertake or complete in their feedback. The last meeting of this term of Council will be held on 18 October 2021. Council will consider community feedback and make a decision as to whether to apply to IPART for a special variation to rates at this meeting. If you would like to address Council, please let me know and I can arrange that for you, alternatively please be assured that you feedback will be passed on in regards to project prioritisation and the pontoon. Once again, thank you for your email.

What is the IPART timeline?

Notification of Council's intention to apply for a special variation or minimum rates increase due	27 November 2020
Special Variation applications due	8 February 2021
Determinations announced for Special Variation and Minimum Rate Variations	May 2021

Future Loan Funding Options – to eliminate the asset backlog – funding Option 3

Councils have the ability to borrow funds from the NSW Treasury Corporation (TCorp) for approved community infrastructure which form part of a council's annual capital expenditure programme, for example, roads, buildings, stormwater drainage, water and sewerage networks.

The conditions of borrowing, which are published in the *TCorp Loan Facilities Guidelines for Local Councils*, include:

- The minimum loan facility is $1m. The maximum is capped to council's annual overall borrowing programme not exceeding 80% of its annual capital expenditure (Hunter's Hill annual capital program averages between $3.5m to $4m each year).

- Loans are not able to be used to finance operating activities or recurring expenditure such as annual asset maintenance.
- TCorp assess each application using standard credit criteria (including review of investments). The source documents for assessment include:
    - Audited financial statements for the last five years
    - Current 10-year long term financial plan and capital expenditure programme
    - Integrated planning and reporting documents
    - Investment and debt policies
    - Current investment report.

On the basis of the above conditions, Council's financial position precluded the scenario of Council being able to forward fund its capital program, and clear its asset backlog, exclusively through loan borrowings (rather than applying for a SV i.e. base case as described above).

However, on the basis of potential loan borrowing capacity, Council may elect to fund further capital works, over and above Option 2, which would considerable address asset backlogs in roads and open space assets.

At the time of writing, TCorp confirmed they could lend to Council at the following rates:

- 10 year fixed rate amortising semi-annual loan rate at 2.04%
- 20 year fixed rate amortising semi-annual loan rate at 2.85%.

Council's loan borrowing capacity would be approximately $2.8m. Over a 10 year period, Council's indicative repayment schedule would be:

- 6 monthly payments of $158,140.82. In Year 1, the principal due would be $259,498.95 with annual interest payable of $56,782.47. Over the life of the loan, the total interest payable is 314,816.33.

It is recommended that further scenario analysis is conducted through the next iteration of Council's Long-term Financial Plan (FY2022-23) which addresses funding the difference between options 2 and 3. Furthermore, the 10-year Asset Management Plan would be updated to recommend the staging of capital works program which best utilises this additional source of funding.

CONCLUSION

In order for Council to be financially sustainable into the future there is a need to address the long term deficit on the operational budget and reduce the asset maintenance backlog.

Option 2 will see an improvement to our levels of service for roads, footpaths, environmental management, playgrounds, kerbs and gutters, seawalls and parks and reserves. It will also reduce the asset backlog to 5.5m by 2030-31.

Whilst the advertised total percentage of this option is 24.1%, the actual increase to existing rates will be 9.53% plus the rate peg of 2.5%. This will see a weekly increase to the average rate of approximately $3.50 and an annual increase to the average rate of approximately $180.00.

We have also considered that Hunter's Hill Council is 10th in Australia on the Socio-economic Index for Areas (SEIFA) rankings database for one of the most advantaged areas in Australia. Even though a majority of residents in Hunters Hill are socio-economically advantaged, there are still some residents who may be in a financially vulnerable position. Council has a Financial Hardship Policy in place, which provides a framework for ratepayers experiencing genuine hardship for assistance with the payment of their rates and charges. In addition, there are also pensioner concessions in place.

The Option 2 SV will compliment and support Council's Long Term Financial Plan initiatives of shared services, implementation of the Digital Asset Management Plan, diversification of revenue growth, investment in improved technologies, increase in State and Federal Government grants, and a varied rating base, all of which will continue to improve our financial position.

FINANCIAL IMPACT ASSESSMENT
There is no direct financial impact on Council's adopted budget as a result of this report for FY2021-22.

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. SV Micromex Telephone Survey Report ⇩
2. SV Micromex Online Survey Results ⇩


Hunters Hill Council
Special Rate Variation Research – 2021
Phone Results
Prepared by: Micromex Research
Date: October 2021



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Background & Methodology

Why?

- Identify the community's overall level of satisfaction with Council performance and community assets
- Measure awareness levels and information received about the Special Variation (SV) of rates
- Measure levels of support and preference for SV options

How?

- Telephone survey (landline and mobile) to N=400 residents
- We use a 5 point scale (e.g. 1 = not at all supportive, 5 = very supportive)
- Greatest margin of error +/- 4.9%

When?

- Fieldwork conducted 23rd September – 1st October 2021

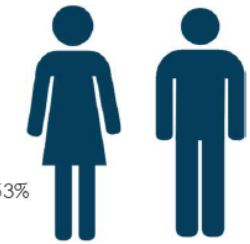
Please see Appendix B for detailed methodology

3

Sample Profile

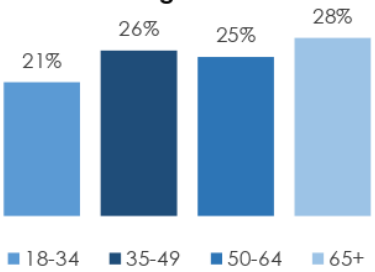
The sample was weighted by age and gender to reflect the 2016 ABS community profile of Hunters Hill Council.

Gender



Female 53% Male 47%

Age



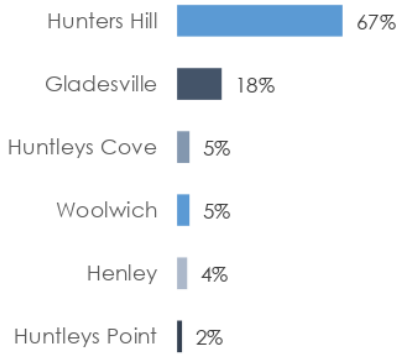
Ratepayer status



Ratepayer 86%

Non-ratepayer 14%

Suburb



Housing Type



Separate/ stand-alone house 77%



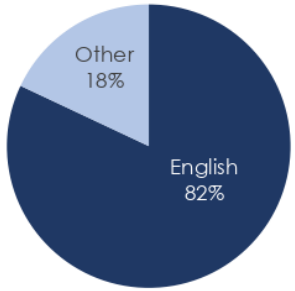
Flat/unit/ apartment 15%



Townhouse/ terrace/ semi-detached/ villa 8%

Other <1%

Language spoken at home



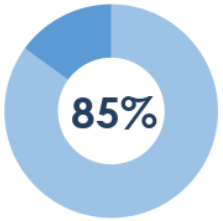
Base: N = 400

Please see Appendix B for detailed demographics 4


Summary of Findings

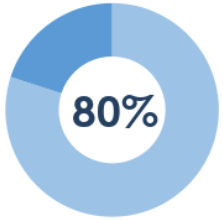
Summary of Findings

Overall Satisfaction



Of Hunters Hill residents are at least somewhat satisfied with the **performance of Council** over the last 12 months

Satisfaction with the Quality of Assets



Of Hunters Hill residents are at least somewhat satisfied with the **quality of Council – provided assets**

Most Valued Aspects About Living in the Area

- Open spaces, parks and natural environment
- Central location/proximity to CBD and harbour
- Community/connection to local area
- Lifestyle e.g. peaceful, quiet, village atmosphere

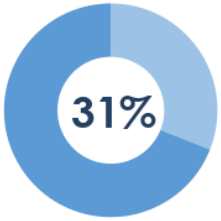
Priority Issues

- Maintaining roads, road safety, footpaths and traffic congestion
- Parks, playgrounds and open spaces
- Managing development and DA process
- Maintaining/upgrading services and facilities

6

Summary of Findings

Awareness



Of Hunters Hill residents were previously aware that Council was exploring community sentiment towards a Special Rate Variation

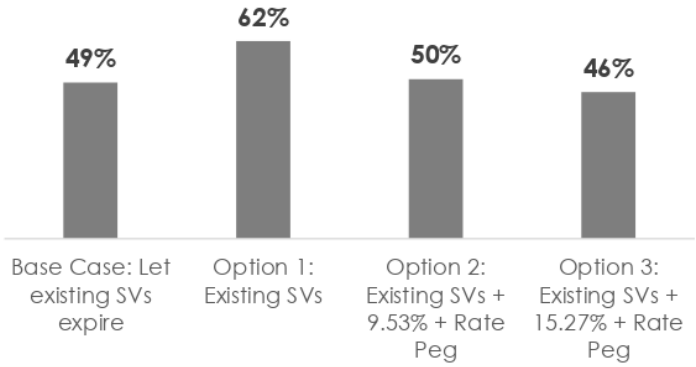
The most common ways to be informed of the SRV were:

Letters/flyers in the mail **(43%)**

Newspaper advertisement **(23%)**

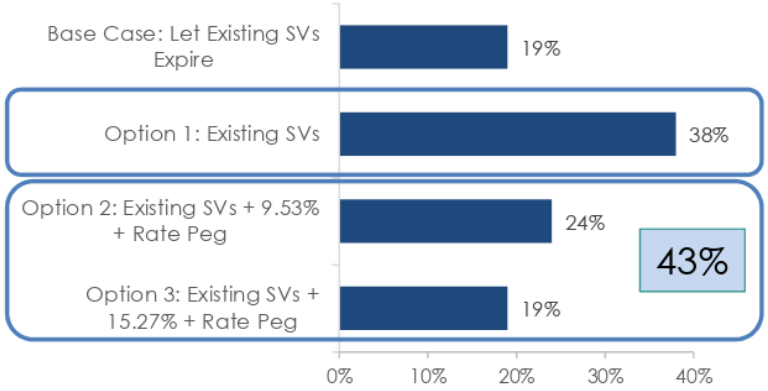
Support for SRV Options

T3B% (somewhat supportive/supportive/very supportive)



Preferred Options

First Preference

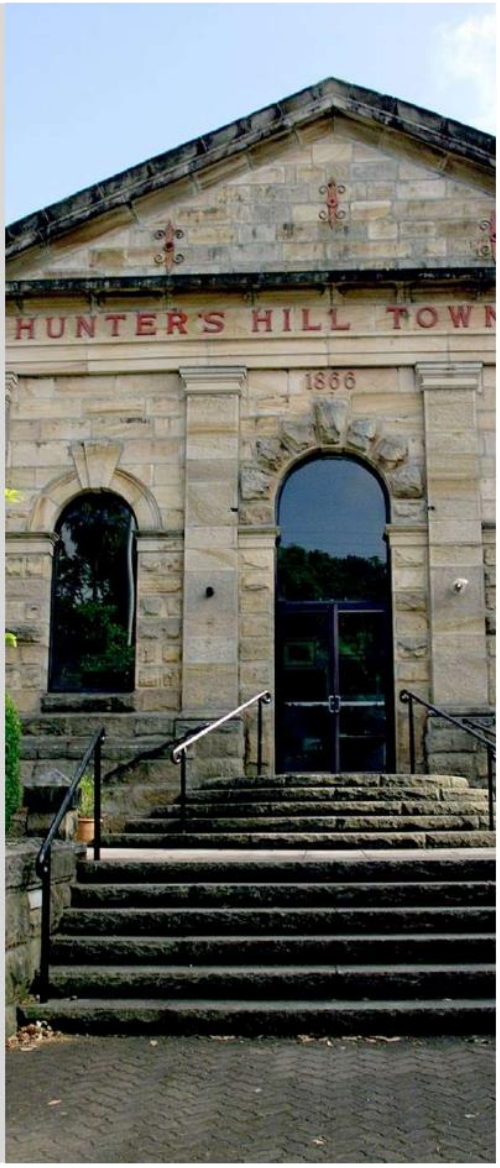


Resident preference for at least continuing the current SVs exceeds 80%.
43% suggesting they are willing to pay the existing as well as some sort of increase.

7


Detailed Results

1. Overall Satisfaction with Council and the Local Area



Detailed Results

1. Overall Satisfaction with Council and the Local Area

2. Awareness of Special Variation of Rates

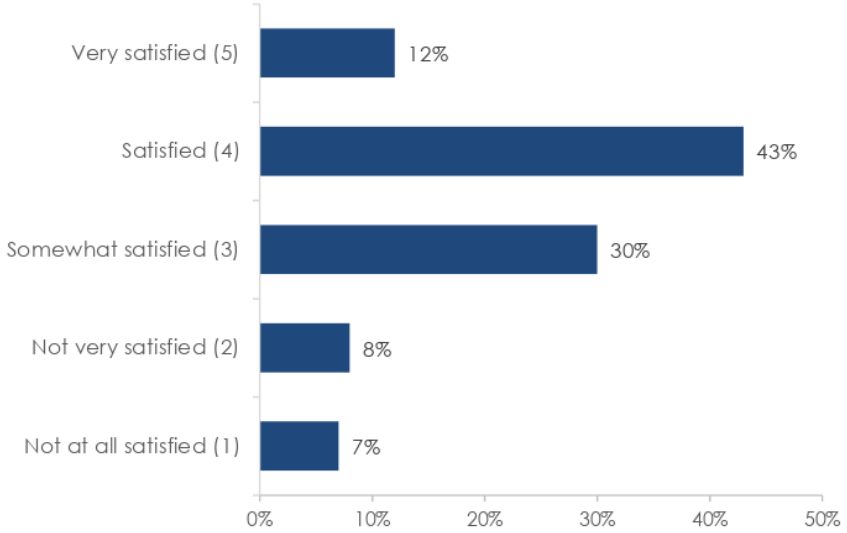
3. Support for a Special Variation of Rates

micromex research

Overall Satisfaction

Q3a. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues but across all responsibility areas?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Mean rating	3.43	3.37	3.50	3.60	3.41	3.32	3.44	3.38	3.79▲
T3 Box	85%	82%	87%	87%	88%	80%	84%	84%	91%
Base	400	188	212	83	105	99	114	343	57



	Aware of SRV	Not aware/ Not sure
Mean rating	3.28	3.51
T3 Box	80%	87%
Base	126	274

	Hunters Hill Council	Micromex LGA Metro Benchmark
Mean rating	3.43	3.55
T3 Box	85%	89%
Base	400	37,950

▲▼ = A significantly higher/lower level of satisfaction (by group)

T3 box = somewhat satisfied/satisfied/very satisfied
Scale: 1 = not at all satisfied, 5 = very satisfied

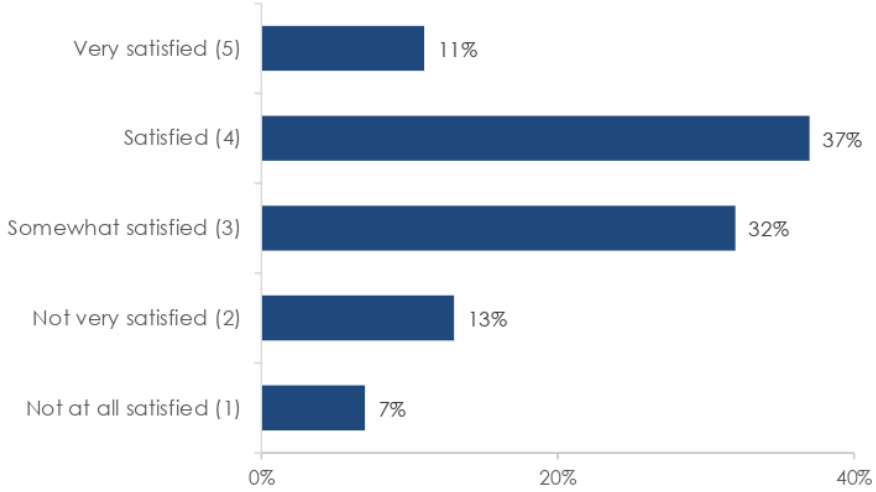
Overall, 85% of residents are at least somewhat satisfied with the performance of Council over the last 12 months, with non-ratepayers being significantly more satisfied. Levels of satisfaction are lower amongst those aware of the SRV.

10

Satisfaction with the Quality of Assets

Q3b. Thinking generally about community assets provided by Council, which include local roads, footpaths, cycle ways, parks and playgrounds, public buildings, public toilets, libraries, etc. Overall, how satisfied are you with the quality of community assets currently provided by Council?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Mean rating	3.32	3.24	3.39	3.60	3.20	3.16	3.37	3.28	3.54
T3 Box	80%	78%	82%	89%	77%	73%▼	83%	79%	86%
Base	400	188	212	83	105	99	114	343	57



	Aware of SRV	Not aware/ Not sure
Mean rating	3.15▼	3.40
T3 Box	73%▼	84%
Base	126	274

	Hunters Hill Council	Micromex LGA Benchmark*
Mean rating	3.32	3.35
T3 Box	80%	83%
Base	400	2,978

**Please note: this benchmark is an interim benchmark for a point of reference only. The benchmark is created using 7 LGA's (Byron Shire Council, Great Lakes Council, The Hills Shire Council, Lake Macquarie Council, Lithgow City Council, Wingecarribee Shire Council and Central Coast Council)*

T3 box = somewhat satisfied/satisfied/very satisfied

▲▼ = A significantly higher/lower level of satisfaction (by group)

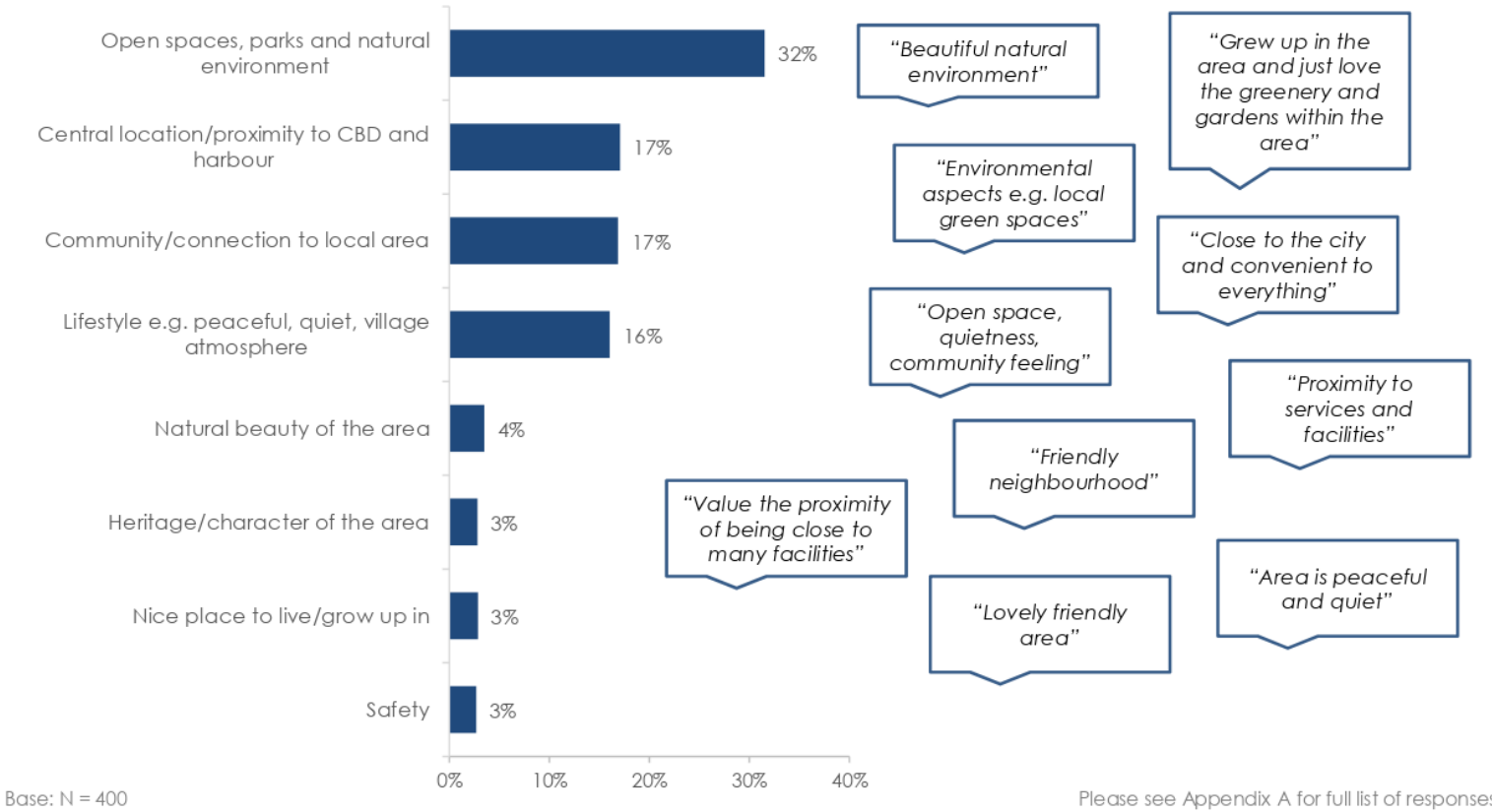
Scale: 1 = not at all satisfied, 5 = very satisfied

80% of Hunters Hill residents are at least somewhat satisfied with the current quality of council-provided community assets. Those aged 50-64, and those previously aware of the SRV are significantly less satisfied.

11

What Residents Value About Living in Hunters Hill LGA

Q2a. Thinking generally about living in the Hunters Hill local government area, what do you value the most about living here?



Base: N = 400

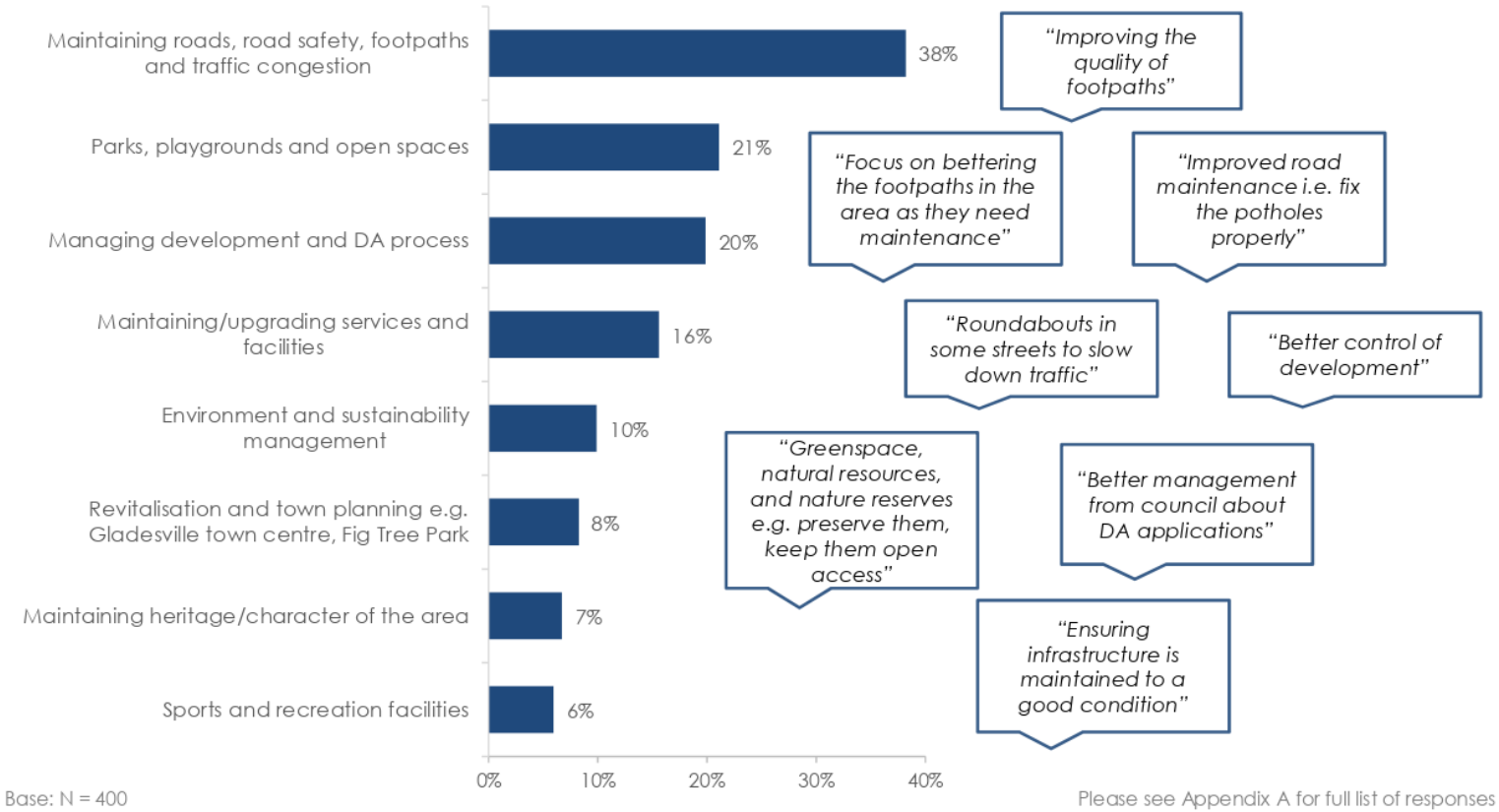
Please see Appendix A for full list of responses

Residents in the Hunters Hill area value the open spaces, parks and natural environment. Location, sense of community and lifestyle were also common responses.

12

Top Priorities Over the Next Four Years

Q2b. Thinking about the next four years, what do you think are the top priorities for Council to focus on?



Base: N = 400

Please see Appendix A for full list of responses

38% of residents believe that road maintenance/safety, footpaths and traffic congestion should be the top priority area for Council to focus on in the next 4 years. Parks, playgrounds and open spaces, and development management were also frequently mentioned.

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2. Awareness of a Special Variation of Rates



Detailed Results

1. Overall Satisfaction with Council and the Local Area

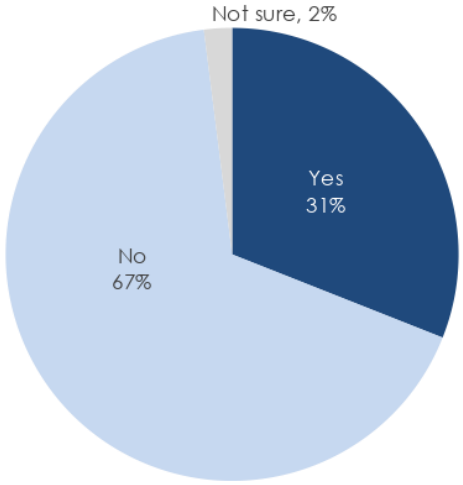
2. Awareness of Special Variation of Rates

3. Support for a Special Variation of Rates

Awareness of a Special Variation of Rates

Q6a. Prior to this call, were you aware that Council was exploring community sentiment towards a Special Rate Variation?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Yes %	31%	31%	32%	5%▼	30%	37%	47%▲	34%▲	18%
Base	400	188	212	83	105	99	114	343	57



Base: N = 400

	Hunters Hill Council	Micromex LGA Benchmark - Metro
Yes %	31%	30%
Base	400	2,431

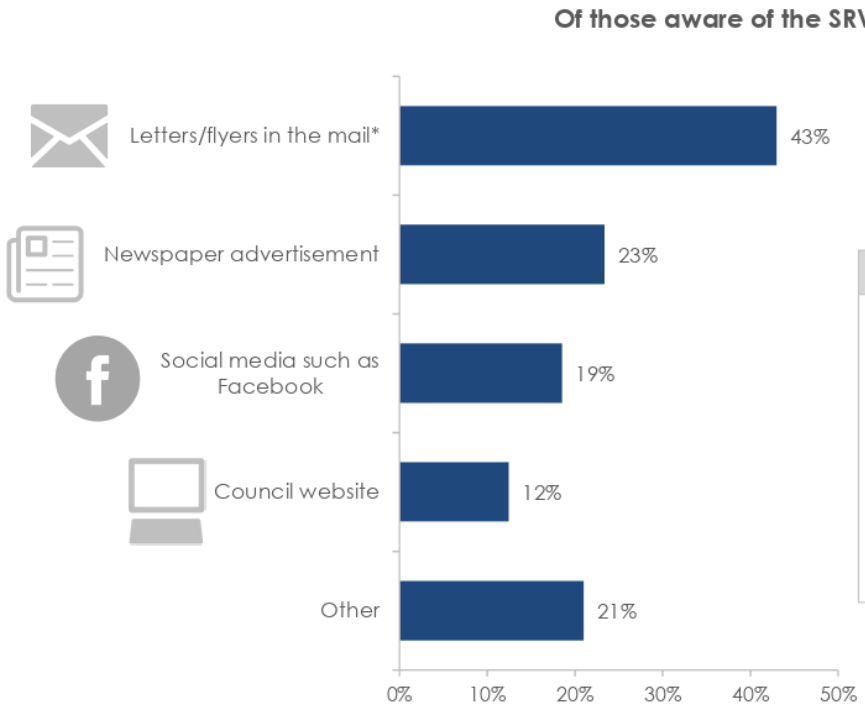
▲▼ = A significantly higher/lower level of awareness (by group)

31% of residents were previously aware that Hunters Hill Council was exploring community sentiment towards a Special Rate Variation. Older residents (65+) and ratepayers were significantly more likely to be aware of the SRV prior to the call.

15

Source of Information on a Special Variation of Rates

Q6a. Prior to this call, were you aware that Council was exploring community sentiment towards a Special Rate Variation?
Q6b. (If 'yes' on Q6a), How were you informed of the Special Rate Variation?



Other (specified)	Count
Word of mouth	9
Council newsletter (print and email)	7
Email	7
Local media	2
Phone call	2
Signage	1
Social groups	1

Base: N = 126
*Note: 'Letters/flyers in the mail' was not a prompted option

Non-digital methods of communication were the most common ways for those aware of the SRV to be informed, with 43% mentioning they were informed via letters/flyers in the mail and 23% were informed via newspaper advertisements.

16

3. Support for a Special Variation of Rates



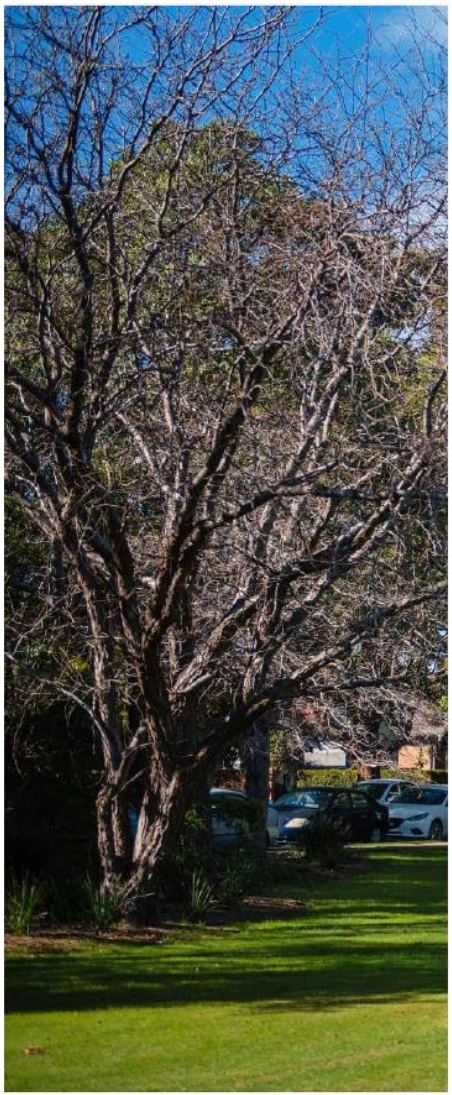
Detailed Results

1. Overall Satisfaction with Council and the Local Area

2. Awareness of Special Variation of Rates

3. Support for a Special Variation of Rates

micromex research



Concept Statement

Residents were read the following concept statement prior to being asked to rate their support:

Currently Council delivers a broad range of services from roads and rubbish collection, parks and playgrounds, cultural facilities and events, environmental protection and much more. Council also manages $209m worth of assets, which it has to maintain and renew.

At present, Council's revenue is regulated by the NSW Independent Pricing and Regulatory Tribunal (IPART). IPART limits the amount by which councils can increase rates from one year to the next. At the moment, that amount, known as the rate peg, is an annual increase of 2.5%.

Council is facing the challenge of balancing community expectations with future financial sustainability. There is a growing gap between the cost of providing services and facilities and the available funding to meet those costs. This is a result of a long term 'cap' on Council's ability to increase rates, and costs rising more than the 2.5% rate peg.

Council currently has three SRV's in place specifically for funding road building and maintenance, footpaths and environmental works, and community facilities. These existing SV's will expire over the next eight years.



Concept Statement (Continued)

Over recent years, Council has implemented a range of productivity savings, reduced costs across our operations, but there are no easy solutions to addressing this increasing funding gap. If Council does not address this gap now, our community assets will deteriorate. To address this situation, councils are able to apply for rate increases above rate peg. This is called a Special Variation to Rates (SV).

Council acknowledges that any rate increase may adversely impact some community members. Council has a Hardship Policy and alternative payment options to assist ratepayers should they have difficulty keeping up with their rate payments.

Council is considering a number of options, including applying for a permanent SRV, there are 4 options which ratepayers can consider. Each option will have varying impact on what Council can deliver.

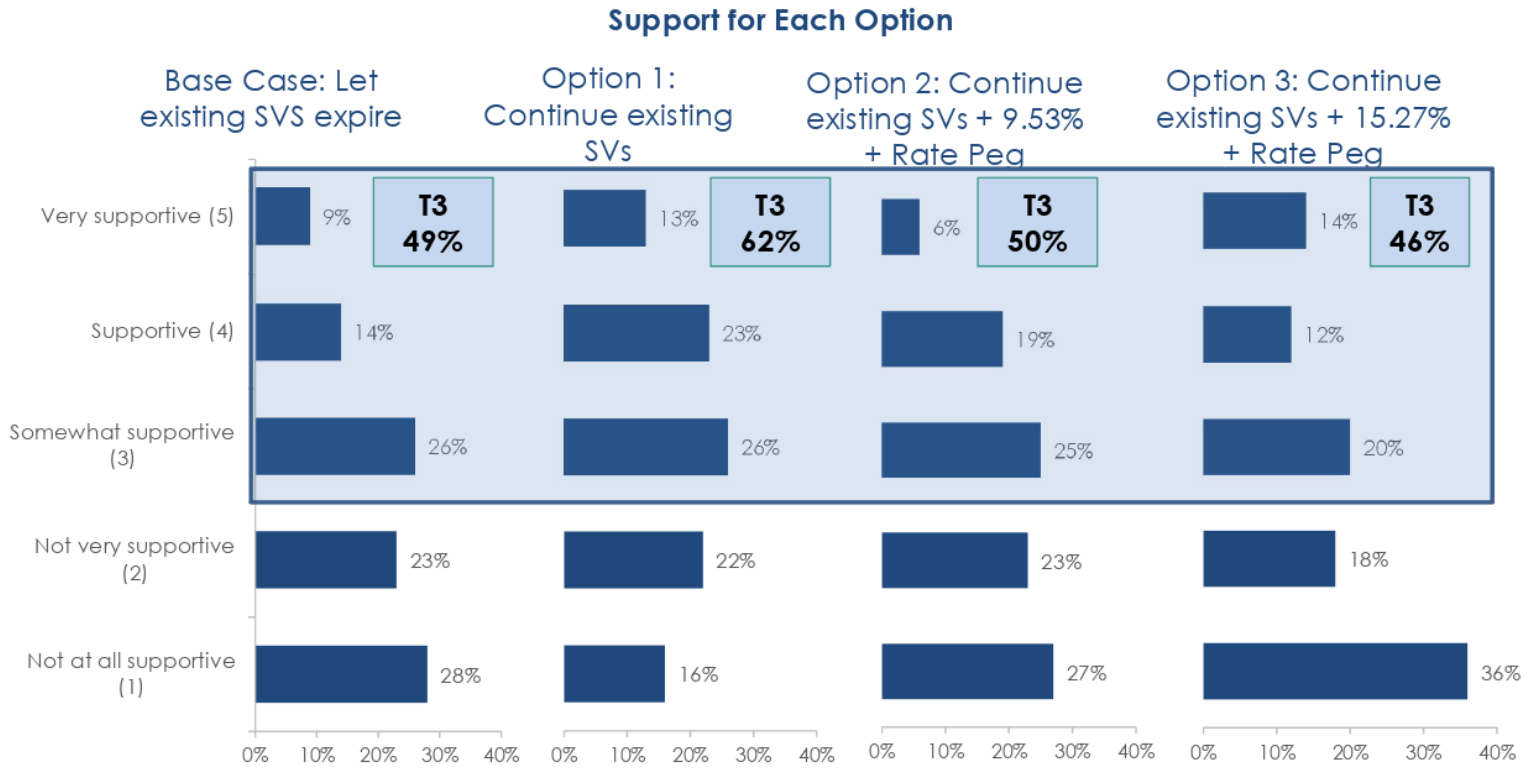
Council wants to get community feedback on the following 4 options:

1. BASE CASE - LET EXISTING SV's EXPIRE
2. OPTION 1 - CONTINUE EXISTING SV's
3. OPTION 2 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 9.53% + THE RATE PEG
4. OPTION 3 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 15.27% + THE RATE PEG

19

Summary of Support Scores - Monadic

Q4a. How supportive are you of Council proceeding with this option?



Base: N = 400

Support is highest for option 1: Continue existing SVs, with 62% of residents being at least somewhat supportive of this option.

20



Base Case – No Special Variation – Rates Decrease

The average amount of general rates for 2021/2022 excluding waste and water is just under $1,919 per annum.

- Under this option the existing special variation for roads will expire in 2022-23 and not be renewed. The total rate income for roads falls by nearly $600,000 in that year.
- Then in 2023-24 the special variation for footpaths and environmental works, will expire in and the total rate income for assets would fall by nearly $500,000.
- Finally in 2029-30 the existing special variation for community facilities due to expire will not be renewed. The total rate income would fall by nearly $450,000.

Under this option, even with the statutory rate peg increase of 2.5% per annum, general rates will drop to $1,839 in 2022/23, then to $1,785 in 2023/2024, and by 2029/30 will be $1,983 per annum.

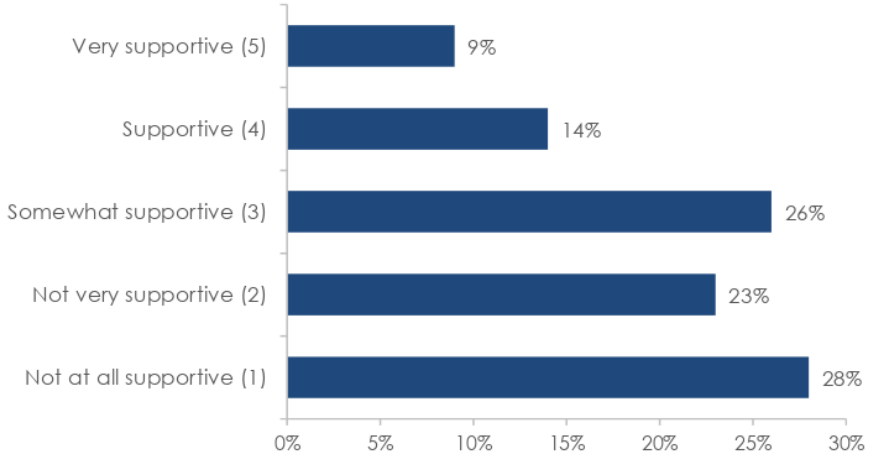
This represents a 3% above 2022/23 annual charge.

Under this scenario our asset backlog will be $18.9m by 2030-31. As such the condition of our assets, including buildings, kerbs, seawalls, open space, footpaths and roads will decline and we will not be able to maintain our existing assets at the current rate of repair.

Support for the Base Case

Q4a. How supportive are you of Council proceeding with this option?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.52	2.51	2.53	2.76	2.50	2.50	2.38	2.48	2.74	2.42	2.56
T3 Box	49%	48%	49%	65%▲	47%	45%	41%	47%	58%	38%	53%▲
Base	400	188	212	83	105	99	114	343	57	126	274

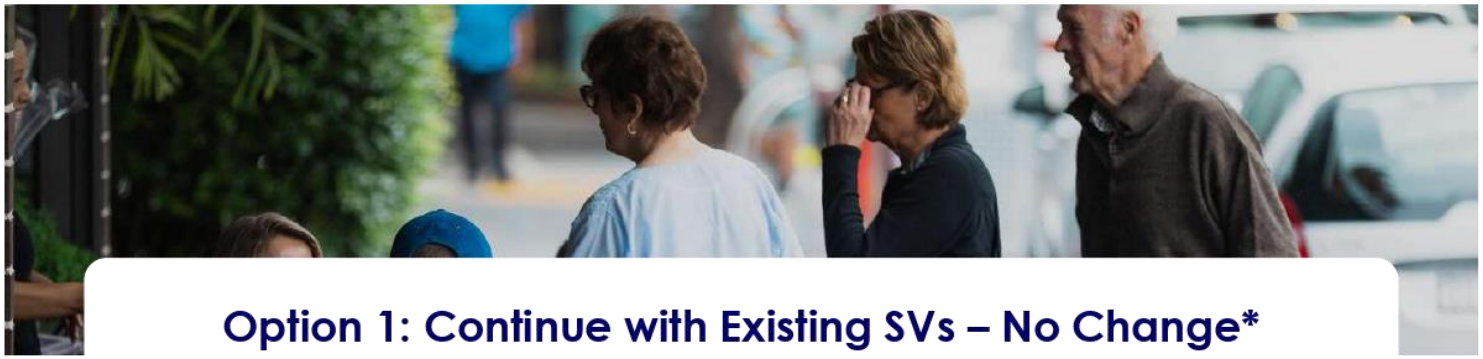


Base: N = 400
T3 box = somewhat satisfied/satisfied/very satisfied

Scale: 1 = not at all supportive, 5 = very supportive
▲▼ = A significantly higher/lower level of support (by group)

49% of residents are at least somewhat supportive of Council proceeding with the base case option.

22



Option 1: Continue with Existing SVs – No Change*

Under this option, the existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal.

With the rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $1,953 in 2022/23, then to $2,001 in 2023/2024, and by 2029/30 will be $2,321 per annum.

This is a 21% increase above 2022/23 annual charge.

Under this option, the condition of our buildings, kerbs, open space, and footpaths will decline from where they are at present, and there will be an increase in the renewal backlog.

Under this scenario our asset backlog will be $12m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

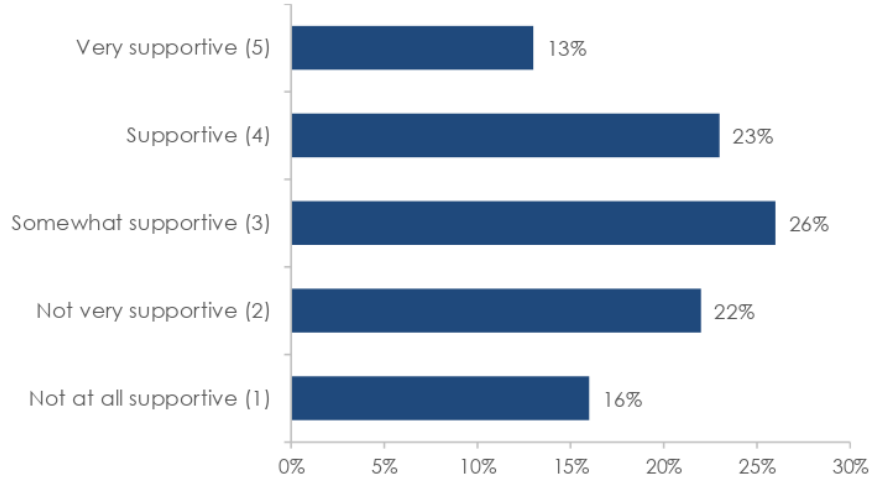
The projects outlined under the existing SVs would be completed, but there would be no increase in further maintenance projects.

*The order of presenting ' Option 1: Existing SVs', 'Option 2: Existing SVs with an additional increase of 9.53% + Rate Peg' and 'Option 3: Existing SVs with an additional increase of 15.27% + Rate Peg' options was randomised to reduce position bias.

Support for Option 1: Continue Existing SVs

Q4b. How supportive are you of Council proceeding with this option?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.95	2.96	2.93	2.94	3.08	2.87	2.90	2.90	3.20	2.77	3.03
T3 Box	62%	59%	64%	65%	69%	56%	58%	61%	66%	52%	66%▲
Base	400	188	212	83	105	99	114	343	57	126	274



Base: N = 400
T3 box = somewhat satisfied/satisfied/very satisfied

Scale: 1 = not at all supportive, 5 = very supportive
▲▼ = A significantly higher/lower level of support (by group)

62% of residents are at least somewhat supportive of Council proceeding with the option to continue with the existing SVs, with those not previously aware of the SRV more likely to be supportive of this option.

24



Option 2: Continue Existing SVs with an Additional Increase of 9.53% + Rate Peg* - Rates Increase

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 9.53% to improve roads, footpaths, environmental management, playgrounds, kerbs and gutters, seawalls, parks and reserves.

Under this option, including with the statutory rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,099 in 2022/23, then to $2,112 in 2023/2024, and by 2029/30 will be $2,449 per annum.

This is 28% increase above 2022/23 annual charge.

Under this scenario our asset backlog will be $5.5m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

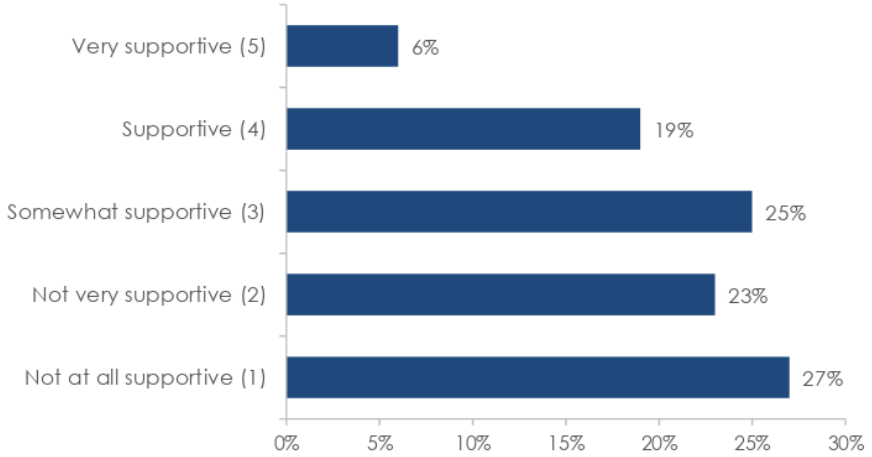
There would be an increase in some maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths will decline.

*The order of presenting ' Option 1: Existing SVs', 'Option 2: Existing SVs with an additional increase of 9.53% + Rate Peg' and 'Option 3: Existing SVs with an additional increase of 15.27% + Rate Peg' options was randomised to reduce position bias.

Support for Option 2: Existing SVs + 9.53% + Rate Peg

Q4c. How supportive are you of Council proceeding with this option?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.53	2.55	2.52	2.43	2.80▲	2.47	2.42	2.52	2.63	2.57	2.52
T3 Box	50%	50%	50%	49%	59%▲	46%	46%	49%	55%	51%	49%
Base	400	188	212	83	105	99	114	343	57	126	274



Base: N = 400
T3 box = somewhat satisfied/satisfied/very satisfied

Scale: 1 = not at all supportive, 5 = very supportive
▲▼ = A significantly higher/lower level of support (by group)

50% of residents are at least somewhat supportive of Council proceeding with the option to increase rates by 9.53%. Those aged 35-49 are significantly more likely to support this option.

26



Option 3: Continue Existing SVs with an Additional 15.27% + Rate Peg* – Rates Increase

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 15.27% increase to improve roads, open space, kerbs and gutters, footpath, seawalls, parks and reserves.

Under this option, with rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,187 in 2022/23, then to $2,241 in 2023/2024, and by 2029/30 will be $2,599 per annum.

A 36% above the 2022/23 annual charge.

Under this scenario there will be no asset backlog by 2030-31. As such the condition of our roads will remain stable over the period, and there will be improvements to sea walls and stormwater pits.

There would be an increase in maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths may still see a slight decline.

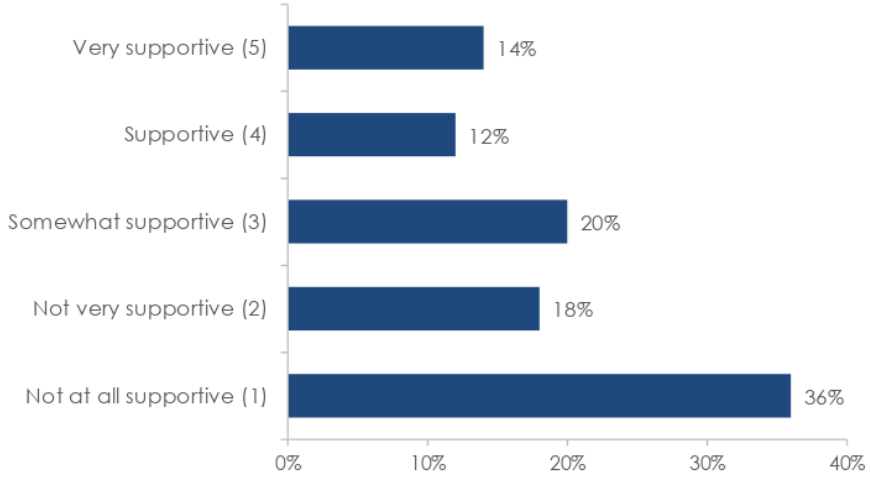
Importantly, this option will give Council a slight operating surplus enabling Council to be financially sustainable into the future.

*The order of presenting ' Option 1: Existing SVs', 'Option 2: Existing SVs with an additional increase of 9.53% + Rate Peg' and 'Option 3: Existing SVs with an additional increase of 15.27% + Rate Peg' options was randomised to reduce position bias.

Support for Option 3: Existing SVs + 15.27% + Rate Peg

Q4d. How supportive are you of Council proceeding with this option?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.49	2.53	2.46	2.73	2.37	2.41	2.49	2.43	2.88	2.45	2.51
T3 Box	46%	47%	45%	57%	45%	41%	43%	43%	65%▲	44%	47%
Base	400	188	212	83	105	99	114	343	57	126	274



Base: N = 400
T3 box = somewhat satisfied/satisfied/very satisfied

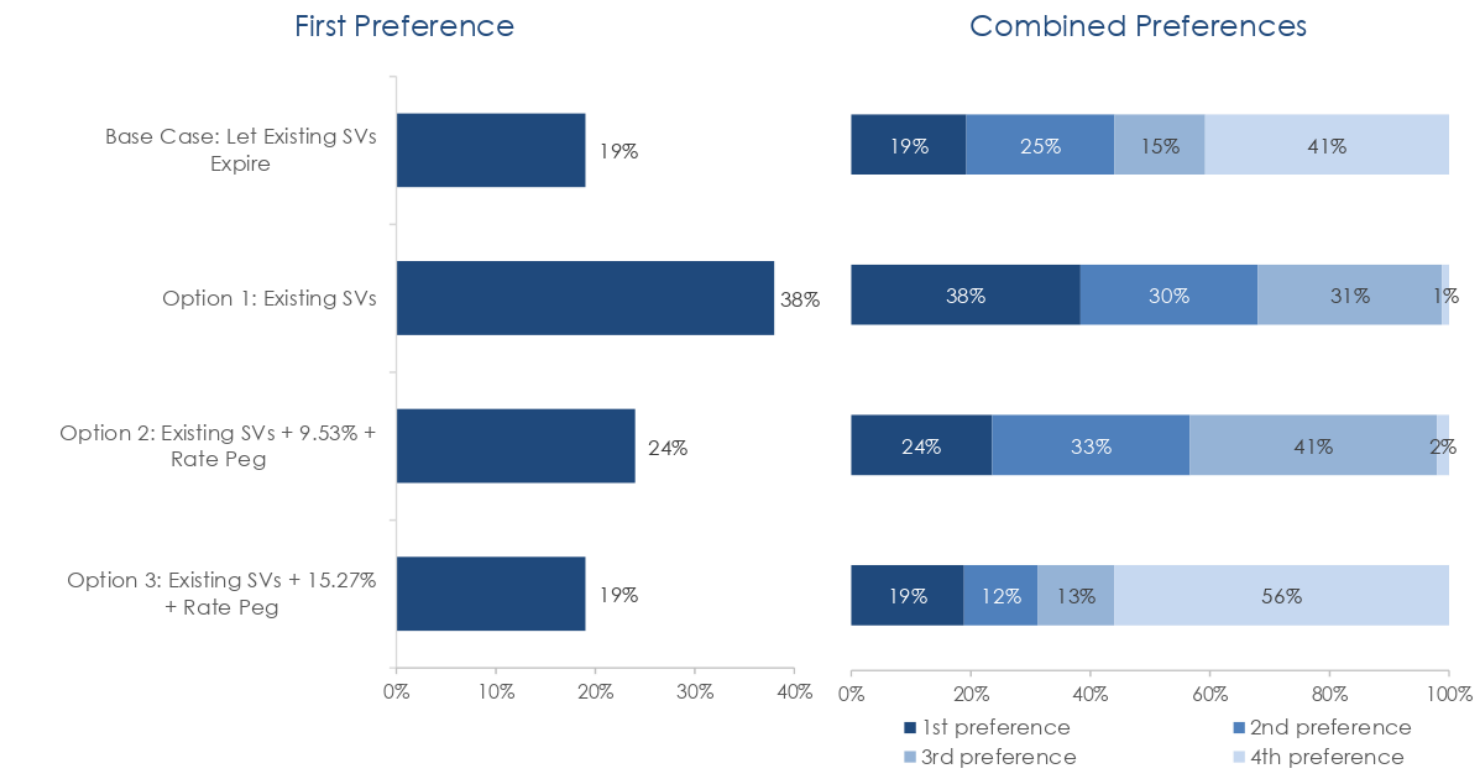
Scale: 1 = not at all supportive, 5 = very supportive
▲▼ = A significantly higher/lower level of support (by group)

46% of residents are at least somewhat supportive of option 3: continuing existing SVs + 15.27% + rate peg. Non-ratepayers are significantly more likely to be supportive of this option.

28

Preferred Options

Q5a. Please rank the 4 options in order of preference. Which is your first preference?



Base: N = 396 - 397

*Note: 3 respondents refused to give a preference, and one respondent only gave a first preference

1st preference is singularly stronger for Option 1 (38%).

However in total, 43% of residents have 1st preferenced either Option 2 or Option 3.

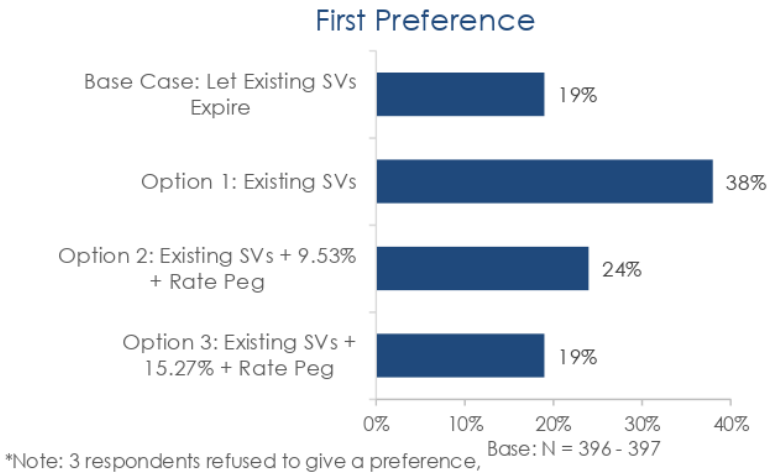
Less than 20% of residents 1st preferenced the Base Case.

29

Preferred Option

Q5a. Please rank the 4 options in order of preference. Which is your first preference?

First preference	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Base Case: Let Existing SVs Expire	19%	23%	16%	16%	18%	23%	20%	19%	19%
Option 1: Existing SVs	38%	36%	41%	51%	32%	35%	38%	39%	37%
Option 2: Existing SVs + 9.53% + Rate Peg	24%	22%	25%	14%	36%▲	21%	21%	25%	18%
Option 3: Existing SVs + 15.27% + Rate Peg	19%	20%	18%	19%	14%	20%	22%	18%	25%
Base	396-397*	186	211	83	104	99	111	340	56



*Note: 3 respondents refused to give a preference, and one respondent only gave a first preference

	Aware of the SV prior to call	Not aware/ not sure
Base Case: Let Existing SVs Expire	21%	19%
Option 1: Existing SVs	29%▼	43%
Option 2: Existing SVs + 9.53% + Rate Peg	31%▲	20%
Option 3: Existing SVs + 15.27% + Rate Peg	20%	19%
Base	126	271

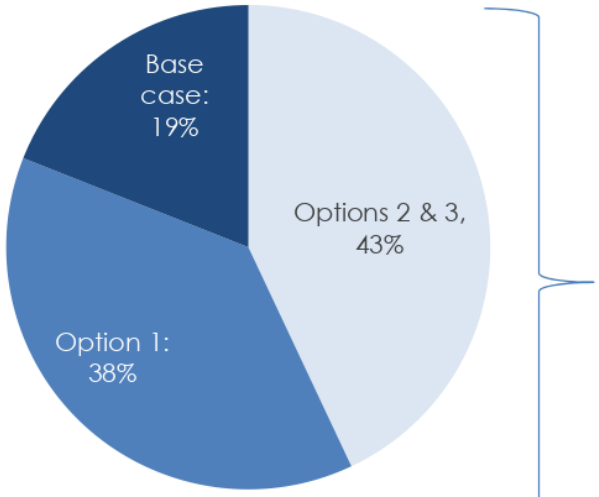
For the most part the data is reasonably consistent across the demographics.

30

Reasons for Preferences

Q5a. Please rank the 4 options in order of preference. Which is your first preference?
Q5b. What is your reason for choosing that option as your highest preference?

First Preference



Base: N = 396 – 397*

*Note: 3 respondents refused to give a preference,

Top Reasons for Preference

Options 2/3: Continue existing SVs + increase	% of total population
Balance between increased costs and maintaining level of services/infrastructure	21%
Maintaining/upgrading quality services, facilities and infrastructure	20%
Willing to pay more to maintain the area/quality of living	5%

Option 1: Continue existing SVs	% of total population
Cost of rates is already high/can't afford to pay more	11%
Council should reduce expenditure/manage finances better	10%
Balance between increased costs and maintaining level of services/infrastructure	10%

Base case	% of total population
Council should reduce expenditure/manage finances better	9%
Cost of rates is already high/can't afford to pay more	6%
Council should leave rates as is/seek other alternatives for generating revenue	3%

For those preferring the increase options, having a balance between increasing costs and maintaining service levels, as well as ensuring services and facilities are maintained/upgraded were the most common responses.

31

Reasons for Preferring Options 2 or 3: Continue Existing SVs + Increase + Rate Peg

Q5b. What is your reason for choosing that option as your highest preference?

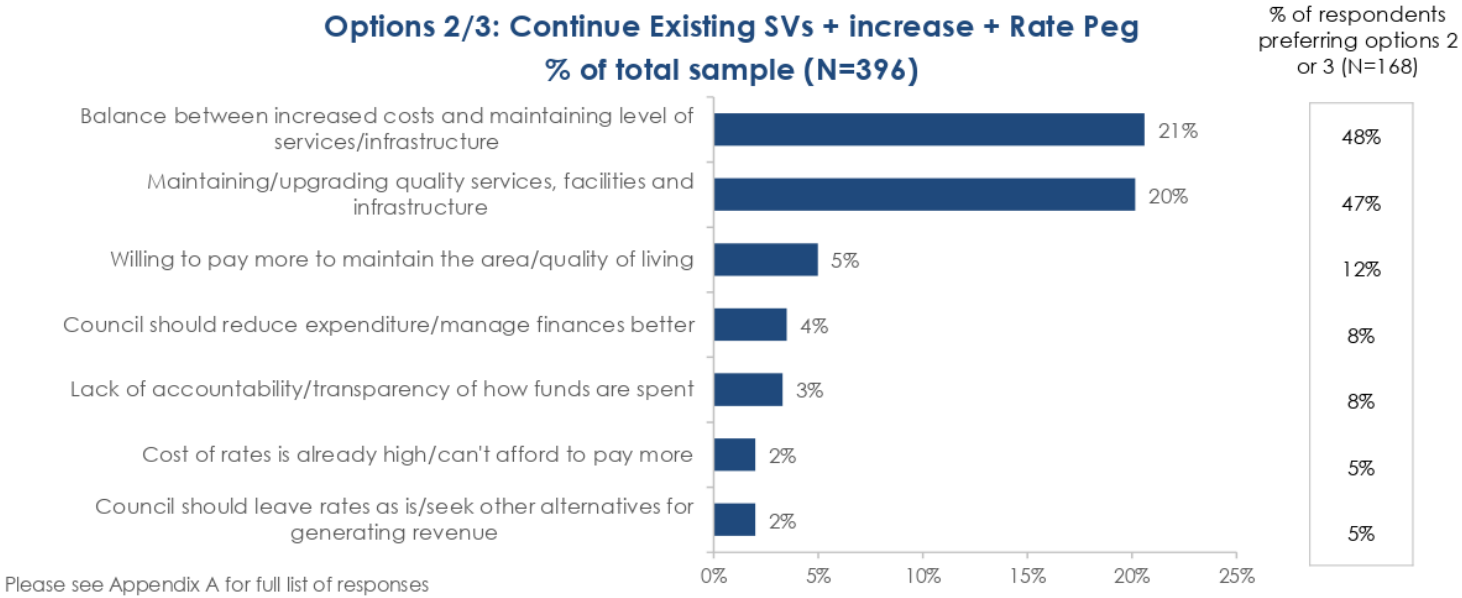
'Everything needs to be upgraded so if council needs more funding to do so then its acceptable to raise rates'

'Understandable costs rise and to best manage the situation we need that increase in the rates'

'A reasonable increase for what council is trying to provide the community'

'We need to keep the infrastructure maintained and the area to be kept in good manner'

'We have to make sure the place is maintained'



Please see Appendix A for full list of responses

The main reasons for choosing options 2 or 3 as their first preference was that residents believe that there should be a balance between increasing costs and maintaining the level of service, and that the services, facilities and infrastructure in the area need to continue to be maintained/upgraded.

32

Reasons for Preferring Option 1: Continue Existing SVs

Q5b. What is your reason for choosing that option as your highest preference?

'Don't want rates to rise too much'

'Other options are too expensive'

'I don't want council to have a surplus because they aren't managing the money well at the moment'

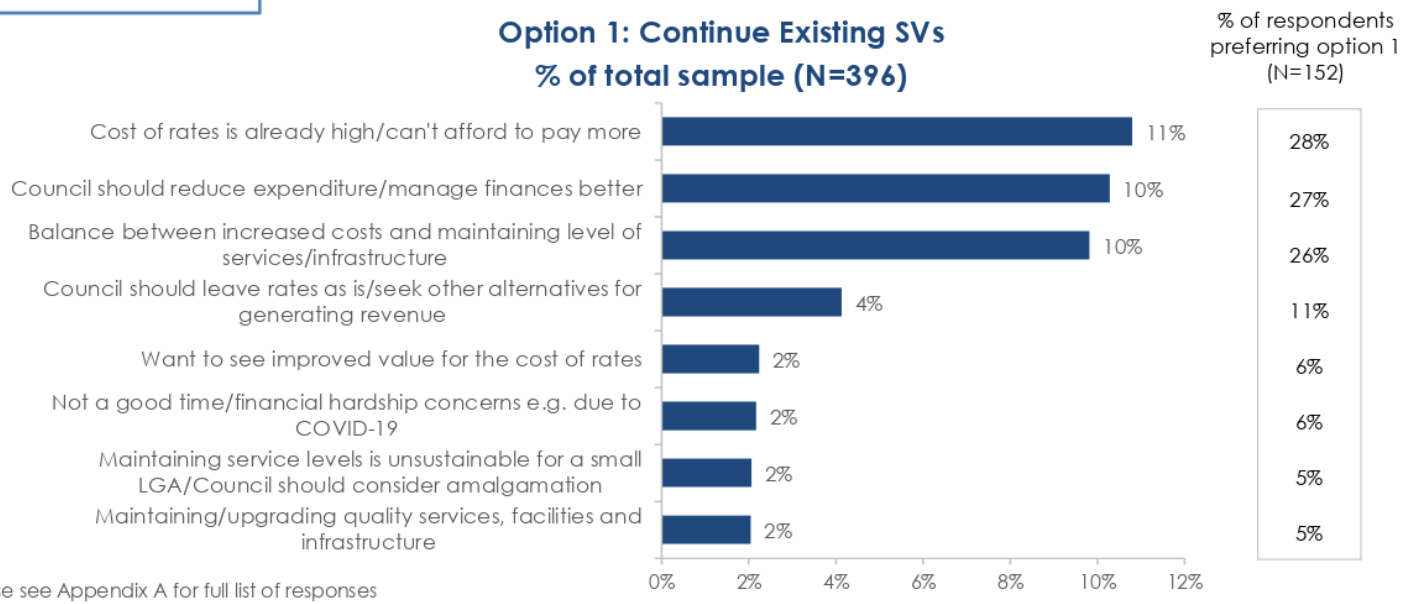
'Most cost effective'

'Overall sounds like the better option for the community'

'Feel increasing rates any more than option 1 is excessive'

'Council spends too much money currently'

'Reasonable for maintaining area'



Please see Appendix A for full list of responses

Of the 4 options, option 1: continue existing SVs was the preferred option for 38% of residents. Main reasons for selecting this as top preference include that the cost of rates is already high, that Council should manage their finances better and that there needs to be a balance between increasing costs and maintaining service levels.

33

Reasons for Preferring the Base Case Option

Q5b. What is your reason for choosing that option as your highest preference?

'Council should be managing our assets better before further increases'

'Options 2 and 3 are way over expectations for our LGA'

'We already pay very high rates compared to other Councils'

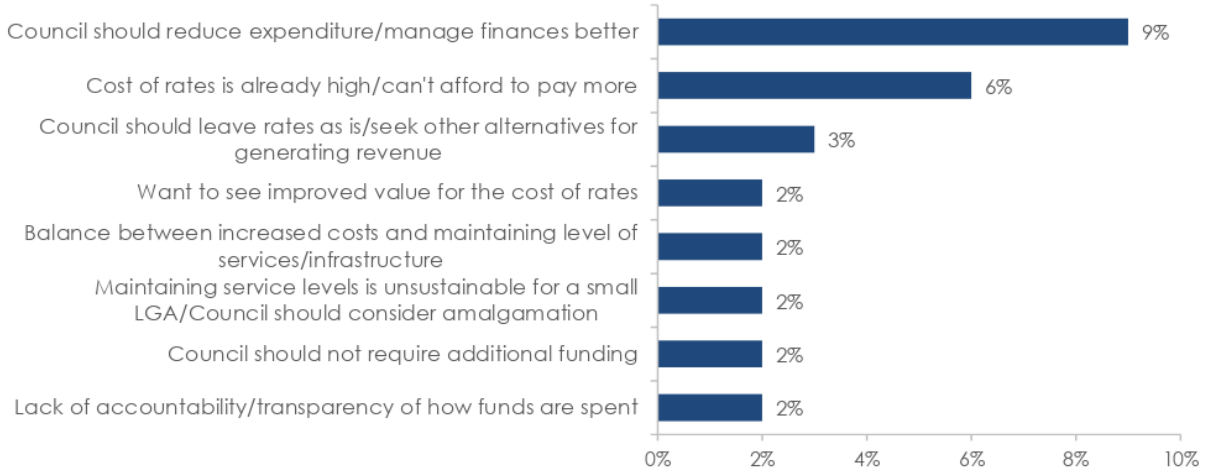
'Cannot afford to pay more rates'

'Rather not have to pay more'

'Support required from state government rather than increasing rates'

'Not sure if raising rates is the best way to raise money'

Base Case: Let existing SVs expire
% of total sample (N=396)



% of respondents preferring the base case option (N=76)

47%
33%
14%
13%
11%
9%
8%
8%

Please see Appendix A for full list of responses

Just under half of those that selected the Base Case option as their first preference believe that Council need to improve their financial management, and 33% believe that the cost of rates is already high, and the community can not afford to pay more.

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Appendix A: Additional Analysis

What Residents Value About Living in Hunters Hill LGA

Q2a. Thinking generally about living in the Hunters Hill local government area, what do you value the most about living here?

	N=400
Open spaces, parks and natural environment	32%
Central location/proximity to CBD and harbour	17%
Community/connection to local area	17%
Lifestyle e.g. peaceful, quiet, village atmosphere	16%
Natural beauty of the area	4%
Heritage/character of the area	3%
Nice place to live/grow up in	3%
Safety	3%
Low density housing/less crowded	2%
Access to facilities and services	1%
Clean/well maintained area	1%
Family friendly	1%
Public transport facilities	1%
Council is approachable/responsive/cares about residents	<1%
Good schools	<1%
Shopping, cafes and restaurants	<1%
Not sure/don't know	1%
Nothing	1%

Top Priorities Over the Next Four Years

Q2b. Thinking about the next four years, what do you think are the top priorities for Council to focus on?

	N=400		N=400
Maintaining roads, road safety, footpaths and traffic congestion	38%	Provision of street lighting	3%
Parks, playgrounds and open spaces	21%	Bike paths/cycleways	2%
Managing development and DA process	20%	Council leadership and management	2%
Maintaining/upgrading services and facilities	16%	Culture and community	2%
Environment and sustainability management	10%	Improvements to the NBN/mobile services/power lines	2%
Revitalisation and town planning e.g. Gladesville town centre, Fig Tree Park	8%	More recreation areas e.g. access to the water	2%
Maintaining heritage/character of the area	7%	Services/facilities for children and youth	2%
Sports and recreation facilities	6%	Animal management	1%
Listening to/engaging with the community	5%	Keep doing what Council is currently doing	1%
Availability of public transport	4%	Public safety	1%
General maintenance/cleanliness of the area	4%	Remaining as independent Council/avoiding amalgamation	1%
Waste management and recycling	4%	Services/facilities for older residents	1%
Cost of rates/cost of living	3%	Managing population growth	<1%
Encouraging local business/supporting tourism	3%	More entertainment options	<1%
Financial management/allocation of resources	3%	Potential amalgamation	<1%
More shops, restaurants, cafes and community places in the area	3%	Other	4%
Parking	3%	Not sure/don't know	6%

Reasons for Preferring Options 2 or 3: Continue Existing SVs + Increase + Rate Peg

Q5b. What is your reason for choosing that option as your highest preference?

	% of respondents preferring options 2/3 (N=168)	% of total population (N=396)
Balance between increased costs and maintaining level of services/infrastructure	48%	21%
Maintaining/upgrading quality services, facilities and infrastructure	47%	20%
Willing to pay more to maintain the area/quality of living	12%	5%
Council should reduce expenditure/manage finances better	8%	4%
Lack of accountability/transparency of how funds are spent	8%	3%
Cost of rates is already high/can't afford to pay more	5%	2%
Council should leave rates as is/seek other alternatives for generating revenue	5%	2%
Council should not require additional funding	3%	1%
Want to see improved value for the cost of rates	3%	1%
Happy with current servicing levels	2%	1%
Maintaining service levels is unsustainable for a small LGA/Council should consider amalgamation	2%	1%
Not happy with current services/facilities	2%	1%
Council should communicate better	1%	1%
Lack of community consultation	1%	<1%
Lack of trust in Council	1%	<1%
Not a good time/financial hardship concerns e.g. due to COVID-19	1%	<1%
Other	3%	1%
Not sure/don't know	1%	<1%

Reasons for Preferring Option 1: Continue Existing SVs

Q5b. What is your reason for choosing that option as your highest preference?

	% of respondents preferring option 1 (N=152)	% of total population (N=396)
Cost of rates is already high/can't afford to pay more	28%	11%
Council should reduce expenditure/manage finances better	27%	10%
Balance between increased costs and maintaining level of services/infrastructure	26%	10%
Council should leave rates as is/seek other alternatives for generating revenue	11%	4%
Not a good time/financial hardship concerns e.g. due to COVID-19	6%	2%
Want to see improved value for the cost of rates	6%	2%
Maintaining service levels is unsustainable for a small LGA/Council should consider amalgamation	5%	2%
Maintaining/upgrading quality services, facilities and infrastructure	5%	2%
Happy with current servicing levels	4%	2%
Lack of accountability/transparency of how funds are spent	4%	2%
The base case is more than sufficient	4%	2%
Council should not require additional funding	3%	1%
Lack of community consultation	3%	1%
Council doesn't act in the community's interests	2%	1%
Council should communicate better	1%	<1%
Council should focus on core services only	1%	1%
Lack of trust in Council	1%	<1%
Need more balanced/unbiased information	1%	1%
Not happy with current services/facilities	1%	<1%
Willing to pay more to maintain the area/quality of living	1%	<1%
Other	3%	1%
Not sure/don't know	6%	2%

Reasons for Preferring the Base Case Option

Q5b. What is your reason for choosing that option as your highest preference?

	% of respondents preferring the base case option (N=76)	% of total population (N=396)
Council should reduce expenditure/manage finances better	47%	9%
Cost of rates is already high/can't afford to pay more	33%	6%
Council should leave rates as is/seek other alternatives for generating revenue	14%	3%
Want to see improved value for the cost of rates	13%	2%
Balance between increased costs and maintaining level of services/infrastructure	11%	2%
Maintaining service levels is unsustainable for a small LGA/Council should consider amalgamation	9%	2%
Council should not require additional funding	8%	2%
Lack of accountability/transparency of how funds are spent	8%	2%
The base case is more than sufficient	6%	1%
Not happy with current services/facilities	5%	1%
Council doesn't act in the community's interests	3%	1%
Not a good time/financial hardship concerns e.g. due to COVID-19	3%	1%
Lack of trust in Council	2%	<1%
Council should focus on core services only	2%	<1%
Maintaining/upgrading quality services, facilities and infrastructure	2%	<1%
Lack of community consultation	1%	<1%
Rate increases were meant to be temporary/not apply if amalgamation didn't go ahead	<1%	<1%
Other	1%	<1%
Not sure/don't know	3%	1%



Appendix B: Further Demographics & Methodology

micromex research

Demographics

Q7a. What type of home do you currently live in?

Other Specified

	Count
Lives in a church	1
Owns property	1

Q7c. Do you speak a language other than English at home?

Other Language spoken

	N=400		N=400
Italian	3%	Armenian	<1%
Arabic	2%	Croatian	<1%
Cantonese	2%	Danish	<1%
Greek	2%	Dutch	<1%
Mandarin	2%	Estonian	<1%
French	1%	Filipino	<1%
German	1%	Hindi	<1%
Hungarian	1%	Indonesian	<1%
Persian	1%	Lebanese	<1%
Serbian	1%	Polish	<1%
Spanish	1%	Tamil	<1%
Teo chew	1%	Telegu	<1%
Vietnamese	1%		

Background & Methodology

Sample selection and error

A total of 400 resident interviews were completed. Respondents were selected by means of a computer based random selection process using Australian marketing lists.

A sample size of 400 residents provides a maximum sampling error of plus or minus 4.9% at 95% confidence. This means that if the survey was replicated with a new universe of N=400 residents, 19 times out of 20 we would expect to see the same results, i.e. +/- 4.9%.

For the survey under discussion the greatest margin of error is 4.9%. This means, for example, that an answer such as 'yes' (50%) to a question could vary from 45% to 55%.

The sample was weighted by age and gender to reflect the 2016 ABS Census data for Hunters Hill Council LGA.

Interviewing

Interviewing was conducted in accordance with The Research Society Code of Professional Behaviour.

Prequalification

Participants in this survey were pre-qualified as being over the age of 18, and not working for, nor having an immediate family member working for, Hunters Hill Council.

Data analysis

The data within this report was analysed using Q Professional.

Within the report, ▲▼ are used to identify statistically significant differences between groups, i.e., gender, age, ratepayer status.

Significance difference testing is a statistical test performed to evaluate the difference between two measurements. To identify the statistically significant differences between the groups of means, 'One-Way Anova tests' and 'Independent Samples T-tests' were used. 'Z Tests' were also used to determine statistically significant differences between column percentages.

Percentages

All percentages are calculated to the nearest whole number and therefore the total may not exactly equal 100%.





Appendix C: Questionnaire

Hunter's Hill Council
Community Survey – Special Rate Variation
2021

Good morning/afternoon/evening, my name is..... from Micromex Research and we are conducting a survey on behalf of Hunters Hill Council on a range of local issues. The survey will take about 10 or so minutes, would you be able to assist us please?

Q1a. And do you or an immediate family member work for Hunters Hill Council?

- O Yes (Terminate)
- O No

Q1b. Which suburb do you live in?

- O Gladesville
- O Henley
- O Huntleys Cove
- O Huntleys Point
- O Hunters Hill
- O Woolwich

Q1c. Which of these age groups do you fit into? ***Prompt***

- O 18 - 34
- O 35 - 49
- O 50 - 64
- O 65+

Q1d. Gender (determine by voice):

- O Male
- O Female

Section A – Overall satisfaction with Council and the local area

Q2a. Thinking generally about living in the Hunters Hill local government area, what do you value the most about living here?

.....

Q2b. Thinking about the next four years, what do you think are the top priorities for Council to focus on?

.....

Q3a. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues but across all responsibility areas? ***Prompt***

- O Very satisfied
- O Satisfied
- O Somewhat satisfied
- O Not very satisfied
- O Not at all satisfied

Q3b. Thinking generally about community assets provided by Council, which include local roads, footpaths, cycle ways, parks and playgrounds, public buildings, public toilets, libraries, etc. Overall, how satisfied are you with the quality of community assets currently provided by Council? ***Prompt***

- O Very satisfied
- O Satisfied
- O Somewhat satisfied
- O Not very satisfied
- O Not at all satisfied

SRV Options - Concept statement:

Currently Council delivers a broad range of services from roads and rubbish collection, parks and playgrounds, cultural facilities and events, environmental protection and much more. Council also manages $209m worth of assets, which it has to maintain and renew.

At present, Council's revenue is regulated by the NSW Independent Pricing and Regulatory Tribunal (IPART). IPART limits the amount by which councils can increase rates from one year to the next. At the moment, that amount, known as the rate peg, is an annual increase of 2.5%.

Council is facing the challenge of balancing community expectations with future financial sustainability. There is a growing gap between the cost of providing services and facilities and the available funding to meet those costs. This is a result of a long term 'cap' on Council's ability to increase rates, and costs rising more than the 2.5% rate peg.

Council currently has three SRV's in place specifically for funding road building and maintenance, footpaths and environmental works, and community facilities. These existing SV's will expire over the next eight years.

Over recent years, Council has implemented a range of productivity savings, reduced costs across our operations, but there are no easy solutions to addressing this increasing funding gap. If Council does not address this gap now, our community assets will deteriorate. To address this situation, councils are able to apply for rate increases above rate peg. This is called a Special Variation to Rates (SV).

Council acknowledges that any rate increase may adversely impact some community members. Council has a Hardship Policy and alternative payment options to assist ratepayers should they have difficulty keeping up with their rate payments.

Council is considering a number of options, including applying for a permanent SRV, there are 4 options which ratepayers can consider. Each option will have varying impact on what Council can deliver.

Council wants to get community feedback on the following 4 options:

1. **BASE CASE - LET EXISTING SV's EXPIRE**
2. **OPTION 1 - CONTINUE EXISTING SV's**
3. **OPTION 2 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 9.53% + THE RATE PEG**
4. **OPTION 3 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 15.27% + THE RATE PEG**

Always read Base case first - *Flip (bcd/dcb)*

Base Case – RATE DECREASE – no special variation

The average amount of general rates for 2021/2022 excluding waste and water is just under $1,919 per annum.

- Under this option the existing special variation for roads will expire in 2022-23 and not be renewed. The total rate income for roads falls by nearly $600,000 in that year.
- Then in 2023-24 the special variation for footpaths and environmental works, will expire in and the total rate income for assets would fall by nearly $500,000.
- Finally in 2029-30 the existing special variation for community facilities due to expire will not be renewed. The total rate income would fall by nearly $450,000.

Under this option, even with the statutory rate peg increase of 2.5% per annum, general rates will drop to $1,839 in 2022/23, then to $1,785 in 2023/2024, and by 2029/30 will be $1,983 per annum.

This represents a 3% above 2022/23 annual charge.

Under this scenario our asset backlog will be $18.9m by 2030-31. As such the condition of our assets, including buildings, kerbs, seawalls, open space, footpaths and roads will decline and we will not be able to maintain our existing assets at the current rate of repair.

Q4a. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Option 1 – NO CHANGE TO YOUR RATES

Under this option, the existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal.

With the rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $1,953 in 2022/23, then to $2,001 in 2023/2024, and by 2029/30 will be $2,321 per annum.

This is a 21% increase above 2022/23 annual charge.

Under this option, the condition of our buildings, kerbs, open space, and footpaths will decline from where they are at present, and there will be an increase in the renewal backlog.

Under this scenario our asset backlog will be $12m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

The projects outlined under the existing SVs would be completed, but there would be no increase in further maintenance projects.

Q4b. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Option 2 – AN INCREASE TO YOUR RATES

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 9.53% to improve roads, footpaths, environmental management, playgrounds, kerbs and gutters, seawalls, parks and reserves.

Under this option, including with the statutory rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,099 in 2022/23, then to $2,112 in 2023/2024, and by 2029/30 will be $2,449 per annum.

This is 28% increase above 2022/23 annual charge.

Under this scenario our asset backlog will be $5.5m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

There would be an increase in some maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths will decline.

Q4c. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Option 3 - AN INCREASE TO YOUR RATES

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 15.27% increase to improve roads, open space, kerbs and gutters, footpath, seawalls, parks and reserves.

Under this option, with rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,187 in 2022/23, then to $2,241 in 2023/2024, and by 2029/30 will be $2,599 per annum.

A 36% above the 2022/23 annual charge.

Under this scenario there will be no asset backlog by 2030-31. As such the condition of our roads will remain stable over the period, and there will be improvements to sea walls and stormwater pits.

There would be an increase in maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths may still see a slight decline.

Importantly, this option will give Council a slight operating surplus enabling Council to be financially sustainable into the future.

Q4d. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Q5a. Please rank the 4 options in order of preference. Which is your first preference? *Prompt*

	Preference 1st	2nd	3rd	4th
Base case (Let existing SVs expire	O	O	O	O
Option 1 (Continue existing SVs)	O	O	O	O
Option 2 (Continue SVs + 9.53% + the rate peg)	O	O	O	O
Option 3 (Continue SVs + 15.27% + the rate peg)	O	O	O	O

Q5b. What is your reason for choosing that option as your highest preference?

.....

Q6a. Prior to this call, were you aware that Council was exploring community sentiment towards a Special Rate Variation?

- O Yes
- O No (Go to Q7a)
- O Not sure (Go to Q7a)

Q6b. How were you informed of the Special Rate Variation? Please answer yes or no as I read each one. *Prompt*

- O Council website
- O Newspaper advertisement
- O Social media such as Facebook
- O Other (please specify).....

Demographics

The following information is used for demographic purposes only.

Q7a. What type of home do you currently live in?

- O Separate or standalone house
- O Townhouse/terrace house/semi-detached/villa
- O Flat/unit/apartment
- O Other (please specify).....

Q7b. Which of the following best describes the home where you are currently living? *Prompt*

- O I/We own/are currently buying this property
- O I/We currently rent this property

Q7c. Do you speak a language other than English at home?

- O Yes
- O No

Council may wish to conduct some further research with residents in the coming weeks to discuss this issue in more detail.

Q8a. Would you like to receive updates on the outcome of this consultation and other important communication from Hunters Hill Council?

- O Yes
- O No (Go to end)

Q8b. Please provide relevant contact details.

Name:.....
Email:.....
Phone:.....
Postcode:.....

Thank you for your time and assistance. This market research is carried out in compliance with the Privacy Act, and the information you provided will be used only for research purposes. Just to remind you, I am calling from Micromex Research on behalf of Hunters Hill Council.

(If respondent wants more details about Council's proposed SRV, refer to Council.)

The information contained herein is believed to be reliable and accurate, however, no guarantee is given as to its accuracy and reliability, and no responsibility or liability for any information, opinions or commentary contained herein, or for any consequences of its use, will be accepted by Micromex Research, or by any person involved in the preparation of this report.


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Hunters Hill Council
Special Rate Variation Research – 2021
Online Sample
Prepared by: Micromex Research
Date: October, 2021



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Background & Methodology



Why?

- Identify the community's overall level of satisfaction with Council performance and community assets
- Measure awareness levels and information received about the Special Variation (SV) of rates
- Measure levels of support and preference for SV options
- Compare results to those obtained over phone

How?

- Online survey to N = 143 respondents (comparisons are also made to the results from previous telephone surveys with N = 400 residents)
- We use a 5 point scale (e.g. 1 = not at all supportive, 5 = very supportive)

When?

- Fieldwork conducted 6th September – 30th September 2021

Note: these results are representative of people who took part in the online survey, and cannot be extrapolated to represent the whole community.

3

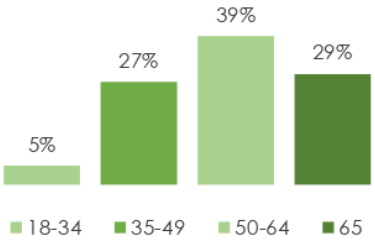
Sample Profile - Online

Online

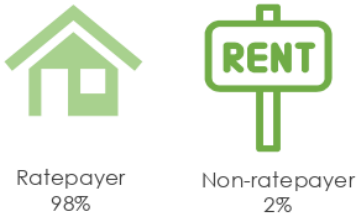
Gender



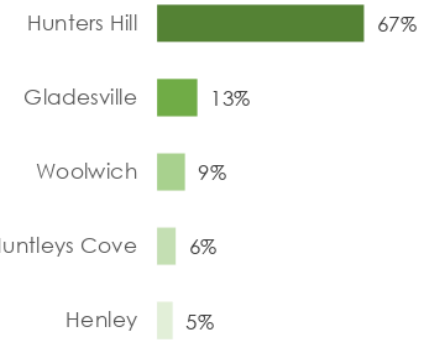
Age



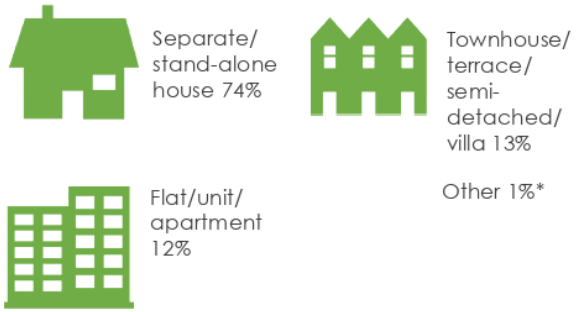
Ratepayer status



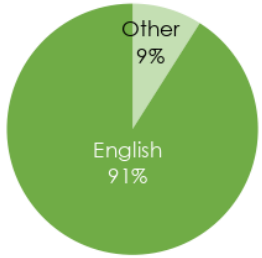
Suburb



Housing Type



Language spoken at home



Base: N = 143

*The other specified response housing type was 'business'

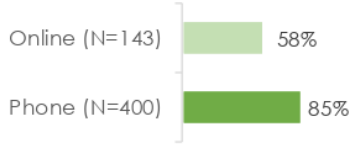
4


Summary

Online Summary – Hunters Hill Council

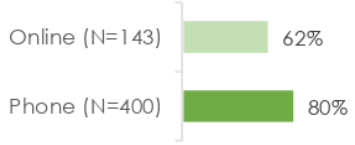
Results in this report have been compared to those obtained by phone. We have identified some slight differences between the phone and online respondents, which is to be expected as online respondents tend to be more likely to be engaged.

Overall Satisfaction



Are *at least somewhat satisfied* with the **performance of Council** over the last 12 months

Satisfaction with Quality of Assets



Are *at least somewhat satisfied* with the **quality of community assets**

Awareness of SRV

35%

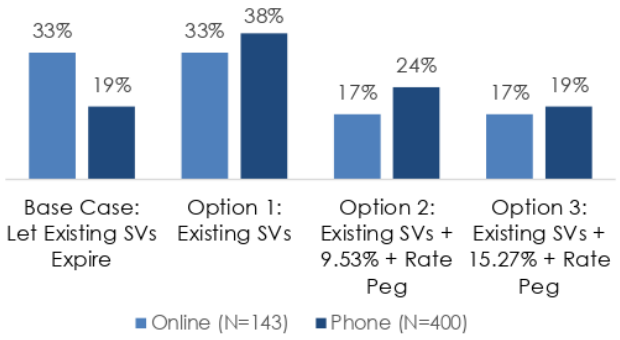
Were aware of Council exploring an SRV

*vs 31% awareness via phone

Primary methods of awareness

- Council website (30%)
- Letters/flyers in the mail (22%)
- Social media such as Facebook (22%)

SRV Preference



Most Valued about Hunters Hill LGA

- Open spaces, parks & natural environment
- Community/ connection to local area
- Lifestyle e.g. peaceful, quiet, village atmosphere
- Central location/ proximity to CBD and harbour

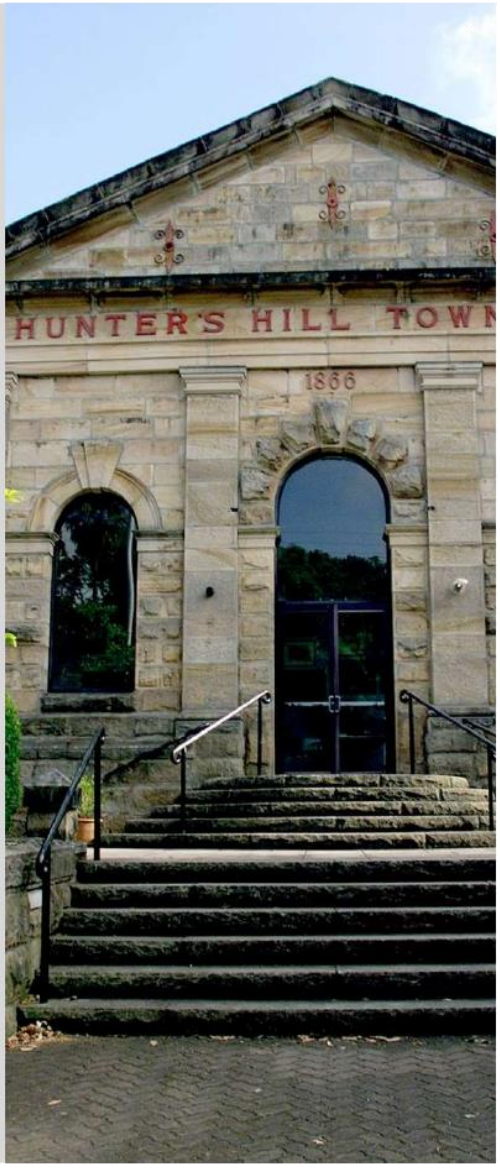
Top Priorities

- Maintaining roads, road safety, footpaths, traffic
- Parks, playgrounds and open spaces
- Managing development and DA process
- Maintaining/ upgrading services and facilities

6


Detailed Results

1. Overall Satisfaction with Council and the Local Area



Detailed Results

1. Overall Satisfaction with Council and the Local Area

2. Awareness of Special Variation of Rates

3. Support for a Special Variation of Rates

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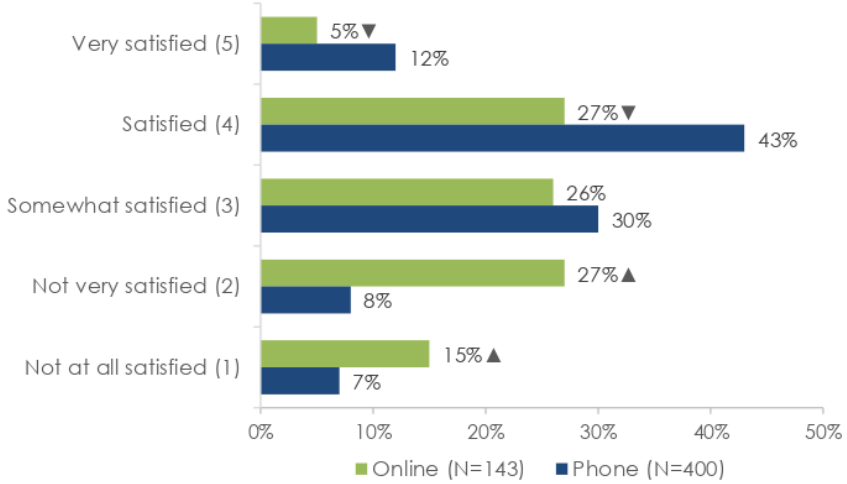
Overall Satisfaction

Phone Online

Q3a. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues but across all responsibility areas?

	Online	Phone	Online							
			Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Mean rating	2.79▼	3.43	2.57	2.99▲	3.14	2.55	2.79	2.95	2.79	2.67
T3 Box	58%▼	85%	48%	67%▲	71%	50%	55%	67%	58%	67%
Base	143	400	67	76	7*	38	56	42	140	3*



Online	Aware of SRV	Not aware/ Not sure
Mean rating	2.84	2.76
T3 Box	60%	57%
Base	50	93

	Hunters Hill Council (online)	Micromex LGA Metro Benchmark
Mean rating	2.79↓	3.55
T3 Box	58%↓	89%
Base	143	37,950

*Caution small base size
↑↓ = A significantly higher/lower level of satisfaction (compared to the Benchmark)

T3 box = somewhat satisfied/satisfied/very satisfied
Scale: 1 = not at all satisfied, 5 = very satisfied
▲▼ = A significantly higher/lower level of satisfaction (by sample/group)

58% of online respondents are at least somewhat satisfied with the overall performance of Council over the last 12 months. This is a significantly lower level of satisfaction compared to results obtained by phone.

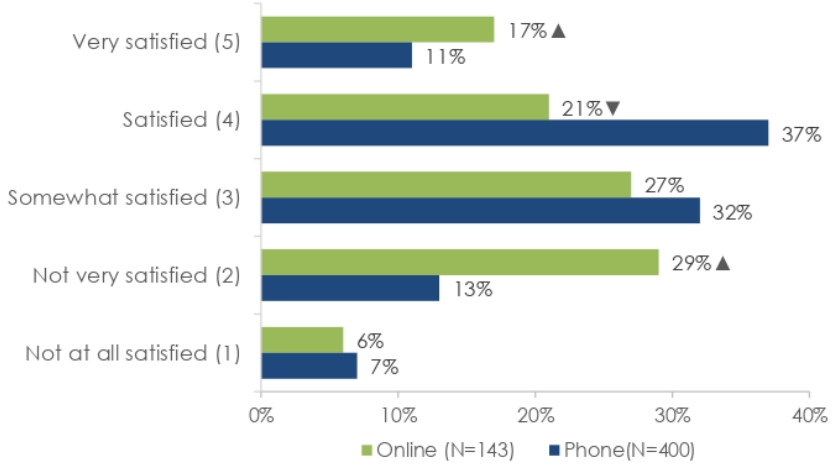
9

Satisfaction with the Quality of Assets

Phone Online

Q3b. *Thinking generally about community assets provided by Council, which include local roads, footpaths, cycle ways, parks and playgrounds, public buildings, public toilets, libraries, etc. Overall, how satisfied are you with the quality of community assets currently provided by Council?*

	Online	Phone	Online							
			Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Mean rating	2.85▼	3.32	2.67	3.00	3.43	2.61	2.68	3.19▲	2.84	3.00
T3 Box	62%▼	80%	54%	68%	86%	50%	57%	74%	61%	67%
Base	143	400	67	76	7*	38	56	42	140	3*



Online	Aware of SRV	Not aware/ Not sure
Mean rating	2.94	2.80
T3 Box	62%	61%
Base	50	93

Online	Hunters Hill - Online	Micromex Benchmark**
Mean rating	2.85↓	3.35
T3 Box	62%↓	83%
Base	143	2,978

*Caution small base size
↑↓ = A significantly higher/lower level of satisfaction (compared to the SRV Benchmark)
T3 box = somewhat satisfied/satisfied/very satisfied

Scale: 1 = not at all satisfied, 5 = very satisfied
▲▼ = A significantly higher/lower level of satisfaction (by sample/group)
**Note: this benchmark is an interim benchmark for a point of reference only. The benchmark is created using 7 LGAs (Byron Shire Council, Central Coast Council, Great Lakes Council, The Hills Shire Council, Lake Macquarie Council, Lithgow City Council and Wingecarribee Shire Council)

Satisfaction with the quality of community assets is also significantly lower among online respondents.

10

What Residents Value About Living in Hunters Hill LGA

Online

Q2a. Thinking generally about living in the Hunters Hill local government area, what do you value the most about living here?

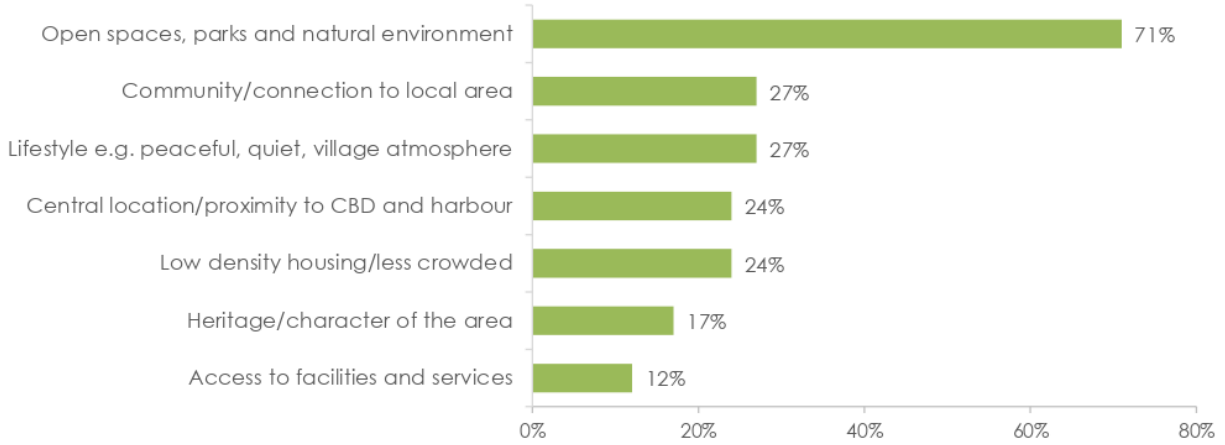
"Lots of beautiful parks and waterfront to explore"

"The community, the beautiful trees, parks and waterways, the lovely shops and low rise housing"

"The ambience, trees and water views, greenspace, relatively quiet"

"Community, Trees, Heritage, Village shops and facilities"

"Proximity to the city combined with living in a beautiful garden, bush and water environment"



Base: N = 143

Please see Appendix A for full list of responses

When asked what they value most about living in the Hunters Hill area, 71% of online respondents mention open spaces, parks and the natural environment. Community and connection to the area, lifestyle, location and low density housing are also valued by residents.

11

Top Priorities Over the Next Four Years

Online

Q2b. *Thinking about the next four years, what do you think are the top priorities for Council to focus on?*

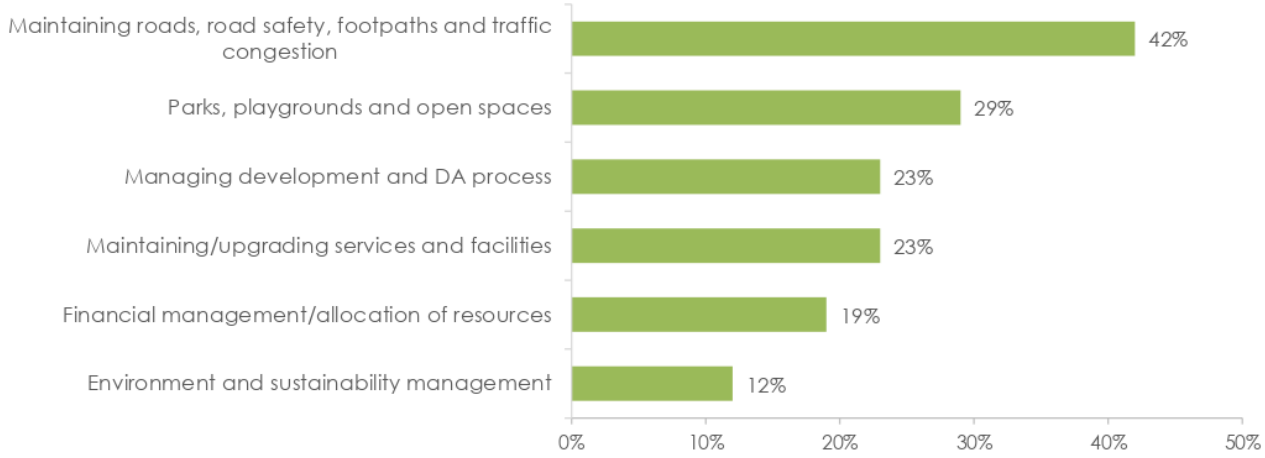
"Maintaining the streets, footpaths, recreation areas and local services"

"Ensuring that new development conforms to heritage and community values"

"Delivering better services and maintenance for less. Efficiency dividends."

"Maintain public spaces for all to use"

"Retain and improve parklands and cycleways"



Base: N = 143

Please see Appendix A for full list of responses

The top priorities over the next 4 years as identified by online respondents are maintaining roads/footpaths, parks/playgrounds and open spaces. Other priorities include managing development, maintaining/upgrading services and facilities, financial management and environment/sustainability management.

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2. Awareness of a Special Variation of Rates



Detailed Results

1. Overall Satisfaction with Council and the Local Area

2. Awareness of Special Variation of Rates

3. Support for a Special Variation of Rates

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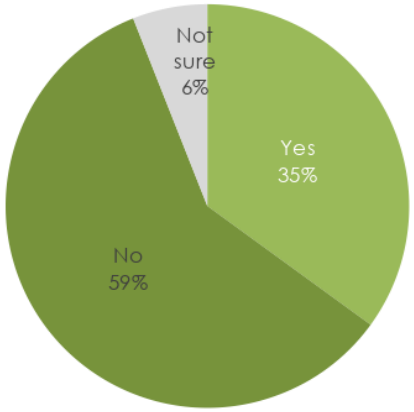
Awareness of a Special Variation of Rates

Phone Online

Q6a. Prior to this call, were you aware that Council was exploring community sentiment towards a Special Rate Variation?

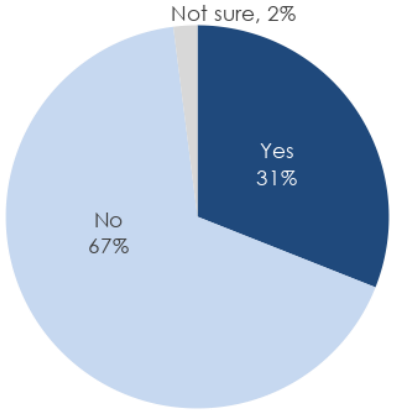
	Online	Phone	Online							
			Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Yes '%'	35%	31%	40%	30%	43%	42%	30%	33%	36%	0%
Base	143	400	67	76	7*	38	56	42	140	3*

Online Results



Base: N = 143

Phone Results



Base: N = 400

Online	Hunters Hill Council	Micromex LGA Benchmark - Metro
Yes '%'	35%	30%
Base	143	2,431

*Caution small base size

35% of online respondents were previously aware of the SRV. This is slightly higher than the level of awareness among residents contacted by phone.

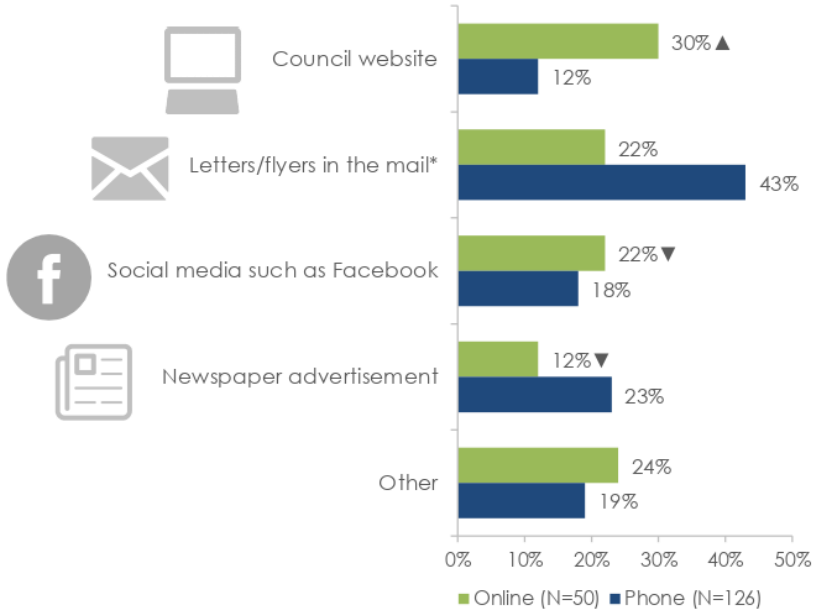
14

Source of Information on a Special Variation of Rates

Q6a. Prior to this call, were you aware that Council was exploring community sentiment towards a Special Rate Variation?
Q6b. (If 'yes' on Q6a), How were you informed of the Special Rate Variation?

Phone Online

Of those aware of the SRV



Other (specified) mentions - Online	Count
Word of mouth	2
Council newsletter	2
Phone survey	2
Community pages on social media	1
Email	1
Local newspaper article e.g. TWT	1
Radio	1
Other	2

*Note: 'Letters/flyers in the mail' was not a prompted option

▲▼ = A significantly higher/lower percentage (by sample)

Of those online respondents who were previously aware of the SRV, 30% were informed via Council's website, followed by letters/flyers in the mail and social media.

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3. Support for a Special Variation of Rates



Detailed Results

1. Overall Satisfaction with Council and the Local Area

2. Awareness of Special Variation of Rates

3. Support for a Special Variation of Rates

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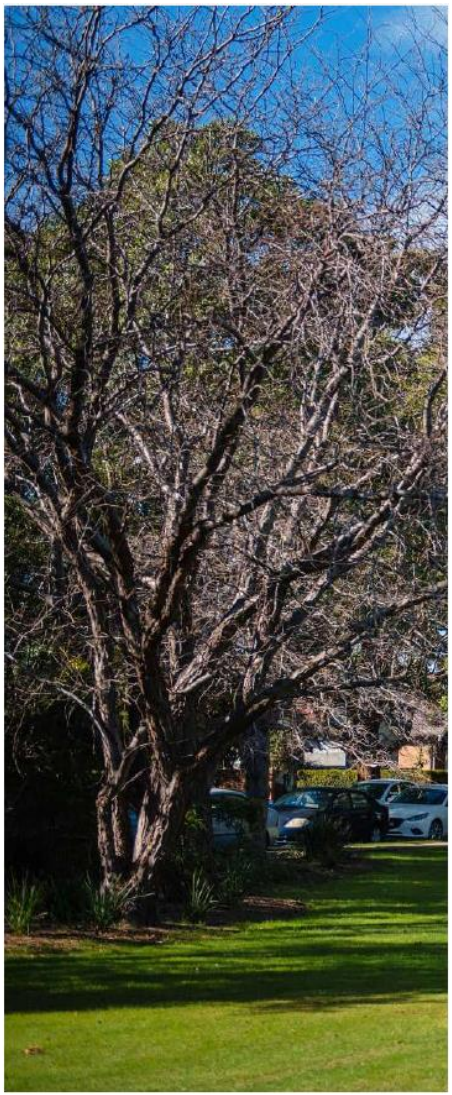

Concept Statement

Residents were read the following concept statement prior to being asked to rate their support:

Currently Council delivers a broad range of services from roads and rubbish collection, parks and playgrounds, cultural facilities and events, environmental protection and much more. Council also manages $209m worth of assets, which it has to maintain and renew.

At present, Council's revenue is regulated by the NSW Independent Pricing and Regulatory Tribunal (IPART). IPART limits the amount by which councils can increase rates from one year to the next. At the moment, that amount, known as the rate peg, is an annual increase of 2.5%.

Council is facing the challenge of balancing community expectations with future financial sustainability. There is a growing gap between the cost of providing services and facilities and the available funding to meet those costs. This is a result of a long term 'cap' on Council's ability to increase rates, and costs rising more than the 2.5% rate peg.

Council currently has three SRV's in place specifically for funding road building and maintenance, footpaths and environmental works, and community facilities. These existing SV's will expire over the next eight years.

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Concept Statement (Continued)

Over recent years, Council has implemented a range of productivity savings, reduced costs across our operations, but there are no easy solutions to addressing this increasing funding gap. If Council does not address this gap now, our community assets will deteriorate. To address this situation, councils are able to apply for rate increases above rate peg. This is called a Special Variation to Rates (SV).

Council acknowledges that any rate increase may adversely impact some community members. Council has a Hardship Policy and alternative payment options to assist ratepayers should they have difficulty keeping up with their rate payments.

Council is considering a number of options, including applying for a permanent SRV, there are 4 options which ratepayers can consider. Each option will have varying impact on what Council can deliver.

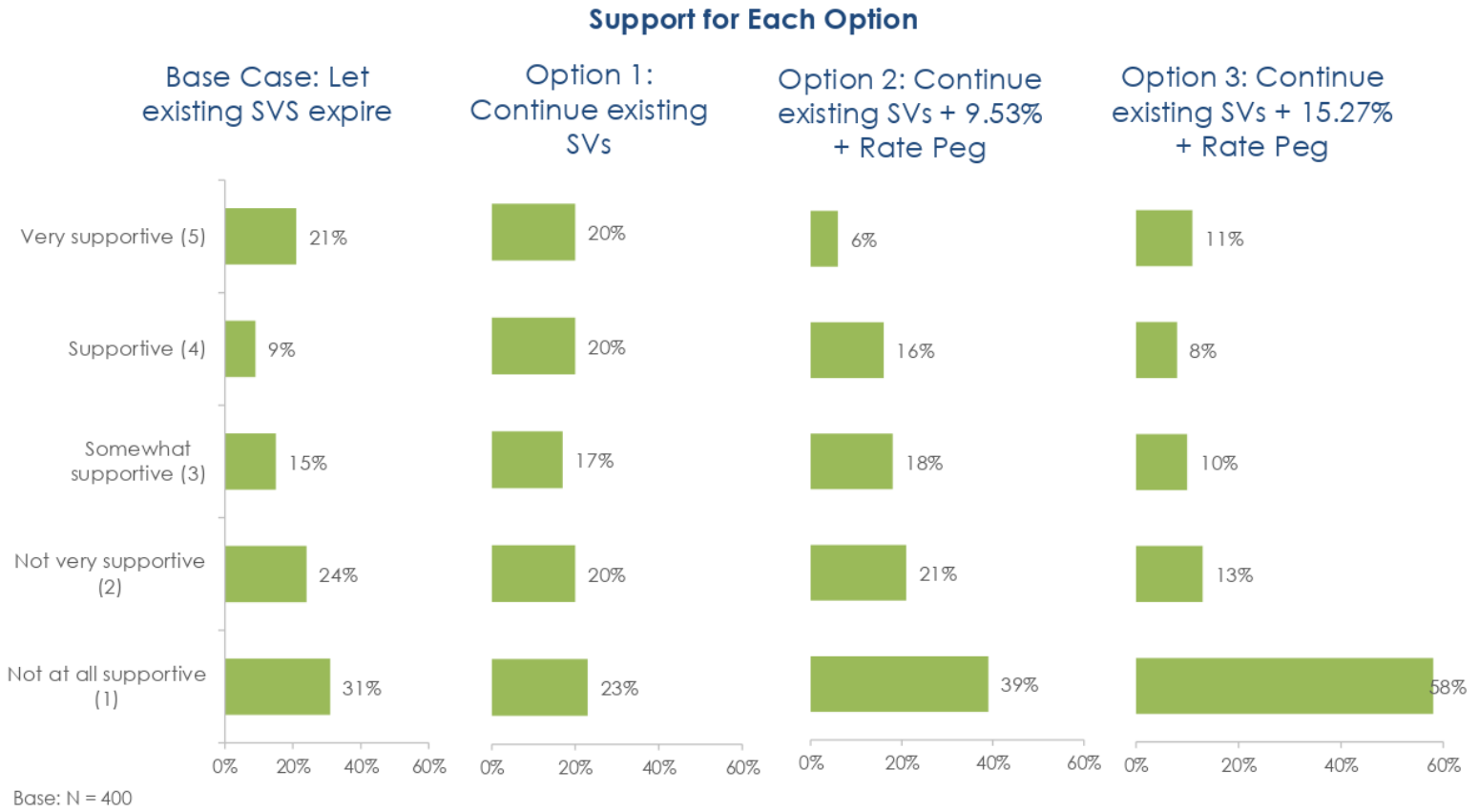
Council wants to get community feedback on the following 4 options:

1. BASE CASE - LET EXISTING SV's EXPIRE
2. OPTION 1 - CONTINUE EXISTING SV's
3. OPTION 2 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 9.53% + THE RATE PEG
4. OPTION 3 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 15.27% + THE RATE PEG

Summary of Support Scores

Online

Q4a. How supportive are you of Council proceeding with this option?



Base: N = 400

In line with phone results, support is highest for option 1: Continue existing SVs, with 57% of residents being at least somewhat supportive of this option.

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Base Case – No Special Variation – Rates Decrease

The average amount of general rates for 2021/2022 excluding waste and water is just under $1,919 per annum.

- Under this option the existing special variation for roads will expire in 2022-23 and not be renewed. The total rate income for roads falls by nearly $600,000 in that year.
- Then in 2023-24 the special variation for footpaths and environmental works, will expire in and the total rate income for assets would fall by nearly $500,000.
- Finally in 2029-30 the existing special variation for community facilities due to expire will not be renewed. The total rate income would fall by nearly $450,000.

Under this option, even with the statutory rate peg increase of 2.5% per annum, general rates will drop to $1,839 in 2022/23, then to $1,785 in 2023/2024, and by 2029/30 will be $1,983 per annum.

This represents a 3% above 2022/23 annual charge.

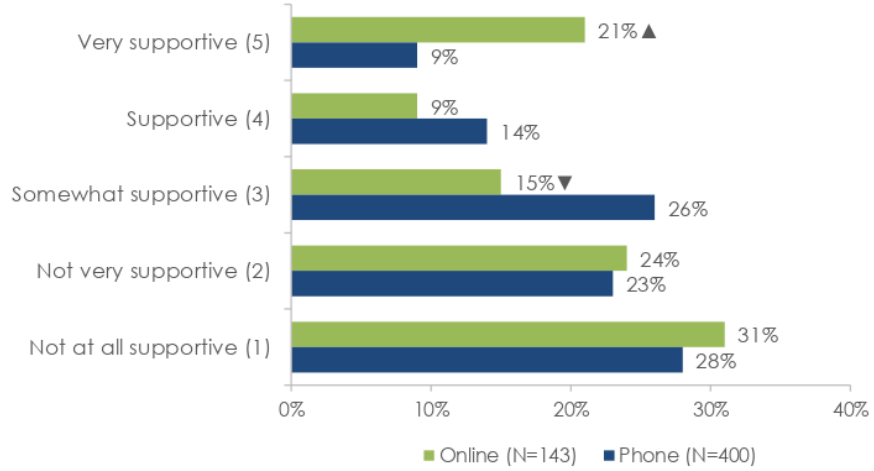
Under this scenario our asset backlog will be $18.9m by 2030-31. As such the condition of our assets, including buildings, kerbs, seawalls, open space, footpaths and roads will decline and we will not be able to maintain our existing assets at the current rate of repair.

Support for the Base Case

Phone Online

Q4a. How supportive are you of Council proceeding with this option?

	Online	Phone	Online									
			Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.65	2.52	2.93	2.41▼	3.29	2.97	2.59	2.33	2.67	1.67	2.50	2.73
T3 Box	45%	49%	51%	39%	57%	55%	43%	36%	46%	0%	36%	49%
Base	143	400	67	76	7*	38	56	42	140	3*	50	93

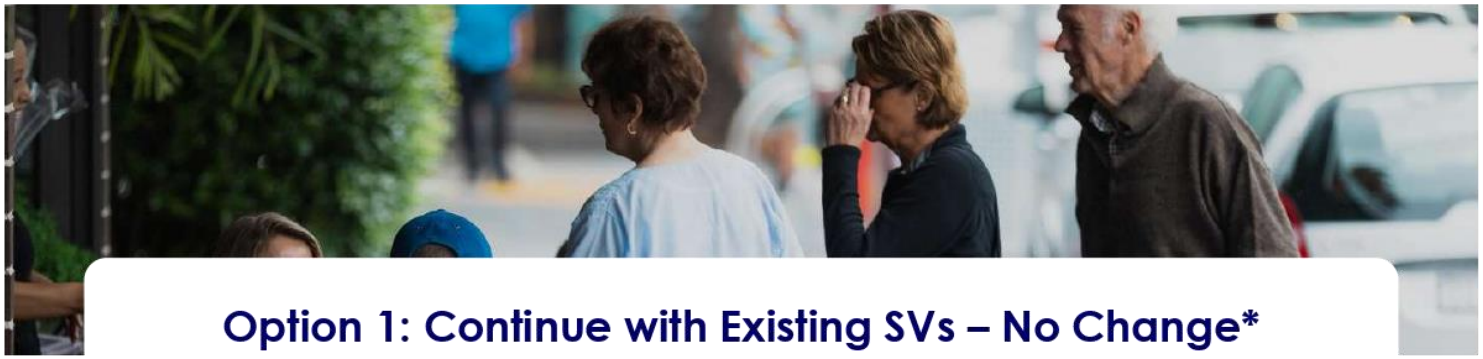


Scale: 1 = not at all supportive, 5 = very supportive
▲▼ = A significantly higher/lower level of support (by sample/group)

*Caution small base size

Just under half of respondents are at least somewhat supportive of the base case (among online and phone). Amongst online respondents, support for the base case is slightly stronger among younger age groups 18-49 and those who did not have prior awareness of the SRV.

21



Option 1: Continue with Existing SVs – No Change*

Under this option, the existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal.

With the rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $1,953 in 2022/23, then to $2,001 in 2023/2024, and by 2029/30 will be $2,321 per annum.

This is a 21% increase above 2022/23 annual charge.

Under this option, the condition of our buildings, kerbs, open space, and footpaths will decline from where they are at present, and there will be an increase in the renewal backlog.

Under this scenario our asset backlog will be $12m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

The projects outlined under the existing SVs would be completed, but there would be no increase in further maintenance projects.

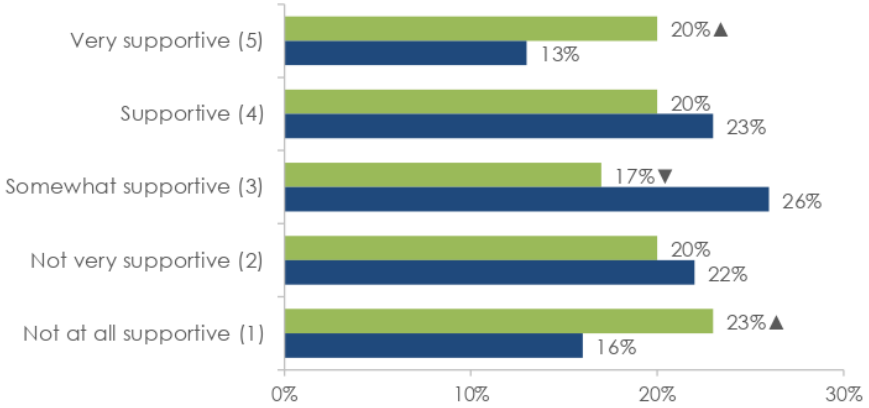
*The order of presenting ' Option 1: Existing SVs', 'Option 2: Existing SVs with an additional increase of 9.53% + Rate Peg' and 'Option 3: Existing SVs with an additional increase of 15.27% + Rate Peg' options was randomised to reduce position bias.

Support for Option 1: Existing SVs

Phone Online

Q4b. How supportive are you of Council proceeding with this option?

	Online	Phone	Online									
			Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.92	2.95	2.69	3.13	2.71	2.92	2.93	2.95	2.93	2.67	2.86	2.96
T3 Box	57%	62%	46%	66%▲	57%	58%	54%	60%	56%	67%	54%	58%
Base	143	400	67	76	7*	38	56	42	140	3*	50	93



Scale: 1 = not at all supportive, 5 = very supportive
▲▼ = A significantly higher/lower level of support (by sample/group)

*Caution small base size

Level of support for Option 1: continuing the existing SVs is also similar among both online and phone respondents.

23



Option 2: Continue Existing SVs with an Additional Increase of 9.53% + Rate Peg* - Rates Increase

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 9.53% to improve roads, footpaths, environmental management, playgrounds, kerbs and gutters, seawalls, parks and reserves.

Under this option, including with the statutory rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,099 in 2022/23, then to $2,112 in 2023/2024, and by 2029/30 will be $2,449 per annum.

This is 28% increase above 2022/23 annual charge.

Under this scenario our asset backlog will be $5.5m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

There would be an increase in some maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths will decline.

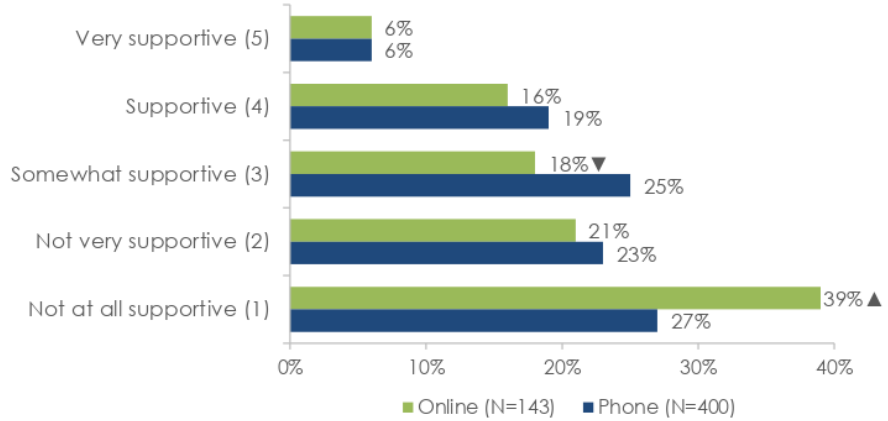
*The order of presenting ' Option 1: Existing SVs', 'Option 2: Existing SVs with an additional increase of 9.53% + Rate Peg' and 'Option 3: Existing SVs with an additional increase of 15.27% + Rate Peg' options was randomised to reduce position bias.

Support for Option 2: Existing SVs + 9.53% + Rate Peg

Phone Online

Q4c. *How supportive are you of Council proceeding with this option?*

	Online	Phone	Online									
			Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.29▼	2.53	2.19	2.38	2.29	2.16	2.46	2.19	2.29	2.33	2.56	2.15
T3 Box	40%▼	50%	37%	42%	43%	34%	50%▲	31%	40%	33%	46%	37%
Base	143	400	67	76	7*	38	56	42	140	3*	50	93



Scale: 1 = not at all supportive, 5 = very supportive

▲▼ = A significantly higher/lower level of support (by sample)

*Caution small base size

40% of online respondents are at least somewhat supportive of Option 2: continue existing SVs + 9.35% + the rate peg. The level of support is somewhat lower as compared to results by phone.

25



Option 3: Continue Existing SVs with an Additional 15.27% + Rate Peg* – Rates Increase

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 15.27% increase to improve roads, open space, kerbs and gutters, footpath, seawalls, parks and reserves.

Under this option, with rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,187 in 2022/23, then to $2,241 in 2023/2024, and by 2029/30 will be $2,599 per annum.

A 36% above the 2022/23 annual charge.

Under this scenario there will be no asset backlog by 2030-31. As such the condition of our roads will remain stable over the period, and there will be improvements to sea walls and stormwater pits.

There would be an increase in maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths may still see a slight decline.

Importantly, this option will give Council a slight operating surplus enabling Council to be financially sustainable into the future.

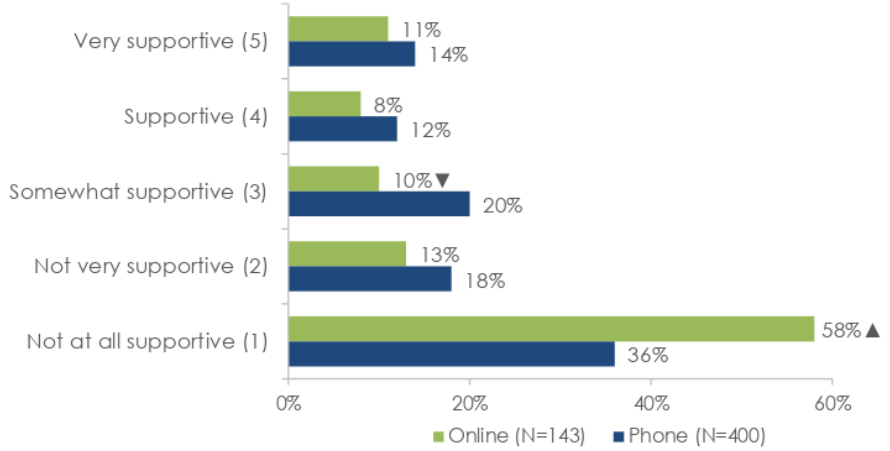
*The order of presenting ' Option 1: Existing SVs', 'Option 2: Existing SVs with an additional increase of 9.53% + Rate Peg' and 'Option 3: Existing SVs with an additional increase of 15.27% + Rate Peg' options was randomised to reduce position bias.

Support for Option 3: Existing SVs + 15.27% + Rate Peg

Phone Online

Q4d. How supportive are you of Council proceeding with this option?

	Online	Phone	Online									
			Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Aware of SV prior to the call	Not aware/ not sure
Mean rating	2.03▼	2.49	2.12	1.95	2.29	1.84	2.13	2.02	2.01	3.00	2.00	2.04
T3 Box	29%▼	46%	33%	26%	43%	21%	32%	31%	29%	67%	26%	31%
Base	143	400	67	76	7*	38	56	42	140	3*	50	93



Scale: 1 = not at all supportive, 5 = very supportive
▲▼ = A significantly higher/lower level of support (by sample)

*Caution small base size

29% of online respondents are at least somewhat supportive of Option 3: continuing existing SVs + 15.27% + the rate peg. Support for this option is significantly lower compared to results by phone.

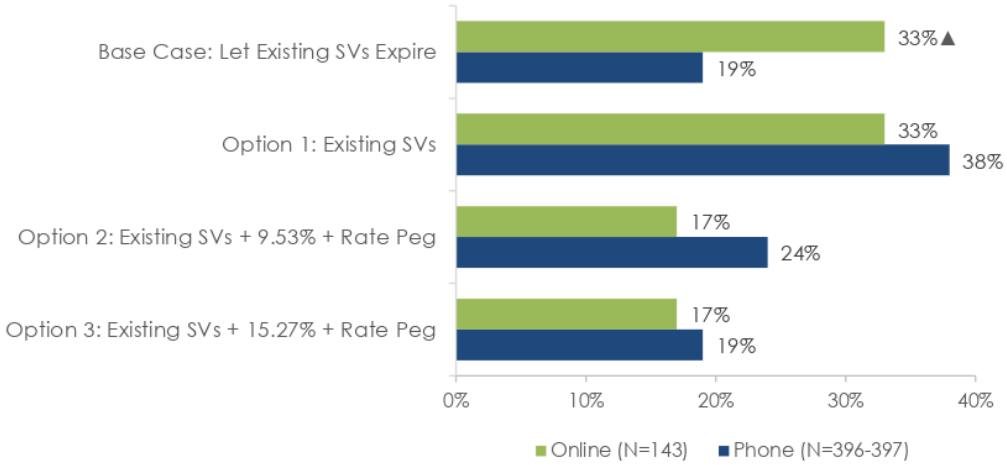
27

Preferred Option

Phone Online

Q5a. Please rank the 4 options in order of preference. Which is your first preference?

First preference	Online	Phone
Base Case: Let Existing SVs Expire	33%▲	19%
Option 1: Existing SVs	33%	38%
Option 2: Existing SVs + 9.53% + Rate Peg	17%	24%
Option 3: Existing SVs + 15.27% + Rate Peg	17%	19%
Base	143	396-397



*Caution small base size

▲▼ = A significantly higher/lower level of support (by sample/group)

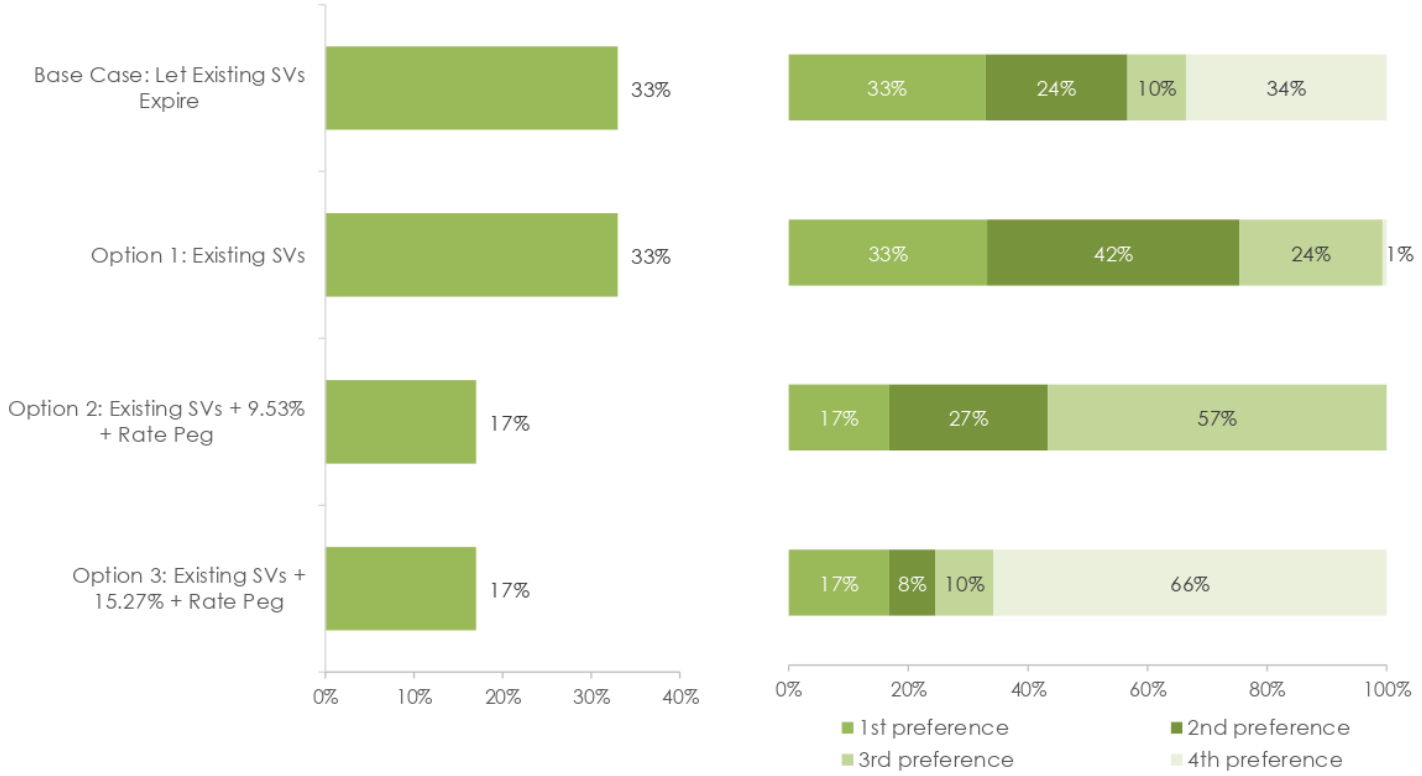
Online respondents are more likely to select the base case option as their first preference than phone respondents.

28

Preferred Option

Online

Q5a. Please rank the 4 options in order of preference. Which is your first preference?



Preferences for online respondents are more mixed than what was observed in the phone results.

29

Reasons for Preferring the Base Case Option

Online

Q5b. What is your reason for choosing that option as your highest preference?

'Budgets and spend should be able to managed without an increase. Household incomes aren't going up at the same rate'

'I believe there may be other areas that could be looked at to reduce costs'

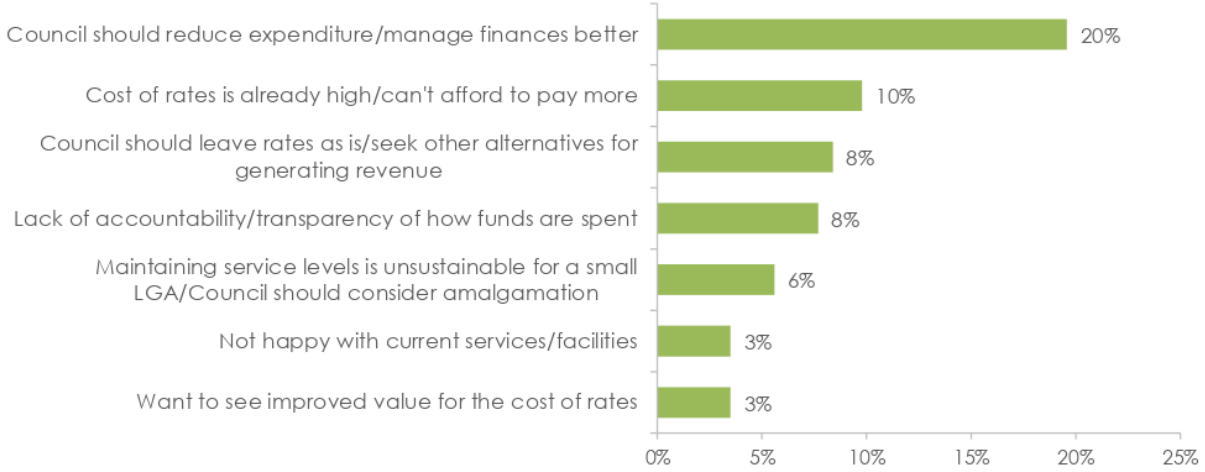
'Our rates are very high already'

'Rates are unaffordable'

'Have adjusted to current rates spending wise but not budgeted for more'

'Council should be focused on delivering the very best services for less not more'

Base Case: Let existing SVs expire
% of total sample (N=143)



% of respondents preferring the base case option (N=47)

60%
30%
26%
23%
17%
11%
11%

Please see Appendix A for remaining list of responses

The main reasons for online respondents selecting the base case as their highest preference include Council reducing expenditure/managing finances better, seeking alternative methods of generating revenue and lack of accountability/transparency of how funds are spent.

30

Reasons for Preferring Option 1: Continue Existing SVs

Online

Q5b. What is your reason for choosing that option as your highest preference?

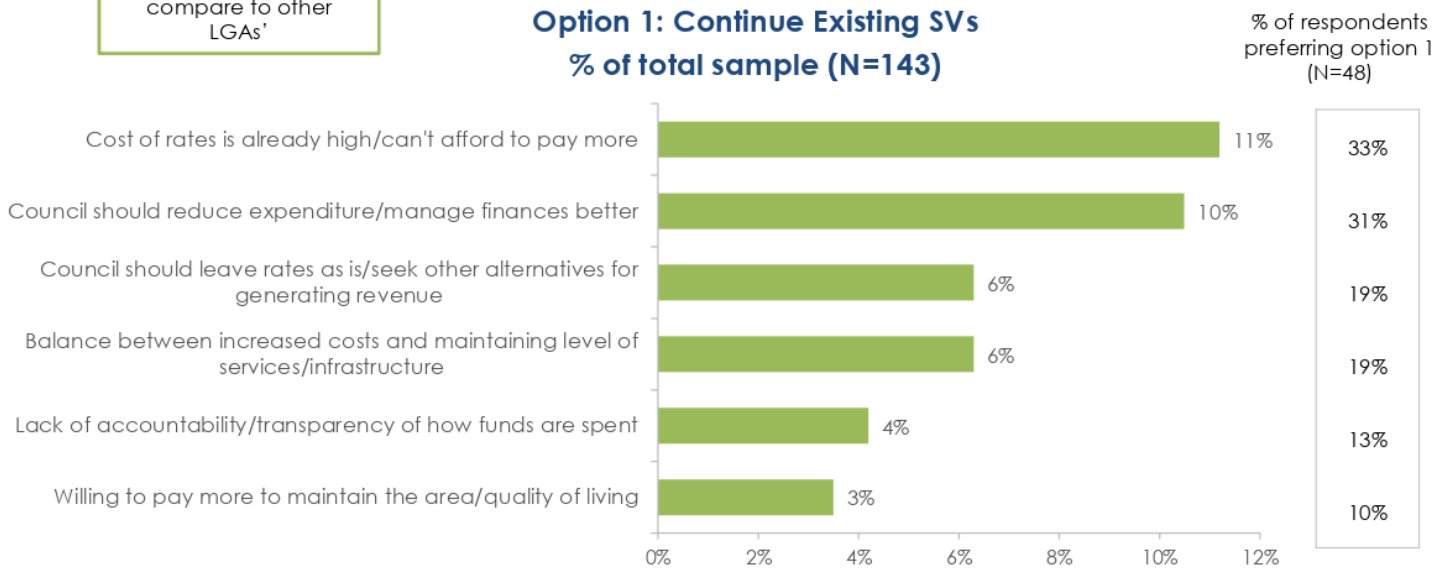
'Rates are already too high'

'There are other ways to cut costs'

'Council needs to start spending money more appropriately & stop wasting it'

'Council has to live within its means. if it cannot manage then rate payers must lobby the state government for change as assets fall into disrepair'

'Rates under current council set up is comparatively high compare to other LGAs'



Please see Appendix A for remaining list of responses

For online respondents, the cost of rates already being high is the main reason for supporting Option 1: continuing the existing SVs, closely followed by Council needing to reduce expenditure/manage finances better.

31

Reasons for Preferring Options 2 or 3: Continue Existing SVs + Increase + Rate Peg

Online

Q5b. What is your reason for choosing that option as your highest preference?

'Maintain high quality, accessible community services & infrastructure'

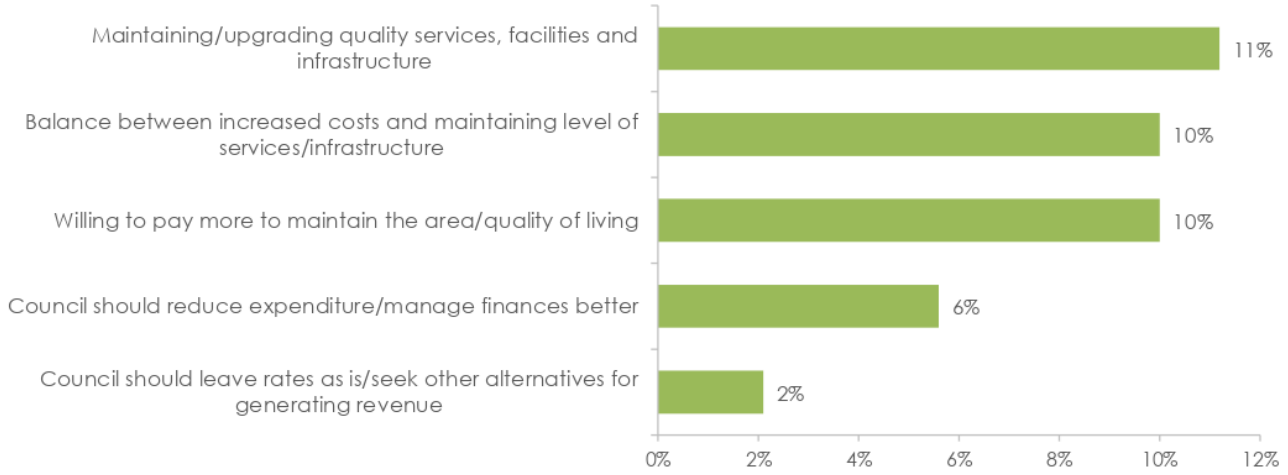
'Council need funding to address poor infrastructure and implement cycle paths etc.'

'We need to maintain services'

'It is a balanced approach'

'Seems the most reasonable option for getting on with the maintenance required so assets don't deteriorate further'

Options 2/3: Continue Existing SVs + increase + Rate Peg
% of total sample (N=143)



% of respondents preferring options 2 or 3 (N=48)

33%
29%
29%
17%
6%

Please see Appendix A for remaining list of responses

Reasons for supporting Options 2 and 3 primarily include striking a balance between increased costs and the need for maintaining the level of services and infrastructure provided to the community, as well as providing future upgrades.

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Appendix A: Additional Analysis

What Residents Value About Living in Hunters Hill LGA

Online

Q2a. Thinking generally about living in the Hunters Hill local government area, what do you value the most about living here?

	N = 143
Open spaces, parks and natural environment	71%
Community/connection to local area	27%
Lifestyle e.g. peaceful, quiet, village atmosphere	27%
Central location/proximity to CBD and harbour	24%
Low density housing/less crowded	24%
Heritage/character of the area	17%
Access to facilities and services	12%
Shopping, cafes and restaurants	8%
Public transport facilities	7%
Safety	6%
Family friendly	3%
Maintenance of the area	3%
Council is approachable/responsive/cares about residents	2%
Concerns about overdevelopment	1%
Concerns about roads/traffic congestion	1%
Festivals and events	1%
Quality of housing	1%
Rates are already very high	1%
Unable to fully enjoy living in the area due to COVID-19	1%
Not sure/don't know	1%

Top Priorities Over the Next Four Years

Online

Q2b. *Thinking about the next four years, what do you think are the top priorities for Council to focus on?*

	N = 143
Maintaining roads, road safety, footpaths and traffic congestion	41%
Parks, playgrounds and open spaces	29%
Managing development and DA process	23%
Maintaining/upgrading services and facilities	22%
Financial management/allocation of resources	20%
Environment and sustainability management	12%
Cost of rates/cost of living	10%
Maintaining heritage/character of the area	10%
Revitalisation and town planning e.g. Gladesville town centre, Fig Tree Park	10%
Sports and recreation facilities	7%
Culture and community	6%
General maintenance/cleanliness of the area	6%
Listening to/engaging with the community	6%
Waste management and recycling	6%
Potential amalgamation	4%
Bike paths/cycleways	3%
Council leadership	3%
Encouraging local business	1%
Not sure/don't know	1%
Parking	1%
Public safety	1%
Reducing airplane noise	1%

Reasons for Supporting the Base Case

Online

Q5b. What is your reason for choosing that option as your highest preference?

	% of respondents preferring the base case option (N=47)	% of total population (N=143)
Council should reduce expenditure/manage finances better	60%	20%
Cost of rates is already high/can't afford to pay more	30%	10%
Council should leave rates as is/seek other alternatives for generating revenue	26%	8%
Lack of accountability/transparency of how funds are spent	23%	8%
Maintaining service levels is unsustainable for a small LGA/Council should consider amalgamation	17%	6%
Not happy with current services/facilities	11%	3%
Want to see improved value for the cost of rates	11%	3%
Council doesn't act in the community's interests	9%	3%
Lack of community consultation	6%	2%
Council should focus on core services only	4%	1%
Maintaining/upgrading quality services, facilities and infrastructure	4%	1%
Council should communicate better	2%	1%
Council should not require additional funding	2%	1%
Rate increases were meant to be temporary/not apply if amalgamation didn't go ahead	2%	1%
The base case is more than sufficient	2%	1%
Not sure/don't know	2%	1%

Reasons for Preferring Option 1: Continue Existing SVs

Online

Q5b. What is your reason for choosing that option as your highest preference?

	% of respondents preferring option 1 (N=48)	% of total population (N=143)
Cost of rates is already high/can't afford to pay more	33%	11%
Council should reduce expenditure/manage finances better	31%	10%
Council should leave rates as is/seek other alternatives for generating revenue	19%	6%
Balance between increased costs and maintaining level of services/infrastructure	19%	6%
Lack of accountability/transparency of how funds are spent	13%	4%
Willing to pay more to maintain the area/quality of living	10%	3%
Maintaining service levels is unsustainable for a small LGA/Council should consider amalgamation	6%	2%
Council doesn't act in the community's interests	6%	2%
Need more balanced/unbiased information	6%	2%
Maintaining/upgrading quality services, facilities and infrastructure	4%	1%
Council should not require additional funding	4%	1%
Not a good time/financial hardship concerns e.g. due to COVID-19	4%	1%
Not happy with current services/facilities	2%	1%
Not sure/don't know	4%	1%

Reasons for Preferring Options 2 or 3: Continue Existing SVs + Increase + Rate Peg

Online

Q5b. What is your reason for choosing that option as your highest preference?

	% of respondents preferring options 2 or 3 (N=48)	% of total population (N=143)
Maintaining/upgrading quality services, facilities and infrastructure	33%	11%
Balance between increased costs and maintaining level of services/infrastructure	29%	10%
Willing to pay more to maintain the area/quality of living	29%	10%
Council should reduce expenditure/manage finances better	17%	6%
Council should leave rates as is/seek other alternatives for generating revenue	6%	2%
Lack of accountability/transparency of how funds are spent	4%	1%
Council doesn't act in the community's interests	4%	1%
Not happy with current services/facilities	4%	1%
Maintaining service levels is unsustainable for a small LGA/Council should consider amalgamation	2%	1%
Need more balanced/unbiased information	2%	1%
Not a good time/financial hardship concerns e.g. due to COVID-19	2%	1%
Want to see improved value for the cost of rates	2%	1%
Council should focus on core services only	2%	1%
Happy with current servicing levels	2%	1%
Other	2%	1%
Not sure/don't know	2%	1%



micromex research

Demographics

Q7d. *Which language do you speak?*

Online

	N=143
Italian	3%
Cantonese	1%
Arabic	1%
Greek	1%
Mandarin	1%
Other	2%

Other specified	Count
Hakka	1
Punjabi	1
Tagalog	1

Background & Methodology



Prequalification

Participants in this survey were pre-qualified as being over the age of 18, and not working for, nor having an immediate family member working for, Hunters Hill Council.

Data analysis

The data within this report was analysed using Q Professional.

Within the report, ▲▼ are used to identify statistically significant differences between groups, i.e., gender, age, ratepayer status.

Significance difference testing is a statistical test performed to evaluate the difference between two measurements. To identify the statistically significant differences between the groups of means, 'One-Way Anova tests' and 'Independent Samples T-tests' were used. 'Z Tests' were also used to determine statistically significant differences between column percentages.

Percentages

All percentages are calculated to the nearest whole number and therefore the total may not exactly equal 100%.





micromex research

Hunter's Hill Council
Community Survey – Special Rate Variation
2021

Good morning/afternoon/evening, my name is..... from Micromex Research and we are conducting a survey on behalf of Hunters Hill Council on a range of local issues. The survey will take about 10 or so minutes, would you be able to assist us please?

Q1a. And do you or an immediate family member work for Hunters Hill Council?

- O Yes (Terminate)
- O No

Q1b. Which suburb do you live in?

- O Gladesville
- O Henley
- O Huntleys Cove
- O Huntleys Point
- O Hunters Hill
- O Woolwich

Q1c. Which of these age groups do you fit into? ***Prompt***

- O 18 - 34
- O 35 - 49
- O 50 - 64
- O 65+

Q1d. Gender (determine by voice):

- O Male
- O Female

Section A – Overall satisfaction with Council and the local area

Q2a. Thinking generally about living in the Hunters Hill local government area, what do you value the most about living here?

.....

Q2b. Thinking about the next four years, what do you think are the top priorities for Council to focus on?

.....

Q3a. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues but across all responsibility areas? ***Prompt***

- O Very satisfied
- O Satisfied
- O Somewhat satisfied
- O Not very satisfied
- O Not at all satisfied

Q3b. Thinking generally about community assets provided by Council, which include local roads, footpaths, cycle ways, parks and playgrounds, public buildings, public toilets, libraries, etc. Overall, how satisfied are you with the quality of community assets currently provided by Council? ***Prompt***

- O Very satisfied
- O Satisfied
- O Somewhat satisfied
- O Not very satisfied
- O Not at all satisfied

SRV Options - Concept statement:

Currently Council delivers a broad range of services from roads and rubbish collection, parks and playgrounds, cultural facilities and events, environmental protection and much more. Council also manages $209m worth of assets, which it has to maintain and renew.

At present, Council's revenue is regulated by the NSW Independent Pricing and Regulatory Tribunal (IPART). IPART limits the amount by which councils can increase rates from one year to the next. At the moment, that amount, known as the rate peg, is an annual increase of 2.5%.

Council is facing the challenge of balancing community expectations with future financial sustainability. There is a growing gap between the cost of providing services and facilities and the available funding to meet those costs. This is a result of a long term 'cap' on Council's ability to increase rates, and costs rising more than the 2.5% rate peg.

Council currently has three SRV's in place specifically for funding road building and maintenance, footpaths and environmental works, and community facilities. These existing SV's will expire over the next eight years.

Over recent years, Council has implemented a range of productivity savings, reduced costs across our operations, but there are no easy solutions to addressing this increasing funding gap. If Council does not address this gap now, our community assets will deteriorate. To address this situation, councils are able to apply for rate increases above rate peg. This is called a Special Variation to Rates (SV).

Council acknowledges that any rate increase may adversely impact some community members. Council has a Hardship Policy and alternative payment options to assist ratepayers should they have difficulty keeping up with their rate payments.

Council is considering a number of options, including applying for a permanent SRV, there are 4 options which ratepayers can consider. Each option will have varying impact on what Council can deliver.

Council wants to get community feedback on the following 4 options:

1. **BASE CASE - LET EXISTING SV's EXPIRE**
2. **OPTION 1 - CONTINUE EXISTING SV's**
3. **OPTION 2 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 9.53% + THE RATE PEG**
4. **OPTION 3 - CONTINUE SV's WITH AN ADDITIONAL INCREASE OF 15.27% + THE RATE PEG**

Always read Base case first - *Flip (bcd/dcb)*

Base Case – RATE DECREASE – no special variation

The average amount of general rates for 2021/2022 excluding waste and water is just under $1,919 per annum.

- Under this option the existing special variation for roads will expire in 2022-23 and not be renewed. The total rate income for roads falls by nearly $600,000 in that year.
- Then in 2023-24 the special variation for footpaths and environmental works, will expire in and the total rate income for assets would fall by nearly $500,000.
- Finally in 2029-30 the existing special variation for community facilities due to expire will not be renewed. The total rate income would fall by nearly $450,000.

Under this option, even with the statutory rate peg increase of 2.5% per annum, general rates will drop to $1,839 in 2022/23, then to $1,785 in 2023/2024, and by 2029/30 will be $1,983 per annum.

This represents a 3% above 2022/23 annual charge.

Under this scenario our asset backlog will be $18.9m by 2030-31. As such the condition of our assets, including buildings, kerbs, seawalls, open space, footpaths and roads will decline and we will not be able to maintain our existing assets at the current rate of repair.

Q4a. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Option 1 – NO CHANGE TO YOUR RATES

Under this option, the existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal.

With the rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $1,953 in 2022/23, then to $2,001 in 2023/2024, and by 2029/30 will be $2,321 per annum.

This is a 21% increase above 2022/23 annual charge.

Under this option, the condition of our buildings, kerbs, open space, and footpaths will decline from where they are at present, and there will be an increase in the renewal backlog.

Under this scenario our asset backlog will be $12m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

The projects outlined under the existing SVs would be completed, but there would be no increase in further maintenance projects.

Q4b. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Option 2 – AN INCREASE TO YOUR RATES

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 9.53% to improve roads, footpaths, environmental management, playgrounds, kerbs and gutters, seawalls, parks and reserves.

Under this option, including with the statutory rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,099 in 2022/23, then to $2,112 in 2023/2024, and by 2029/30 will be $2,449 per annum.

This is 28% increase above 2022/23 annual charge.

Under this scenario our asset backlog will be $5.5m by 2030-31. As such the condition of our roads will remain stable over the period, and there will be some slight improvement in seawalls and stormwater pits.

There would be an increase in some maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths will decline.

Q4c. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Option 3 - AN INCREASE TO YOUR RATES

The existing SVs of 12.07% for roads, environment, other infrastructure, and operations will be incorporated permanently into the rate base to fund asset renewal, with an additional 15.27% increase to improve roads, open space, kerbs and gutters, footpath, seawalls, parks and reserves.

Under this option, with rate peg increase of 2.5% per annum general rates will rise from $1,919 per annum in 2021/22 to $2,187 in 2022/23, then to $2,241 in 2023/2024, and by 2029/30 will be $2,599 per annum.

A 36% above the 2022/23 annual charge.

Under this scenario there will be no asset backlog by 2030-31. As such the condition of our roads will remain stable over the period, and there will be improvements to sea walls and stormwater pits.

There would be an increase in maintenance projects to improve general facilities and infrastructure. However, the condition of our buildings, kerbs, open space and footpaths may still see a slight decline.

Importantly, this option will give Council a slight operating surplus enabling Council to be financially sustainable into the future.

Q4d. How supportive are you of Council proceeding with this option? *Prompt*

- O Very supportive
- O Supportive
- O Somewhat supportive
- O Not very supportive
- O Not at all supportive

Q5a. Please rank the 4 options in order of preference. Which is your first preference? *Prompt*

	Preference 1st	2nd	3rd	4th
Base case (Let existing SVs expire	O	O	O	O
Option 1 (Continue existing SVs)	O	O	O	O
Option 2 (Continue SVs + 9.53% + the rate peg)	O	O	O	O
Option 3 (Continue SVs + 15.27% + the rate peg)	O	O	O	O

Q5b. What is your reason for choosing that option as your highest preference?

.....

Q6a. Prior to this call, were you aware that Council was exploring community sentiment towards a Special Rate Variation?

- O Yes
- O No (Go to Q7a)
- O Not sure (Go to Q7a)

Q6b. How were you informed of the Special Rate Variation? Please answer yes or no as I read each one. *Prompt*

- O Council website
- O Newspaper advertisement
- O Social media such as Facebook
- O Other (please specify).....

Demographics

The following information is used for demographic purposes only.

Q7a. What type of home do you currently live in?

- O Separate or standalone house
- O Townhouse/terrace house/semi-detached/villa
- O Flat/unit/apartment
- O Other (please specify).....

Q7b. Which of the following best describes the home where you are currently living? *Prompt*

- O I/We own/are currently buying this property
- O I/We currently rent this property

Q7c. Do you speak a language other than English at home?

- O Yes
- O No

Council may wish to conduct some further research with residents in the coming weeks to discuss this issue in more detail.

Q8a. Would you like to receive updates on the outcome of this consultation and other important communication from Hunters Hill Council?

- O Yes
- O No (Go to end)

Q8b. Please provide relevant contact details.

Name:.....
Email:.....
Phone:.....
Postcode:.....

Thank you for your time and assistance. This market research is carried out in compliance with the Privacy Act, and the information you provided will be used only for research purposes. Just to remind you, I am calling from Micromex Research on behalf of Hunters Hill Council.

(If respondent wants more details about Council's proposed SRV, refer to Council.)

The information contained herein is believed to be reliable and accurate, however, no guarantee is given as to its accuracy and reliability, and no responsibility or liability for any information, opinions or commentary contained herein, or for any consequences of its use, will be accepted by Micromex Research, or by any person involved in the preparation of this report.


micromex
research
Telephone: (02) 4352 2388
Web: www.micromex.com.au
Email: stu@micromex.com.au

ITEM NO	:	4.5
SUBJECT	:	FIGTREE PARK - CONCEPT AND CONSULTATION
STRATEGIC OUTCOME	:	PUBLIC PLACES ARE VIBRANT AND ACTIVE
ACTION	:	ENSURE PUBLIC SPACES PROVIDE FOR A RANGE OF PEOPLE AND CAN BE EASILY ADAPTED TO SUIT THE CHANGING NEEDS OF OUR COMMUNITY
REPORTING OFFICER	:	BEC HO

Ref:544427

PURPOSE

The purposed of this report is to provide Council with an update on the consultation and design of the Public Spaces Legacy project at Figtree Park.

RECOMMENDATION

1. That the Council receive and note the contents of the report in relation to the progress of the Figtree Park project;
2. That Council acknowledges that the second stage of consultation for the Figtree Park project;
3. That Council endorse an expression of interest to shortlist potential landscape contractors to tender for the construction of the park upgrade

BACKGROUND

The NSW Government is investing $250 million in the Public Spaces Legacy Program as part of ongoing work to protect the health of the community and provide economic and jobs stimulus in response to the current COVID-19 pandemic. The Program incentivises local councils to accelerate the assessment of development applications (DAs) and rezonings through the provision of funding to deliver a legacy of safe, quality public open space.

The NSW Government has allocated $4,750,000 in funding to Hunters's Hill Council (Council), as part of the NSW Public Spaces Legacy Program, subject to Council meeting planning acceleration targets.

Figtree Park includes approximately 8481sqms of public open space within the Hunters Hill Local Government Area, bounded by Matthew Street, Gladesville Road and Ryde Road. The site is zoned RE1- Public Space and Part B4 – Mixed Use under the Hunters Hill LEP 2012. The land is categorised as 'Community Land' under the NSW Local Government Act 1993. The immediate surrounding area has a mixed use of green space, community service buildings, residential buildings, businesses and shops.

REPORT

Plan of Management

In 2020, Council submitted a draft Plan of Management for Figtree Park. Earlier this month, Council was notified by the Crown Lands that the draft Plan of Management is approved to go on exhibition.

The Local Government Act 1993 NSW (LG Act) requires a plan of management (PoM) for all public land classified as 'community' land under the LG Act. A PoM outlines community land and its features, and clarifies how Council will manage, use or develop it into the future. It identifies Council's goals and objectives for the land and establishes the overall direction for planning, resource management and maintenance.

Local councils authorised by the Crown Land Management Act 2016 NSW (CLM Act) to manage dedicated or reserved crown land, must manage the land as if it were public land under the LG Act. Under the LG Act, all Crown land reserves managed by council as community land are required to have a Council-adopted PoM to guide the land's use, management and development.



Proposed Concept Design

The project is stage 1 of a broader Council initiative to develop a community precinct within the heart of the Hunters Hill town centre. This project proposes the revitalisation and expansion of the existing Figtree Park to deliver an additional 'District Park 'for the community of Hunters Hill.

The scope of project proposes enhancements of the park which will result in increased public use of the space.

A major objective of the project is to realise significant improvements to public access to the park through increased permeability to adjoining streets through improved traffic and pedestrian outcomes.

The consultation report (attached) has informed the development of the guiding principles of the concept designs:

- EXPERIENCE: Refresh the park aesthetics, an immersive and appealing space, inclusive for everyone.
- VILLAGE GREEN: Upgrade and increase existing public green space. An open, verdant and flexible space that is for relaxation and refuge.
- PLAY AND DISCOVER: A place for recreational pleasure and enjoyment. Accommodating all ages and appealing to the community.
- COMMUNITY AMENITY: Accommodate a mix of activity, increased features such as seating, circulation, all day use.
- EMBRACING CONTEXT: A future proof design that connects with surrounding community. Links to local businesses. Improved safety, permeability, and public domain arrival into the park.

The Croquet Lawn Two concept designs have been developed for the project. One design considers the gentle integration of the Crown land currently used as croquet lawn exclusively into the park design through the removal of hedging and fence line. The second design contemplates the removal of the Croquet lawn, which results in a significant increase in the publicly available open space.

The croquet club house and lawn are Crown Land under the care and control of Council. The Croquet Club has enjoyed use of the green since the women's bowling club relocated to the Hunters Hill Club in 1994. During the engagement process, a campaign was run by the Hunters Hill Croquet Club and Hunters Hill Trust to maintain the clubhouse and lawn on site.

Council facilitated a consultation session with the Croquet Club, and members provided 38 submissions. 8 submissions highlighted the opportunity to incorporate the lawn into the project. The alternative considers a potential relocation of the croquet lawn to another site.

The option of relocation has been discussed with the previous and current presidents of Hunters Hill Croquet Club as a way to attract a greater membership .

It should be noted that both concept designs propose the demolition of the Council-owned property at 48 Gladesville Road and the incorporation of park land currently separated from the main park by Short St.

The proposed demolition of 48 Gladesville Road will be subject to development approval under Part 4 of the Environmental Planning and Assessment Act (1979). The consolidation of the isolated parkland will be subject to assessment through Council's Local Traffic Committee and subsequent approval by Council.

Other elements that will be incorporated in the design include;

- Traffic and pedestrian improvements in Matthew, Short, Ryde and Gladesville Rd;
- Improves driveway access off Gladesville Rd
- The development of acoustic treatments to address concerns to Ryde Rd
- Improved connection to Community Buildings on Gladesville Rd.

These elements will be further refined and resolved as the design as the design is developed.



Description

1. Plaza
2. Grassed seating zones
3. Future retail/dinning/ community centre edge
4. Amenity building
5. Open Green Space for multiuse purposes.
6. Adventure Play
7. Nature Play
8. Walking Loop
9. Vantage seating
10. Village Green
11. Mound
12. Planting
13. Buffer Planting (raised and sloping garden)
14. Respite nooks with seating
15. Respite Lawn
16. Entry plaza



SUMMARY OF DESIGN OPTIONS

The attached table provides a summary of the elements that the proposed designs would incorporate in comparison to the existing park layout.

SUMMARY OF SKETCH OPTIONS

LEGEND

✓ Included

● Included but could be improved

✕ Not Included







	CURRENT	OPTION 1 (LIGHT INCLUSION OF CROQUET)	OPTION 2 (REMOVAL OF CROQUET)
Croquet Lawn	✓	✓	✕
Full Site Interaction	✕	✕	✓
Open Green Space	●	●	✓
North-South Through Site Connection	✕	✓	✓
East-West Through Site Connection	●	●	✓
Clear Desirelines	✕	●	✓
Green Space Opportunities	●	●	✓
Buffer along Ryde Rd	✕	●	✓
Connections to local businesses and facilities	●	✓	✓
Increased amenity	✕	●	✓
Amenity Building placeholder size (approx)	✕	~40m2	~40m2
Open Space Lawn & Plaza (approx)	3700m2 (croquet not included)	~ 4000m2 (croquet not counted)	~ 5200m2
Play size (approx)	✕	~430m2	~430m2
Garden size (approx)	~1300m2	~1100m2	~1300m2
Croquet size (approx)	~ 1400m2	~ 1400m2	✕
Trees retained	-	TBC (following arborist report)	TBC (following arborist report)

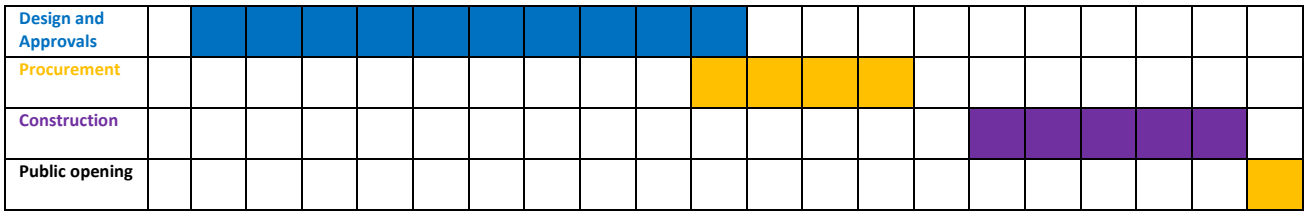
PROGRAM UPDATE

Council has been able to maintain the program for the project, detailed in the table below.

As a result of the impact delayed local government elections, and to enable the program to be maintained and procurement to occur in March, Council officers propose to release an expression of interest to landscape contractors.

The landscape industry is currently under pressure and very busy. Projects are taking longer due to material shortages, coupled with delays in overseas delivery (on average 18 weeks moves to 36 weeks) affecting some materials. Due to the restrictions associated the pandemic, there has been less staff available to complete construction on current projects, with significant impact to the ability to complete projects on time. Procurement of materials has been impacted. The proposed expression of interest process will assist the current agreed program of the Figtree Park project to be maintained.

Phase	May 21	June 21	July 21	Aug 21	Sept 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	June 22	July 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23
Execution of funding agreement																					
Planning & Management																					
Comms and Engagement																					



CONSULTATION

The next phase of the consultation process is to test the concept designs with the community.

The opportunity to participate will include:

- Online portal with feedback survey
- Pop up engagement sessions
- Signage at Figtree Park
- Posters in surrounding shops
- Letterbox drop
- Enews x 4 weeks
- Printed newsletter
- Citizen's Panel

The feedback from this process will inform the final, detailed design which will be presented to the first meeting of the new Council in 2022.

FINANCIAL IMPACT ASSESSMENT

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

Funding for the Figtree Park Project has been made available through the NSW Government Public Spaces Legacy program.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter. Environmental impact assessments are being undertaken as part of the project.

SOCIAL IMPACT ASSESSMENT

There is a positive 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. Figtree Park - Concept for Consultation ⇩
2. Figtree Park Consultation Report ⇩


FIGTREE PARK WORKSHOP
20190125
30 SEPTEMBER 2021
REVISION [A]
HUNTERS HILL -
FIGTREE PARK
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carver

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TODAYS AGENDA

01 INTRODUCTION
+ The purpose and objectives of today's session

02 COMMUNITY CONSULTATION
+ Guiding Principles

03 PROJECT VISION
+ Sketch Design Options

04 PRECEDENTS
+ Example Images / Look & Feel

01
INTRODUCTION

PURPOSE OF TODAY'S SESSION

+ Provide a brief understanding of the comunity consultation and objectives for the park
+ Provide overview of site opportunties & constraints
+ 2 sketch layouts for the park
+ Discuss project next steps

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02
COMMUNITY CONSULTATION

GUIDING PRINCIPLES - DERIVED FROM COMMUNITY CONSULTATION

+ **EXPERIENCE** Refresh the park aesthetics, an immersive and appealing space, inclusive for everyone.
+ **VILLAGE GREEN** Upgrade and increase existing public green space. An open, verdant and felxible space that is for relaxation and refuge.
+ **PLAY AND DISCOVER** A place for recreational pleasure and enjoyment. Accommodating all ages and appealing to the community.
+ **COMMUNITY AMENITY** Accomodate a mix of activity, increased features such as seating, circulation, all day use.
+ **EMBRACING CONTEXT** A future proof design that connects with surrounding community. Links to local businesses. Improved safety, permability, and public domain arrival into the park.

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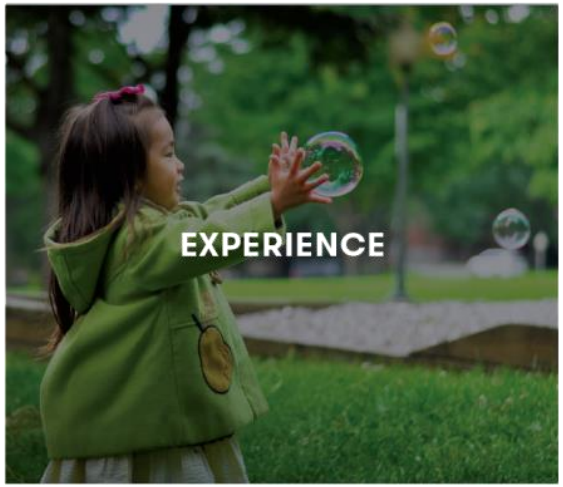



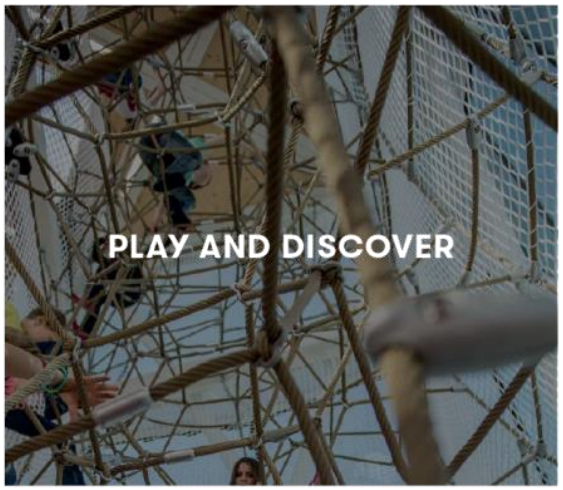



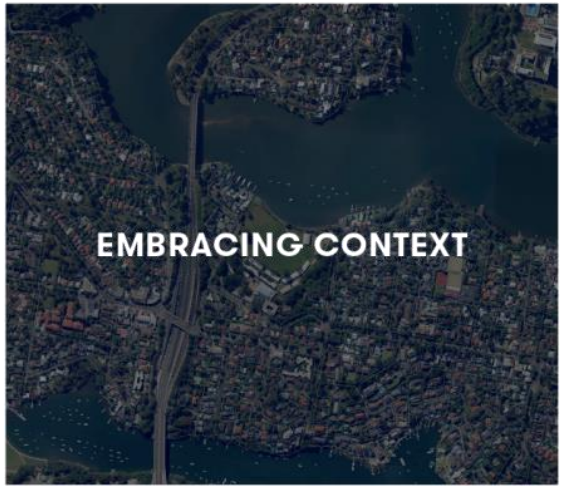

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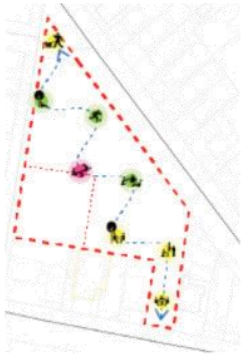
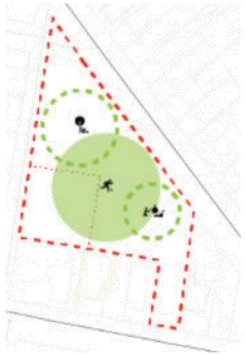
EXPERIENCE

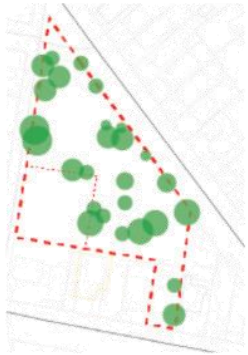


- MULTIPLE IMMERSIVE ZONES
- INCLUSIVE SPACES FOR ALL

VILLAGE GREEN

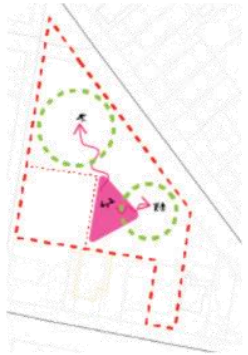


- GREEN SPACE OPPORTUNITES



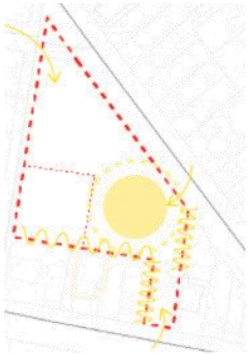
- RETENTION OF EXISTING TREES

PLAY AND DISCOVER



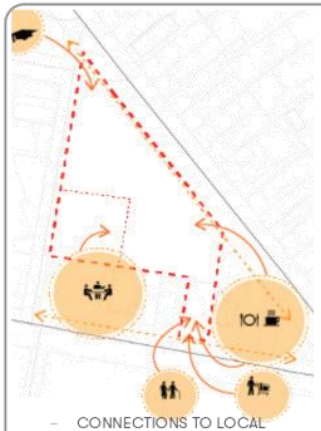
- ZONES FOR MIXED PLAY

COMMUNITY AMENITY

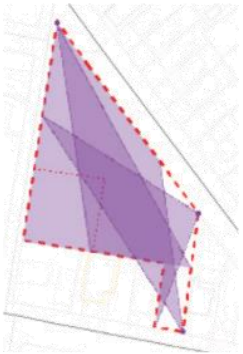


- INCREASED AMENITY
- ACTIVATED EDGES

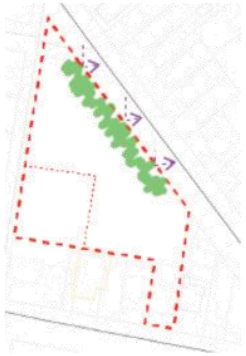
EMBRACING CONTEXT



- CONNECTIONS TO LOCAL BUSINESSES AND FACILITIES



- CLEAR DESIRELINES FOR EXTRA SAFETY



- BUFFER; REDUCES TRAFFIC NOISE, INCREASES SAFETY.

03
PROJECT VISION

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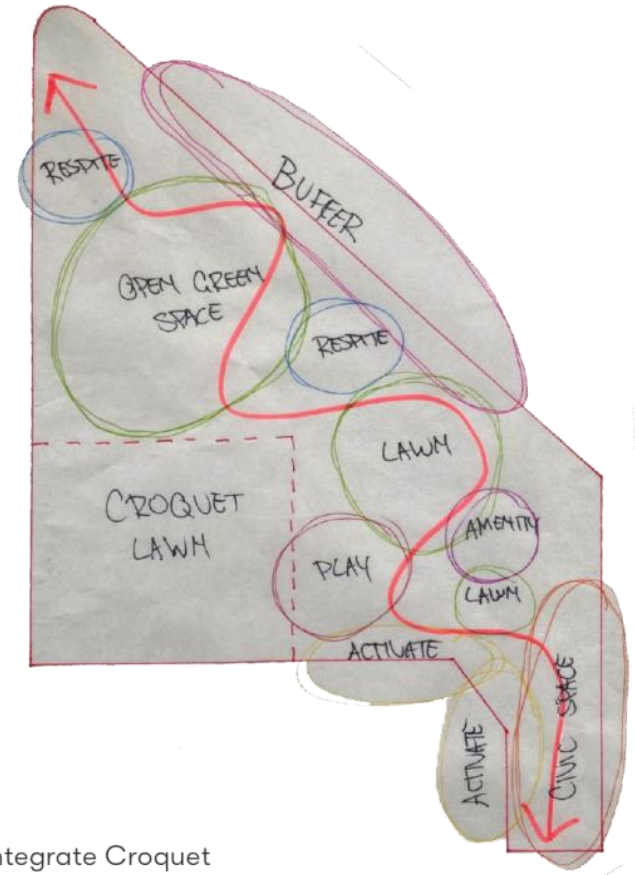
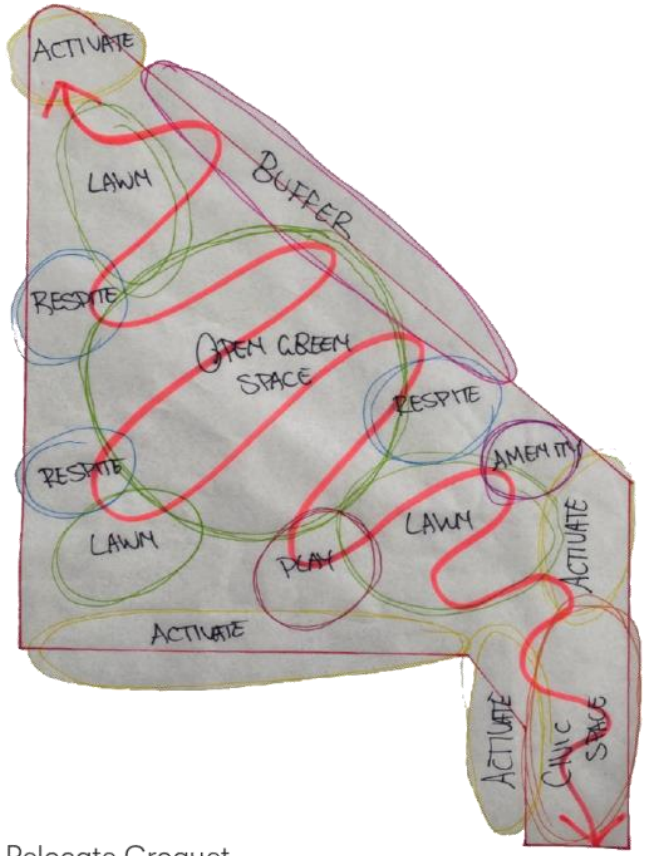
SPATIAL PROGRAM



Integrate Croquet



Relocate Croquet

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CURRENT DESIGN

Description

1. Croquet Lawn
2. Open Green Space



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SKETCH OPTION 1 (INTERGRATE CROQUET)

Description

1. Plaza
2. Grassed seating zones
3. Future retail/dinning/ community centre edge
4. Amenity building
5. Open green space
6. Adventure play
7. Nature play
8. Croquet lawn
9. Vantage seating to watch croquet or watch activities happening on the village green
10. Village green
11. Mound
12. Planting
13. Buffer Planting (raised and sloping garden)
14. Respite nooks with seating
15. Respite Lawn
16. Entry plaza



SKETCH OPTION 2 (RELOCATE CROQUET)

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Description

1. Plaza
2. Grassed seating zones
3. Future retail/dinning/ community centre edge
4. Amenity building
5. Open Green Space for multiuse purposes.
6. Adventure Play
7. Nature Play
8. Walking Loop
9. Vantage seating
10. Village Green
11. Mound
12. Planting
13. Buffer Planting (raised and sloping garden)
14. Respite nooks with seating
15. Respite Lawn
16. Entry plaza



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SUMMARY OF SKETCH OPTIONS

LEGEND

✓ Included

● Included but could be improved

✖ Not Included







	CURRENT	OPTION 1 (LIGHT INCLUSION OF CROQUET)	OPTION 2 (REMOVAL OF CROQUET)
Croquet Lawn	✓	✓	✖
Full Site Interaction	✖	✖	✓
Open Green Space	●	●	✓
North-South Through Site Connection	✖	✓	✓
East-West Through Site Connection	●	●	✓
Clear Desirelines	✖	●	✓
Green Space Opportunities	●	●	✓
Buffer along Ryde Rd	✖	●	✓
Connections to local businesses and facilities	●	✓	✓
Increased amenity	✖	●	✓
Amenity Building placeholder size (approx)	✖	~40m2	~40m2
Open Space Lawn & Plaza (approx)	3700m2 (croquet not included)	~ 4000m2 (croquet not counted)	~ 5200m2
Play size (approx)	✖	~430m2	~430m2
Garden size (approx)	~1300m2	~1100m2	~1300m2
Croquet size (approx)	~ 1400m2	~ 1400m2	✖
Trees retained	-	TBC (following arborist report)	TBC (following arborist report)

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04

PRECEDENTS - LOOK & FEEL

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PRECEDENTS - VILLAGE GREEN











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PRECEDENTS - PLAY







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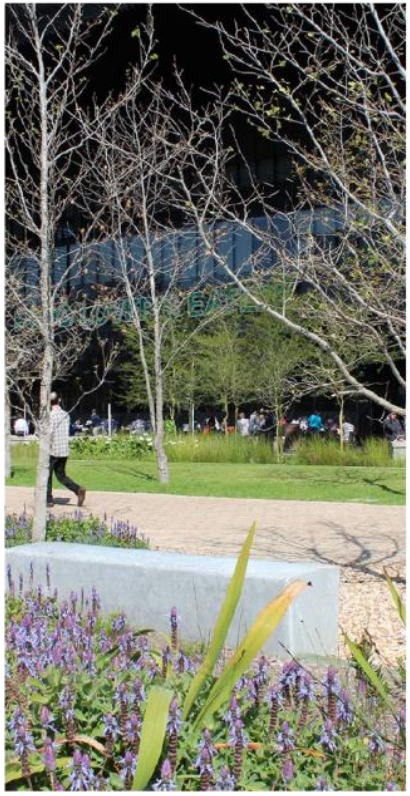
PRECEDENTS - CIVIC SPACE









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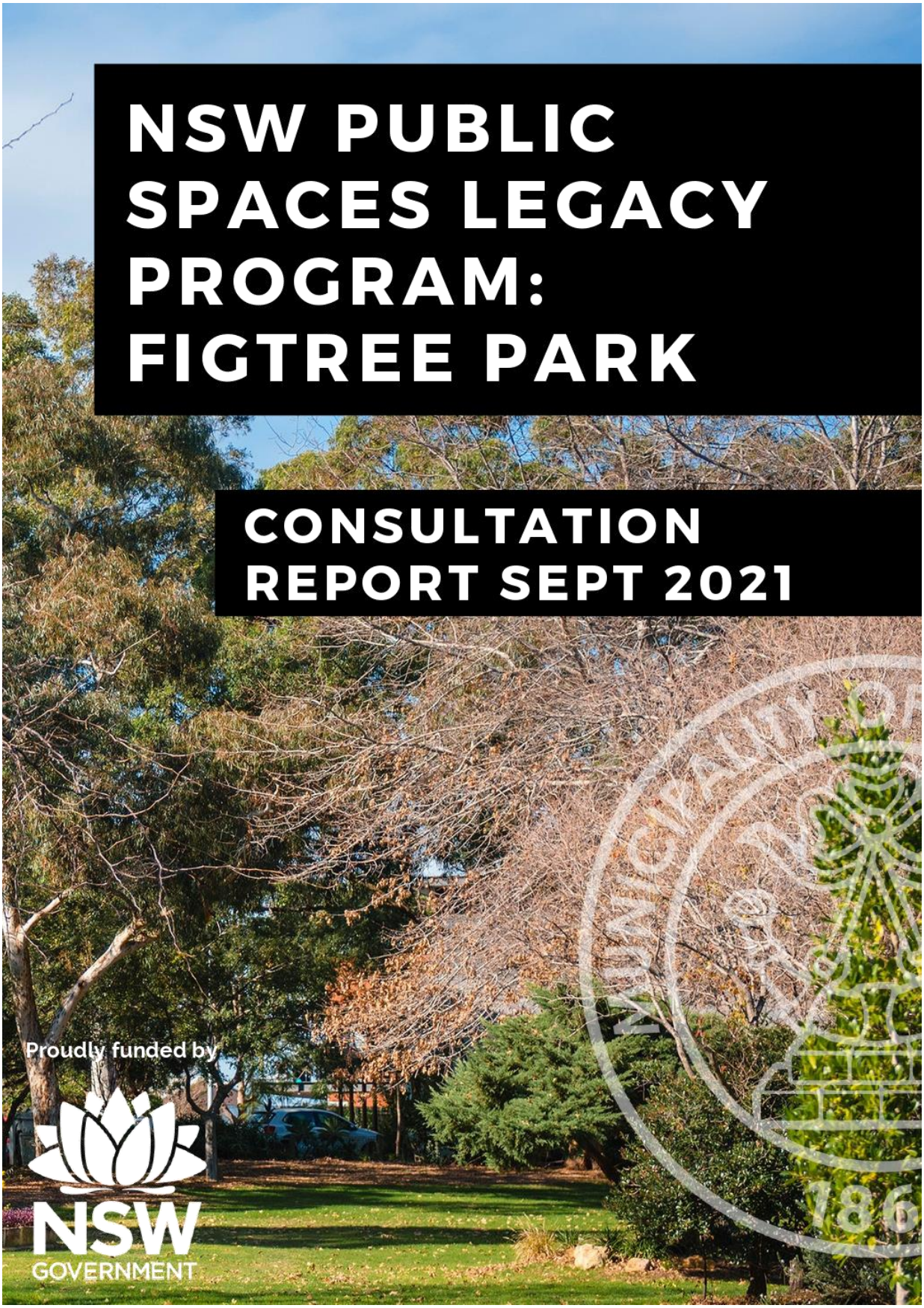
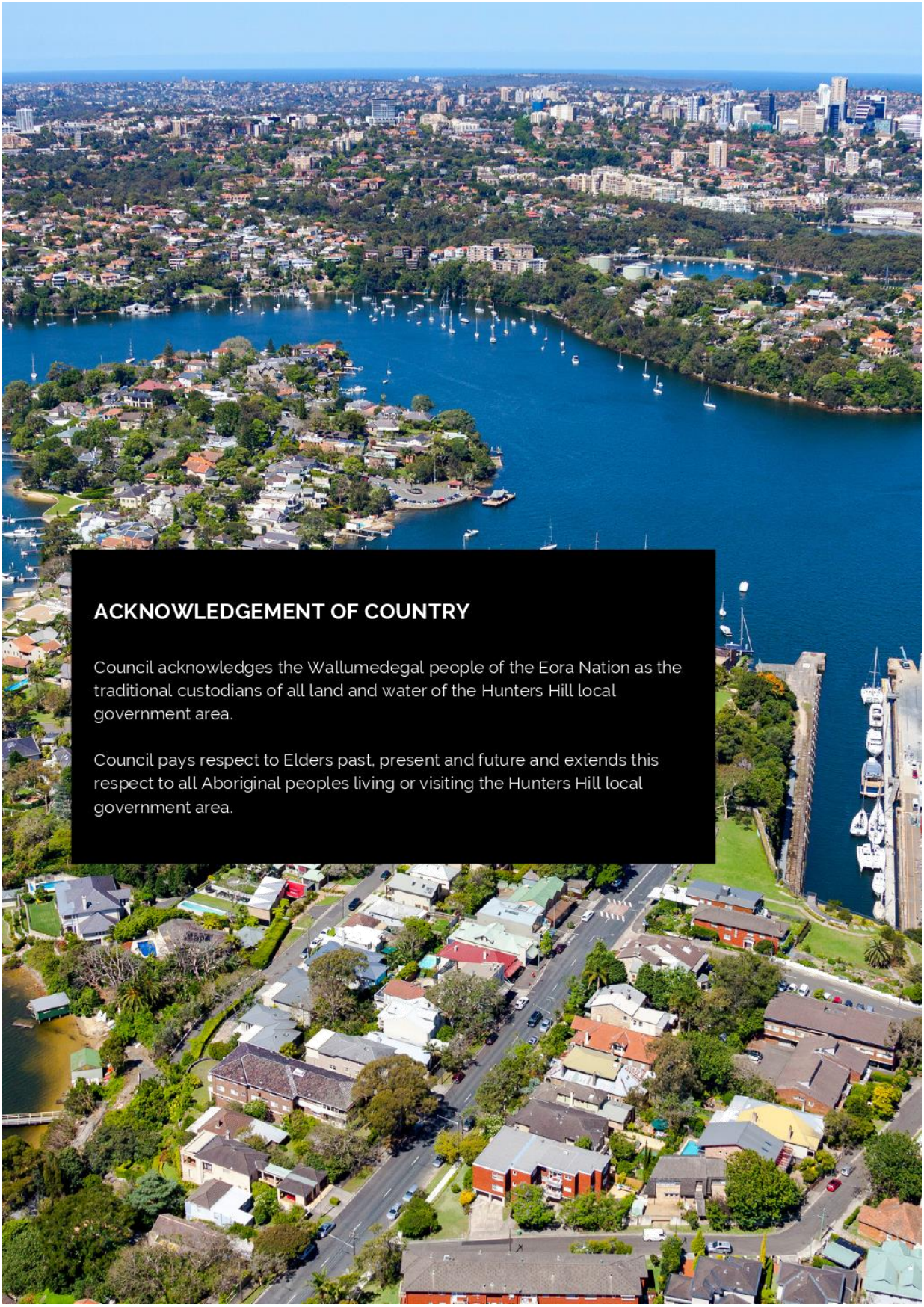

NSW PUBLIC SPACES LEGACY PROGRAM: FIGTREE PARK
CONSULTATION REPORT SEPT 2021
Proudly funded by
NSW GOVERNMENT



ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.

Council pays respect to Elders past, present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

INTRODUCTION





BACKGROUND

The NSW Government is investing $250 million in the Public Spaces Legacy Program as part of ongoing work to protect the health of the community and provide economic and jobs stimulus in response to the current COVID-19 pandemic. The Program incentivises local councils to accelerate the assessment of development applications (DAs) and rezonings through the provision of funding to deliver a legacy of safe, quality public open space.

The NSW Government has allocated $4,750,000 in funding to Hunters's Hill Council (Council), as part of the NSW Public Spaces Legacy Program, subject to Council meeting planning acceleration targets.

Figtree Park includes approximately 8481sqms of public open space within the Hunters Hill Local Government Area, bounded by Matthew Street, Gladesville Road and Ryde Road. The site is zoned RE1- Public Space and Part B4 – Mixed Use under the Hunters Hill LEP 2012. The land is categorised as 'Community Land' under the NSW Local Government Act 1993. The immediate surrounding area has a mixed use of green space, community service buildings, residential buildings, businesses and shops.

SCOPE OF WORK

The project is stage 1 of a broader Council initiative to develop a community precinct within the heart of the Hunters Hill town centre. This project proposes the revitalisation and expansion of the existing Figtree Park (noted RE1 on the site plan below) to deliver an additional 'District Park 'for the community of Hunters Hill

The scope of project proposes enhancements of the park that will include a new amenity block, inclusive play spaces, public art, accessible pathways and improvements to lighting and passive surveillance, which will result in increased public use of the space.

A major objective of the project is to realise significant improvements to public access to the park through increased permeability to adjoining streets through improved traffic and pedestrian outcomes.

The purpose of this report is to provide a summary of the submissions received and feedback collected through the consultation process.

The findings in this report will inform the scope for the concept design for the project.


PROJECT TIMELINE
March - Project program to DPIE
May - funding agreements issued
June - October - Co-design and engagement
October to Jan - Detailed planning, approvals + tender
Feb 2022 - Groundbreaking
Feb to Nov 2022 - Construction
December 2022 - Project Completed


DETAILS

CONSULTATION PROCESS

Hunter's Hill Council ran a community consultation campaign to capture local resident and visitor comments on Figtree Park. The consultation period ran from Saturday 10th July 2021 to Saturday 21st August 2021. Opportunities to participate included:

Project webpage on Council website

- Communicated the project timeline.
- Provided frequently asked questions section.
- Subscribe for updates feature.

Social Pinpoint

- Provided an interactive map for users to provide comment and upvote or downvote other comments with transparency.
- Offered a more detailed survey for members of the community to complete.

Digital

- Council promoted the consultation events and online tools using Council's Facebook page. This page has 2251 followers.
- The consultation was promoted on Council's Instagram page @huntershillcouncil, which has 1232 active followers.
- The process was promoted on Council's Linkedin page.
- Emails sent to database promoting of Figtree consultation – eight (8). This includes one specifically on this when it launched on 10 July and seven in eNews (15 July, 22 July, 29 July, 5 August, 12 August, 19 August, 26 August). There are 9444 subscribers.
- A video was created and promoted via YouTube.

Traditional media

- 1500 DL flyers were dropped to the residents in the immediate surrounding streets.
- 30 posters were printed and displayed in local shops advertising a QR code linking to the Social Pinpoint consultation page.
- Consultation was advertised in the Mayors Column in The Weekly Times and in an article on 18 August.
- The Village Observer August Edition - Mayor's Column.
- 6 corflute posters were erected in Figtree Park advertising a QR code linking to the project page on Council's website.
- 500 printed surveys were letterbox dropped.
- Printed newsletter that went to every household in Hunters Hill.
- Bus stop advertising

MEETINGS

Due to the global pandemic and public health orders prohibiting face to face meetings, a number of meetings were held via Zoom.

SESSIONS DATES

- Thursday 22 July - 3pm
- Thursday 29 July - 1pm
- Thursday 29 July - 2pm
- Friday 30 July - 11.20am
- Monday 9 August – 7pm
- Thursday 12 August – 11.30am
- Saturday 14 August – 10am
- Monday 16 August – 1pm
- Thursday 19 August – 4pm
- Thursday 19 August – 7pm

98 attendees

10 sessions

Organisations represented included:

Sydney Community Services
Moocooboola Computer Club
Hunters Hill Croquet Club
Local businesses
Hunters Hill High School
Villa Maria Primary School
Boronia Park Public School
St Josephs College
Riverside Girls High School
Hunters Hill Lodge
Hunters Hill Trust
Hunters Hill Rotary Club





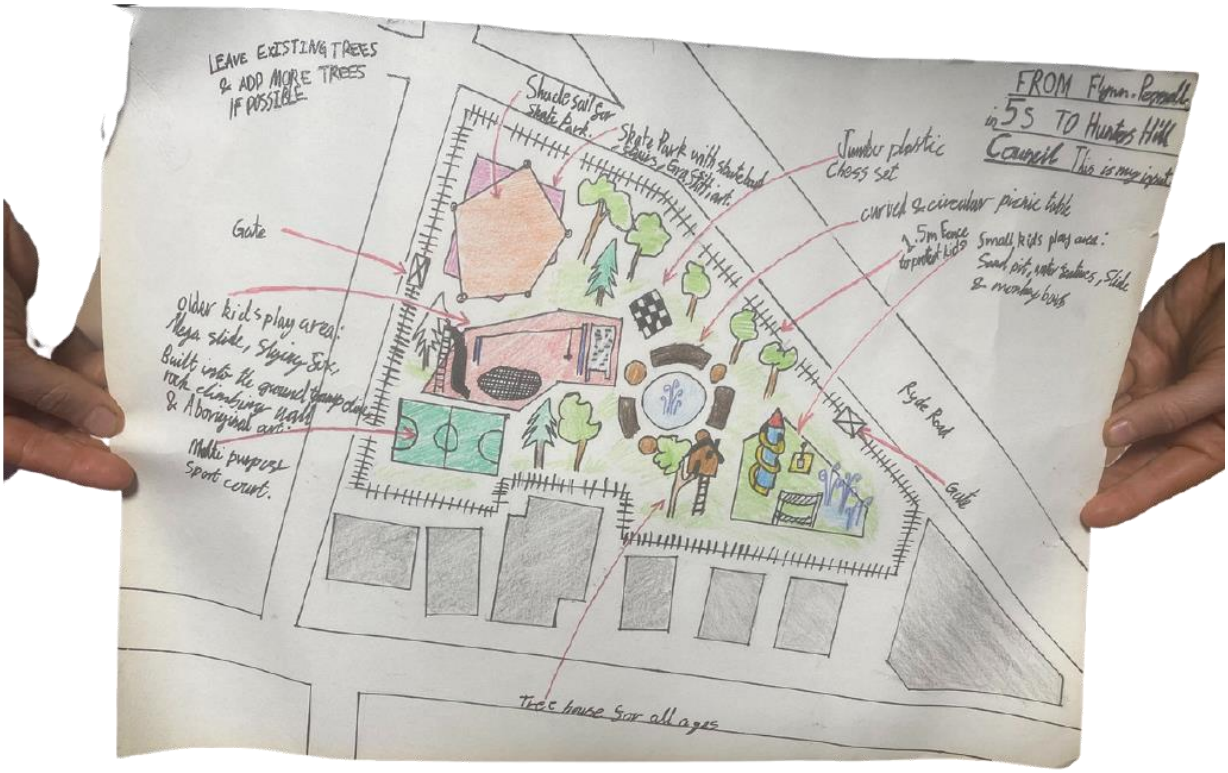
WORKSHOPS

During the consultation, feedback was received from many members of the community through a number of channels. In addition to feedback at the 10 workshops, Council received 23 written submissions. The project participation portal delivered 140 surveys, and 1435 unique users commented on the interactive map.

98 participants

12 organisations

10 workshops

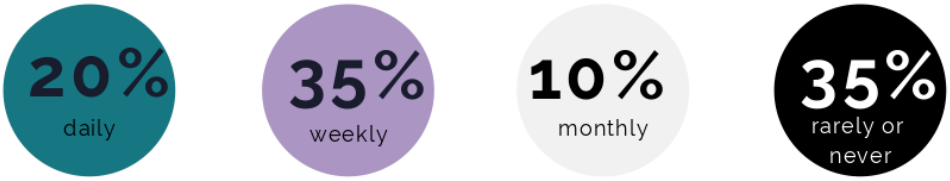


SURVEY SUMMARY

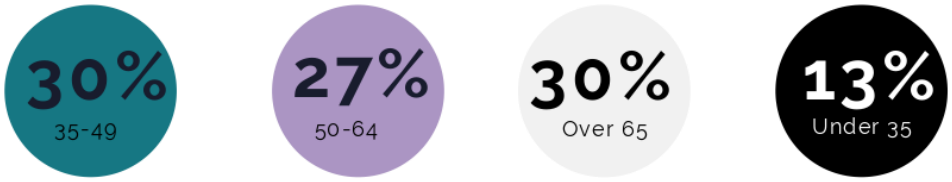


Using the Social Pinpoint platform, Council was able to engage the community in a transparent discussion with a collective result. Participants were provided the opportunity to complete an online survey. This survey was also delivered to 500 residents in the directly surrounding area. Below are summary of the response. Details of the responses are included in the appendix of this report.

HOW OFTEN DO YOU VISIT FIGTREE PARK?



AGE OF THE RESPONDENTS



Respondents were asked to rank elements of the project in order of importance. Below is the average rank order.

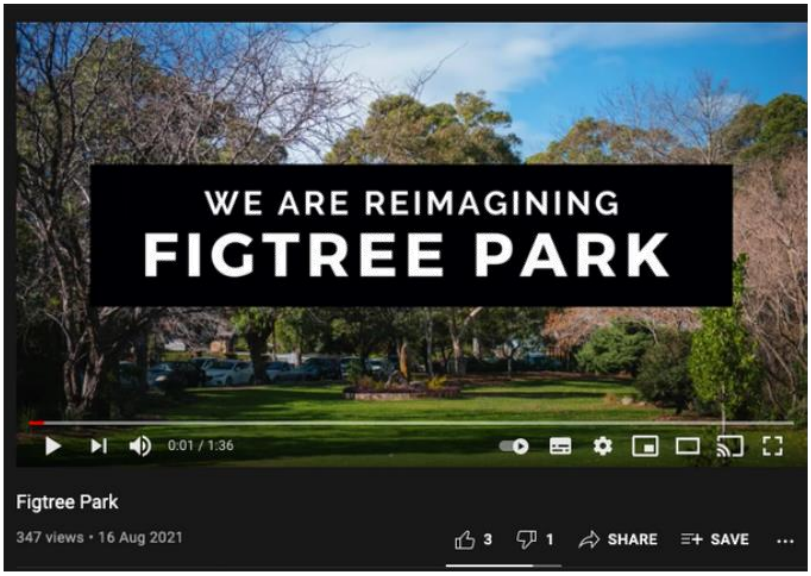
1. Retain green space
2. Access to open space
3. Amenities and park furniture
4. Aesthetics
5. Playground
6. Accessibility
7. Public domain
8. Road safety
9. Addressing parking issues
10. Dog walking
11. Lighting
12. Addressing traffic
13. Access to community service organisations
14. Access to local businesses
15. Public art
16. Smart Cities

Respondents were asked what they liked to do in the park. A detailed list of the responses is included in the appendix, with a summary of the most popular responses listed below:

- Walk through the park to get to shops or as part of walk
- To enjoy & relax in green space
- For kids play
- Consume take away (mostly coffee) with friends or family



A short video tour of the park was created and promoted to allow residents who were unable to leave their homes due to the pandemic public health orders familiarise themselves with Figtree Park.





SOCIAL PINPOINT MAP

Using the Social Pinpoint platform, Council was able to engage the community in a transparent discussion with a collective result. Participants could post suggestions and feedback, which viewers could choose to upvote or downvote suggestions.

4972 visits

136 comments

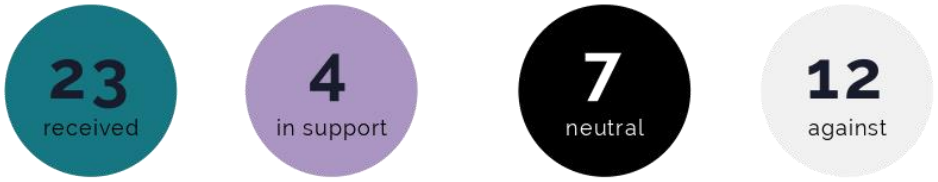
Listed below are the comments with the most overall votes (upvotes and downvotes combined)

- "Given how few members the Croquet Club has and how little community activity takes place there it should be redeveloped/refurbished and opened to the wider community. If it wasn't viable as a women's bowling club surely it can't be argued it should remain an under-utilised croquet club." (132 combined, 41 upvotes, 91 downvotes)
- "Place new playground and amenities block at this end of park to be close to shops .....ie takeaways for parents supervising children to be nearby." (98 combined, 71 upvotes, 27 downvotes)
- "Council should purchase this property with some of the grant funding so they can expand the park space" (referring to 2 Ryde Rd) (93 combined, 49 upvotes, 44 downvotes)

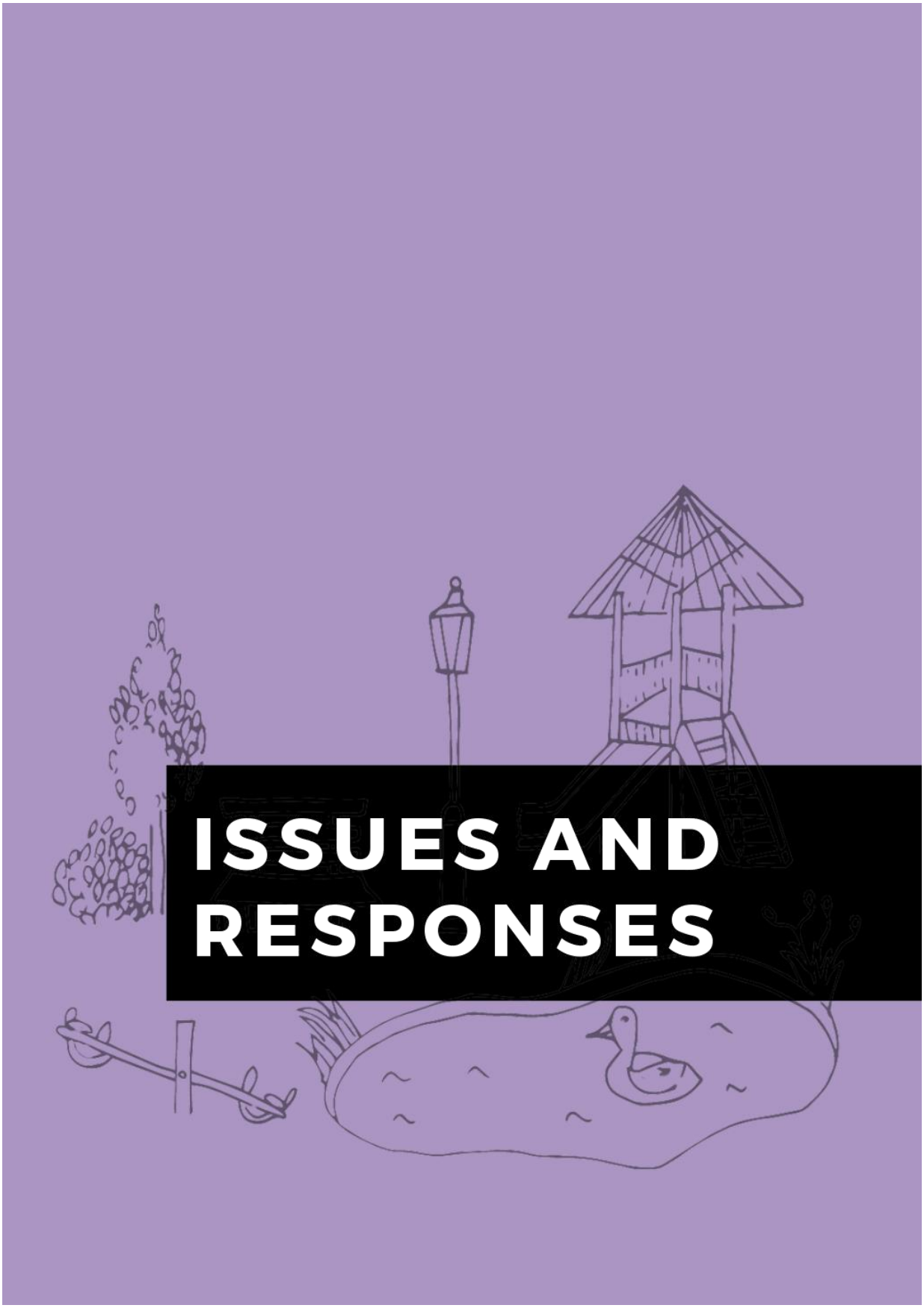


SUBMISSIONS

Submissions were accepted via email and post, and feedback has been incorporated into this report. 23 written submissions were received. More than half of the submissions received were in response to a campaign by the Hunters Hill Croquet Club and the Hunters Hill Trust.






ISSUES AND
RESPONSES



KEY ISSUES AND COMMENTS

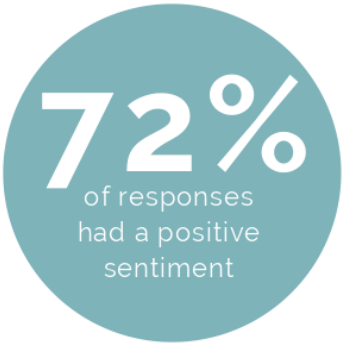
During the consultation, feedback was received from many members of the community through a number of channels. In addition to feedback at the 10 workshops, Council received 23 written submissions. The project participation portal delivered 140 surveys, and 1435 unique users commented on the interactive map.



Key issues are summarised below (in alphabetical order):

1. Aesthetic 9.8%
2. Community Amenity 25.5%
3. Connection to business 0.6%
4. Croquet Club 8.5%
5. Dogs 1.6%
6. Grant funding 1.6%
7. Green space 11%
8. Playspaces 8%
9. Retain open space 14%
10. Safety 7.2%
11. Site accessibility 5%
12. Traffic 7.2%

Attachment 1 of the appendix of this report contains detailed responses.



AESTHETICS

Respondents indicated they appreciated the calm, peaceful and green space and wanted to enhance or increase these attributes.

COMMUNITY AMENITY

Respondents made varied suggestions on how to increase community amenity for example through installing additional seating. The inclusion of public bathrooms was supported by most.

CONNECTION TO BUSINESS/VILLAGE

Several respondents offered The Canopy at Lane Cove as good example "vibrant, accessible for all ages". Currently, there is no access point for Figtree Park from Gladesville Road. This project provides the opportunity to address this issue.

CROQUET CLUB

The croquet club house and lawn are Crown Land under the care and control of Council. The Croquet Club has enjoyed use of the green since the womens bowling club relocated to the Hunters Hill Club thirty years ago. During the engagement process, a campaign was run by the Hunters Hill Croquet Club and Hunters Hill Trust to maintain the clubhouse and lawn on site.

Council facilitated a consultation session with the Croquet Club, and members provided 38 submissions. 8 submissions highlighted the opportunity to incorporate the lawn into the project.

DOGS

A small number of responses requested an off leash/dedicated dog area. The recommended minimum size of a fenced dog park is one acre, and would not be suitable for the site. There is a large off leash dog zone located 500m from Figtree Park, at Riverglade Reserve.



GRANT FUNDING

As part of the NSW Government's Covid-19 economic recovery program, all eligible NSW Councils were invited to submit a proposal to the Public Spaces Legacy Program. Funding was allocated to each Council - the NSW Government has allocated $4.75 million in funding to Hunter's Hill Council, as part of the NSW Public Spaces Legacy Program, subject to Council meeting planning acceleration targets.

In response, and following consideration, Council submitted a proposal to upgrade Figtree Park. We have met the initial milestones for the project, and plan to deliver a high quality open space that is accessible to all of our community. This grant funding is only allowed to be spent on Figtree Park.

The funds for this project are from a non competitive NSW Government grant, and will not draw on rate funding. An opinion of probable cost has been developed for the project. More detail on the budget will be available following the concept design being developed.

Details of the NSW Public Spaces Legacy Program can be found at:
https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/NSW-Public-Spaces-Legacy-Program

GREEN SPACE + RETAIN OPEN SPACE

No loss of open space was a recurrent theme. Council has committed to no loss of open space. The Figtree Park project includes over 7000m2 of green, public open space. It's almost 2 acres of open space, in the middle of Hunter's Hill Council LGA, and surrounded by local businesses and services that are central to our community.

There is potential to incorporate additional space into the open space area, such as the triangle on the corner of Short and Ryde Rd, and council owned property at 48 Gladesville Road.

There is some desire to incorporate a community garden, and/or a sensory garden into the space.

PLAYSPACE

Figtree Park was home to a playspace, which was decommissioned. There is an opportunity to recreate a playspace that is inclusive, nature based and reflective of the overall aesthetic of Figtree Park. Some respondents were concerned about safety from Ryde Rd with a playspace. Other respondents felt there was no requirement to provide play in the park.

SAFETY

Figtree Park is closely bordered by Matthew St and Ryde Rd. There is a need to review and address the safety of park users. Many respondents suggested that they do not use the park because of concern around the safety from vehicles.

Currently, there is no lighting or accessible pathways through the park, and minimal street lighting from Ryde Rd. There is an opportunity to address these issues in the design of the project. In addition, noise from traffic was raised as a concern.

SITE ACCESSIBILITY

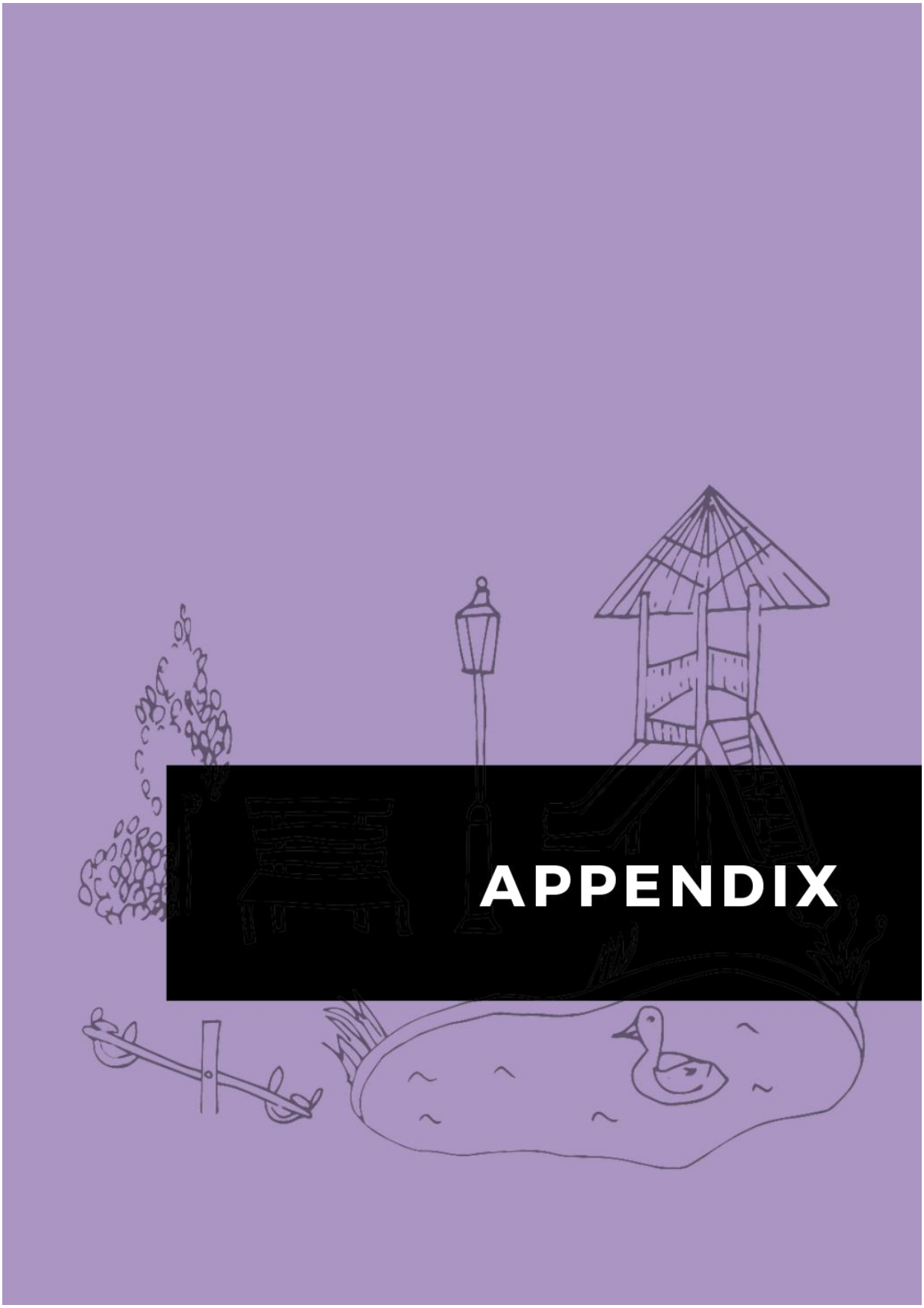
The park is closely located to a number of retirement and aged care facilities and community services that support people with disabilities. There is a repeated request from respondents to create accessible pathways and access points in, and around the park, particularly from Gladesville Road. A balance between pedestrian and vehicle management could be considered in the project.

TRAFFIC

Many respondents wanted the issues resulting from cars, such as traffic and parking, to be addressed in this project. In addition, there is request to address the noise created from Ryde Rd particularly for park users.

There is a small triangle of land bordered by Short St and Ryde Rd that could be incorporated into the site to create more usable public open space and provide an option to calm traffic.


#NODAMAGE
COLOUR
INOA
CREW CLOSED
#DontRiskIt
Hair


APPENDIX

APPENDIX

Appendix 1 – Summary of Responses from Community Engagement Activities (separate attachment)

Appendix 2 - Materials used to promote opportunities to participate in consultation

Appendix 3 - Visitation statistics report

Appendix 4 - Meeting presentation deck

Appendix 5 - Social Pinpoint webpage

Appendix 6 - Boronia Park Public School Submissions

Appendix 7 - In the Media

APPENDIX 2: MATERIALS

1500 DL flyers letterbox dropped in the immediate area.



Hunter's Hill Council has been successful in a funding application to upgrade Figtree Park on Ryde Rd, Hunters Hill funded by the NSW Government Department of Planning, Infrastructure and Environment Public Spaces Legacy program.

This project will seek to create a place where all people in our community can feel connected in a quality green open space.

The initial scope, which includes upgrades to the play equipment and seating areas, a new public restroom and the installation of public art, is being refined through a public consultation process.

huntershill.nsw.gov.au/participate

FIGTREE PARK

There will be a number of ways you can help to shape the concept design for this space in the coming months:

- Attend the Night on the Green on 14 August at Figtree Park from 5 - 9.30pm;
- Use the interactive map online to share your comments or complete the survey huntershill.nsw.gov.au/participate;
- Subscribe to updates while you are there;
- Call our team on 9879 9400 to arrange a phone call or videoconference or;
- Email our team directly with your feedback or suggestions: people@huntershill.nsw.gov.au.



MATERIALS

Corflute signs and posters were erected on site and in surrounding shop fronts





Hunter's Hill Council has been successful in a funding application to upgrade Figtree Park on Ryde Rd, Hunters Hill funded by the NSW Government Department of Planning, Infrastructure and Environment Public Spaces Legacy program.

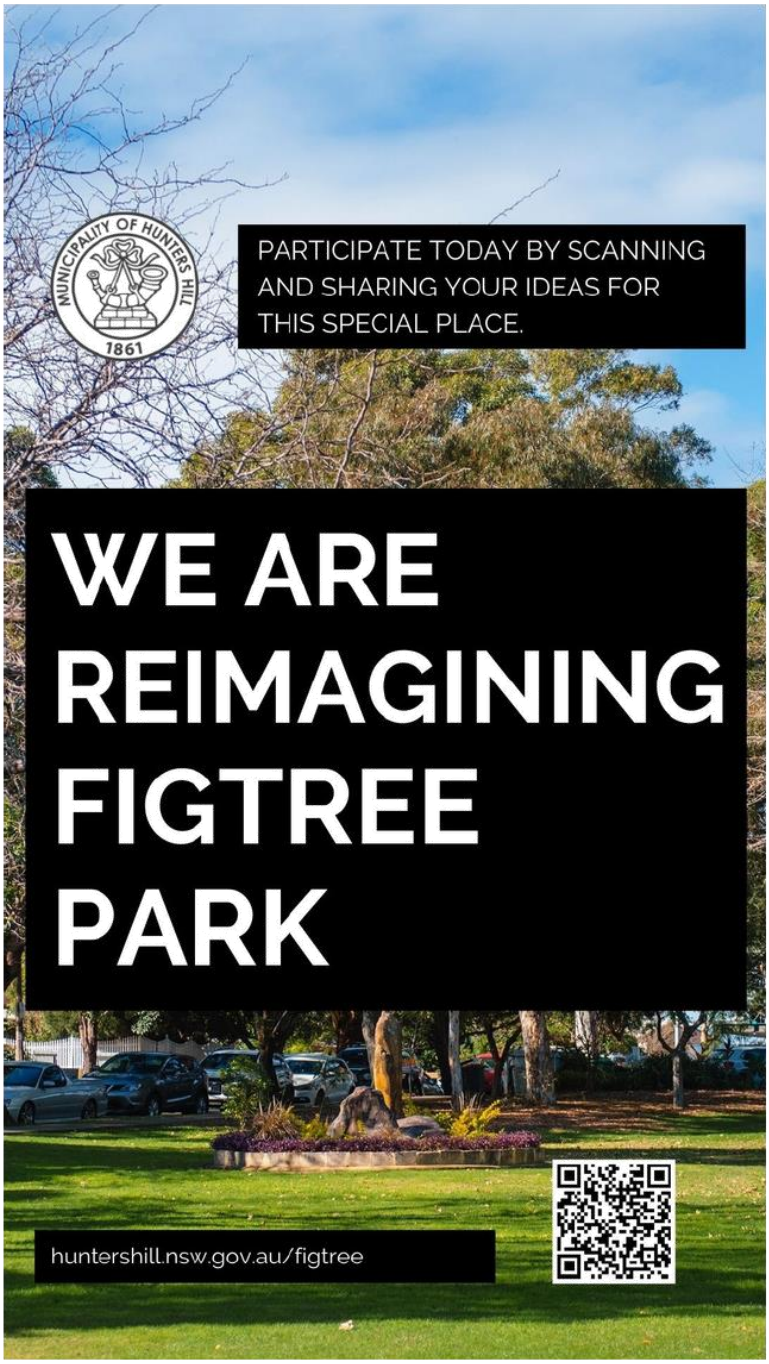
This project will seek to create a place where all people in our community can feel connected in a quality green open space. The initial scope, which includes upgrades to the play equipment and seating areas, a new public restroom and the installation of public art, is being refined through a public consultation process.

There are many opportunities for you to help create he concept design for this space in the coming months. Visit our website for more information or call 98799400.

HUNTERSHILL.NSW.GOV.AU/PARTICPATE OR
SCAN THIS QR CODE TO SHARE YOUR IDEAS

MATERIALS

Advertisements were installed in bus stops along Ryde Road.



APPENDIX 3: VISITATION DATA

Council monitored visitation to the park from 18 February 2021 to 10 March 2021. The average time spent in Figtree Park was 4 minutes and 65 seconds. Short dwell time indicates that most visitors recorded in this report indicates that most of the visitors are walking through the park,

Figtree Park

	Unique Vistors	Ave time (min/sec)
18/2/21	229	3.41
19/2/21	341	8.2
20/2/21	569	11.55
21/2/21	469	10.13
22/2/21	216	4.55
23/2/21	121	2.56
24/2/21	129	2.31
25/2/21	137	3.04
26/2/21	266	2.01
27/2/21	562	7.56
28/2/21	195	2.1
1/3/21	237	3.34
2/3/21	278	2.47
3/3/21	301	2.1
4/3/21	253	1.56
5/3/21	344	2.41
6/3/21	522	9.37
7/3/21	201	9.59
8/3/21	269	2.03
9/3/21	117	2.15
10/3/21	123	1.49
	5879	93.93
	300	4.65

APPENDIX 4: MEETING PRESENTATION DECK





MEETING PRESENTATION DECK

PROGRAM + OUTCOMES

Department of Planning, Industry and Environment, through NSW Public Spaces Legacy Program recognises the resource impact of COVID19.

- The allocated funding is to support investment in the creation of high-quality public and open spaces to create a lasting community benefit; and
- address critical open space shortfalls and improve the quality of existing public and open spaces.



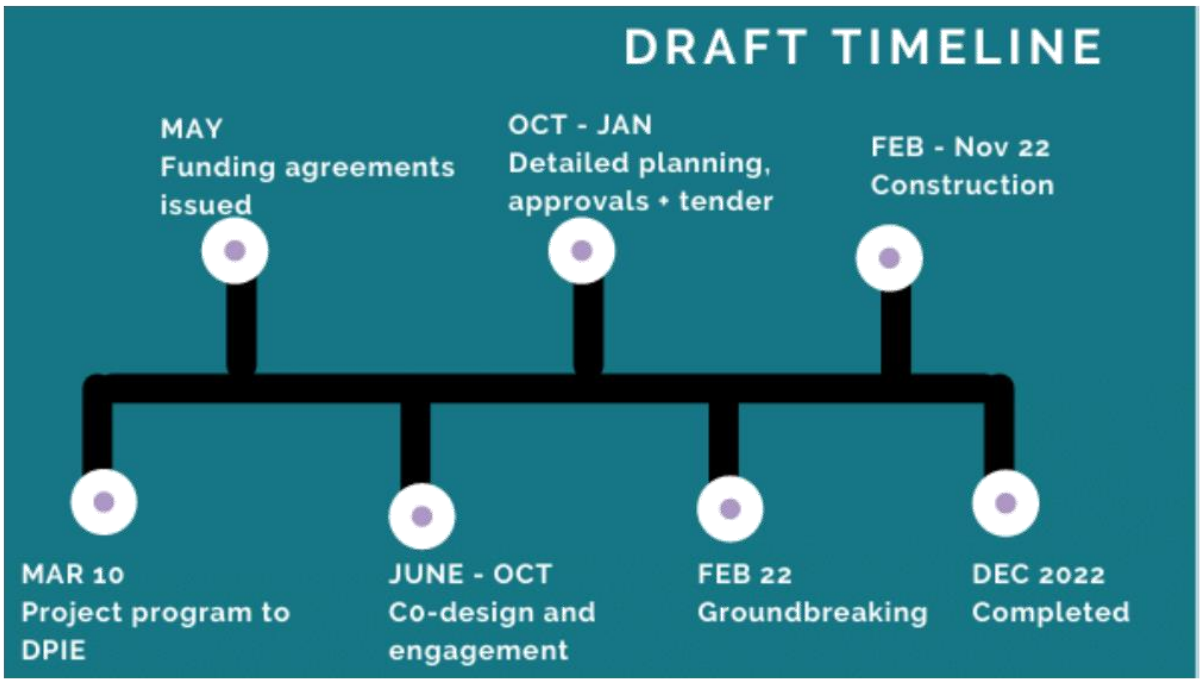


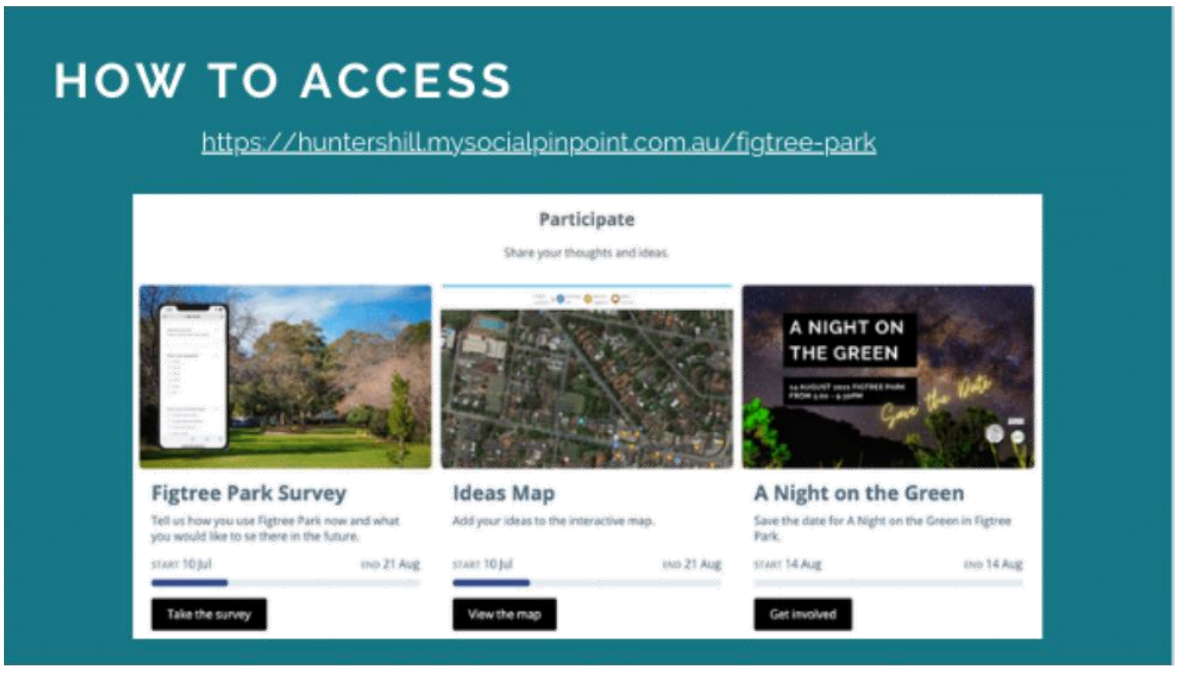
MEETING PRESENTATION DECK



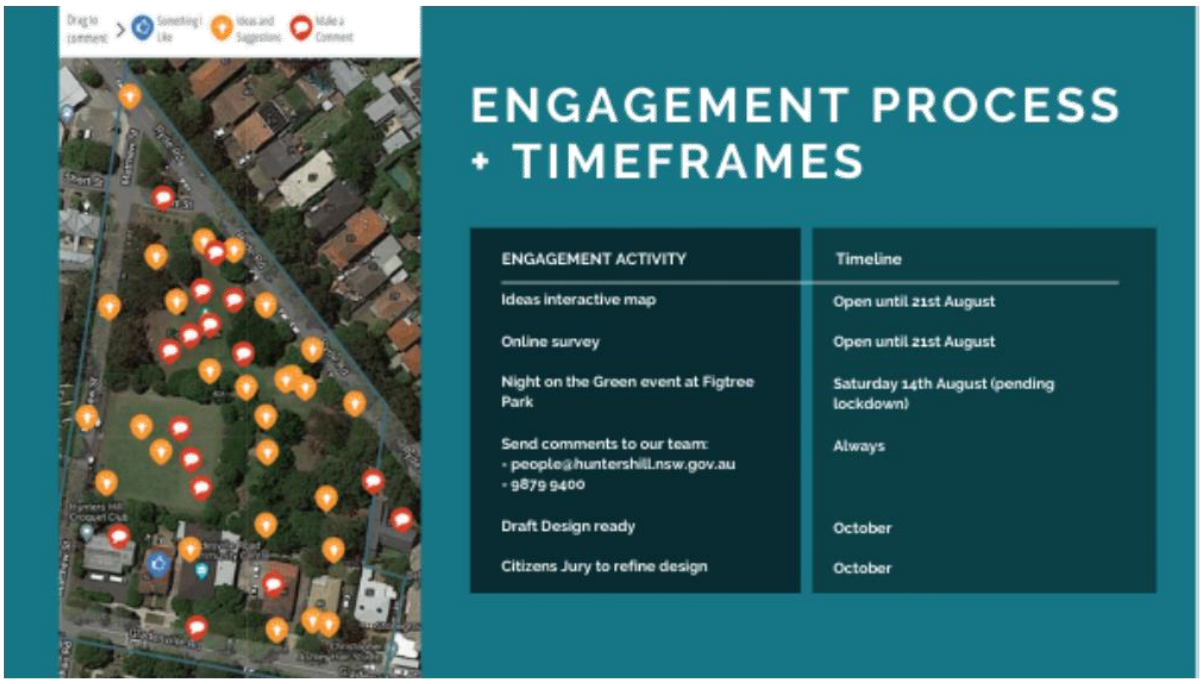


MEETING PRESENTATION DECK





MEETING PRESENTATION DECK



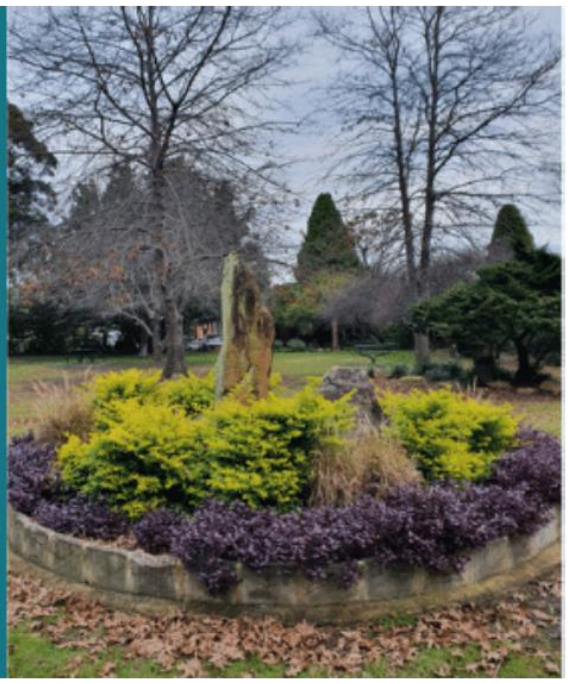


MEETING PRESENTATION DECK

NEXT STEPS

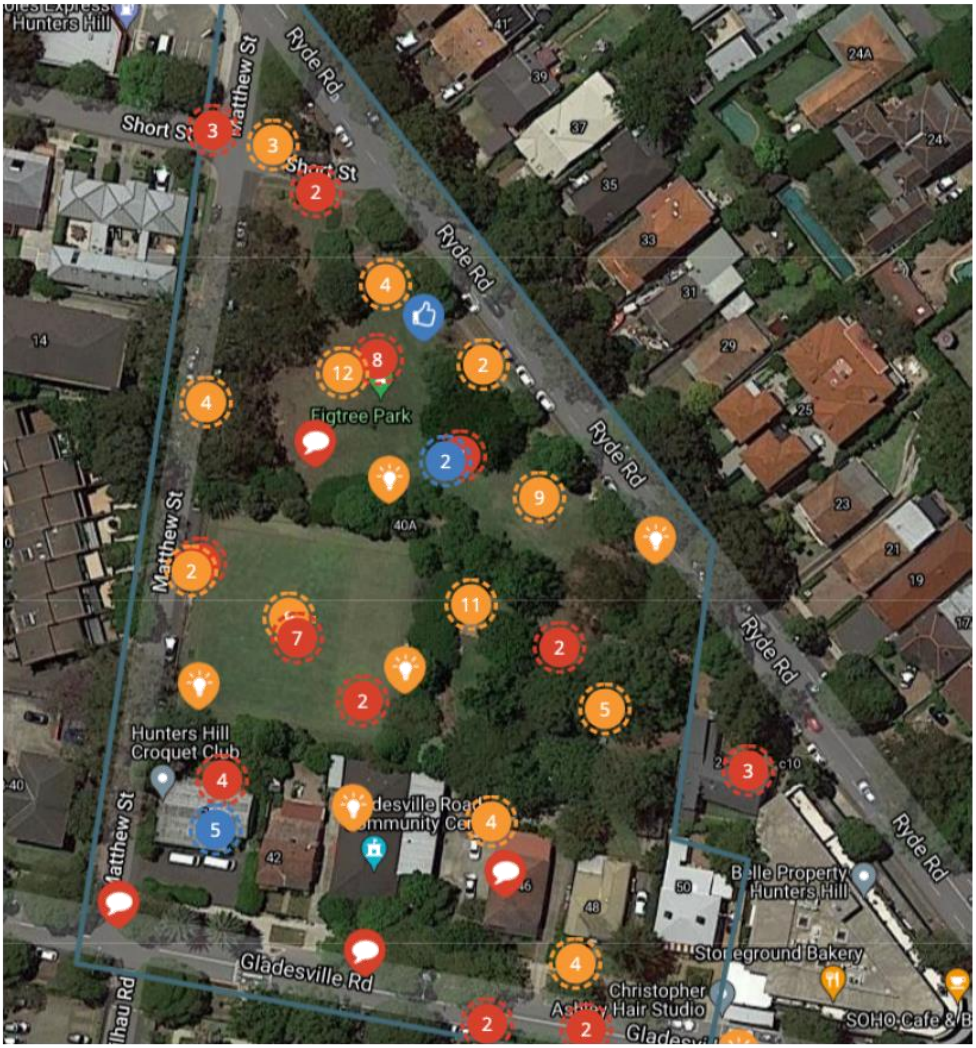
Share the online feedback tools with your networks:
- Ideas map
- Survey

We will send out the links to these, also accessible on the Council website and social media pages



APPENDIX 5 SOCIAL PINPOINT MAP

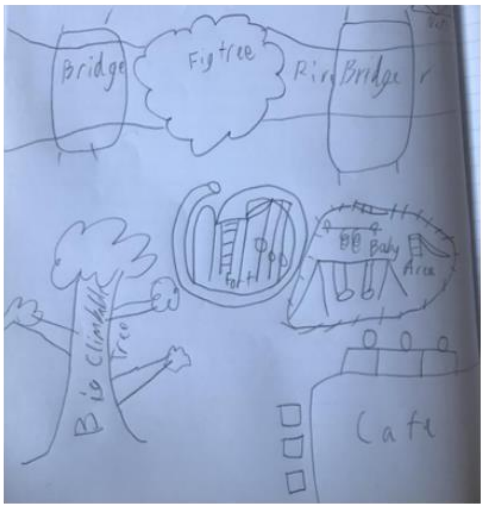
An interactive map was created and will remain live for 12 months. While commenting has been deactivated, anyone with the link is able to access the webpage and review: https://huntershill.mysocialpinpoint.com.au/figtree-park/map#/



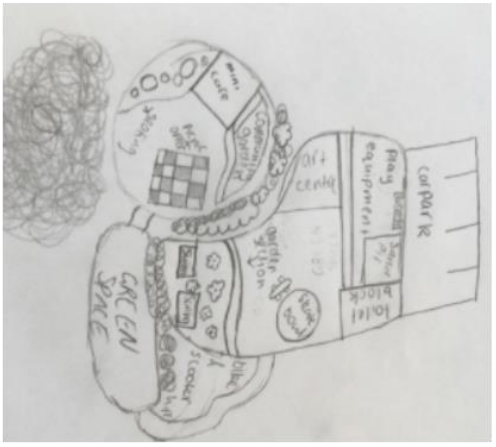
APPENDIX 6: BORONIA PARK PUBLIC SCHOOL SUBMISSIONS

Students in years 5 and 6 of Boronia Park have been learning the foundation of democracy and the hierarchy of governmental responsibilities. In response to this opportunity, some students participated in a workshop. Others were assigned a task to visit the site and reimagine Figtree Park. Complete submissions have been included in the appendix.










Proudly funded by
NSW
GOVERNMENT

ITEM NO	:	4.6
SUBJECT	:	SUSTAINABILITY ACTION PLAN 2022
STRATEGIC OUTCOME	:	COUNCIL VALIDATES THE BENEFITS OF SUSTAINABLE LIVING AND SUPPORTS ADVANCED APPROACHES TO RESOURCE RECOVERY
ACTION	:	CREATE STRONG PARTNERSHIPS WITH OUR COMMUNITY TO SUPPORT INNOVATIVE ATTITUDES TO SUSTAINABLE LIFESTYLES, WASTE MINIMISATION AND INCREASE REUSE AND RECYCLING OPPORTUNITIES
REPORTING OFFICER	:	BEC HO

Ref:544508

PURPOSE

The purpose of this report is to provide Council with an update Sustainability Action Plan for 2022

RECOMMENDATION

1. That the report be received and noted;
2. That Council endorses the Sustainability Action Plan 2022;
3. That the Sustainability Action Plan 2022 is shared with the community through all communication channels.

BACKGROUND

The Municipality of Hunters Hill is home to an array of unique ecosystems with 70% of the LGA declared as conservation area. As our population grows and the threats imposed by climate change increase, it is imperative we balance the social, economic and environmental needs of our community to foster a sustainable Municipality.

Council recognises and upholds the moral responsibility to preserve natural resources and minimise environmental impacts for current and future generations. Both Council and the community are committed to sustainability and adopting practices that promote climate resilience.

This sentiment is reflected in our Community Strategic Plan 2020-2028:

"We respond proactively to pressure facing our environment and endeavour to enhance the way we conserve our resources and natural systems."

REPORT

Hunter's Hill Council has conducted a thorough review of the sustainability of its operations and service delivery. The following considerations have been taken into account:

- The emissions profile of the organisation
- The community's expectations and feedback through both the Sustainability Working Party and the Community Strategic Plan (CSP 2028).
- Emissions profile of the community
- The financial impacts of business as usual operations
- Budget allocations and available grants for this financial year and beyond.
- Other local government responses to the Climate Emergency.
- The state, federal and global responses to climate change.

Based on these items it is feasible to consider targets which consider emissions reductions and commitment to renewable energy for the organisation and/or community. At this time it's proposed that a reasonable target for Hunters Hill Council to commit to a Renewable Energy Target (RET) of 100% by 30 June 2023 across the organisation as effective emissions reduction pathway with minimal operational and financial impacts to council.

A pathway towards the adoption of this target was initially outlined in the Action Plan for 2020 which established 6 core goals:

- Improving Energy Efficiency
- Switching to Renewable Energy
- Supporting Low Emissions Transport
- Driving the Circular Economy and Waste Minimisation
- Growing Adaptation and Resilience
- Engaging the Community

Adopting of a 100% RET by 2023 is not expected to, in itself, present any significant financial implications. The potential range of actions under scenarios listed in the action plan which may have financial implications are to be considered independently and dependent upon feasibility as explored on a case by case basis as is Council policy for any procurement decision, new project or investment proposed. For currently unfunded projects, Council will develop business cases requiring approval. The business case will consider the overall impact and benefits including any Greenhouse Gas emissions (from Scope 1-3 emissions based on the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories) from the project and comparing this to a business as usual approach. For projects where there is payback period, Council will aim for no more than a 7 year payback period.

CONCLUSION

Hunters Hill Sustainability Action Plan outlines Council's commitment to environmental sustainability for both council operations and our community. The 2022 plan, detailed here presents an updated set of actions prioritised for implementation over the next 12 months.

Actions aim to create a more sustainable, greener, healthier, cooler and more liveable municipality by supporting initiatives within government, schools, businesses and for residents.

FINANCIAL IMPACT ASSESSMENT

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

<OR>

Projects are either already funded, or a business case will be prepared as detailed in the plan.

ENVIRONMENTAL IMPACT ASSESSMENT
There is a positive 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. 2022 Sustainability Action Plan ⇩



SUSTAINABILITY ACTION PLAN 2022

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.

Council pays respect to Elders past, present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

TABLE OF CONTENTS

1. Executive Summary
2. Context
3. Hunters Hill Council Commitment
4. Core Targets and Goals
5. Sustainable Development Goals
6. Actions
7. Evaluation

1. EXECUTIVE SUMMARY

The Municipality of Hunters Hill is home to an array of unique ecosystems with 70% of the LGA declared as conservation area. As our population grows and the threats imposed by climate change increase, it is imperative we balance the social, economic and environmental needs of our community to foster a sustainable Municipality.

Council recognises and upholds the moral responsibility to preserve natural resources and minimise environmental impacts for current and future generations. Both Council and the community are committed to sustainability and adopting practices that promote climate resilience.

This sentiment is reflected in our Community Strategic Plan 2020-2028:

"We respond proactively to pressure facing our environment and endeavor to enhance the way we conserve our resources and natural systems."

Hunters Hill Sustainability Action Plan outlines Council's commitment to environmental sustainability for both council operations and our community. The 2022 plan, detailed here presents an updated set of actions prioritised for implementation over the next 12 months. Actions aim to create a more sustainable, greener, healthier, cooler and more liveable municipality by supporting initiatives within government, schools, businesses and for residents.

2. CONTEXT

Global

- Under the United Nations Framework Convention on Climate Change, 197 countries ratified the Paris Climate Accord in 2016 committing to "pursue efforts to limit the temperature increase to 1.5C above pre-industrial levels"

Federal Government

- Australia's current Renewable Energy Target (RET) of 33,000 GWh by 2020 has been achieved
- Australia's has committed to a Green House Gas emissions target of 26% to 28% below 2005 levels by 2030, under the Paris Climate Agreement

Sate Government

- Net zero emissions by 2050 under the NSW Government Climate Change Policy Framework (2016) and The 2050 Greater Sydney Regional Plan by the Greater Sydney Commission

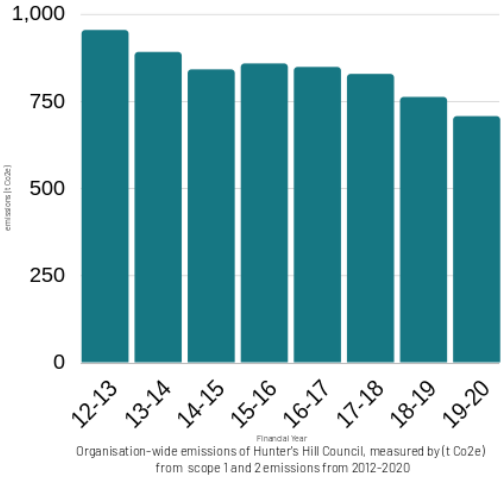
Local Government

- 100+ Councils have declared a climate emergency
- 1 in 5 Councils have a Zero emissions or 100% Renewable Energy Target
- Resilient Sydney - A Strategy for City Resilience 2018 Plan developed under the 100 Resilient Cities Program

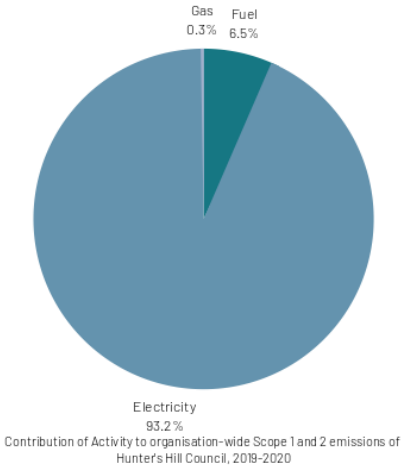
3. HUNTERS HILL COUNCIL COMMITMENT

- Resilient Sydney member and supporter of the Resilient - A strategy for city resilience (2018)
- Climate Emergency declared, February 2020
- Pilot Partner of UNSW and NSW Circular program, 2019
- Partners in the Northern Sydney Regional Waste Strategy 2017 - 2021
- Cities Power Partnership Member (2021)

Hunter's Hill Council's organisation-wide Greenhouse Gas emissions have already seen a 15% reduction in the 2019-2020 period compared to the 2016-2017 period. This is due to a number of factors including energy efficiency improvements and organisational changes. The impact of Covid-19 on emissions for the 2020-2021 period is predicted to show a further (temporary) reduction of approximately 10% in emissions .



Organisation-wide emissions of Hunter's Hill Council, measured by (t Co2e) from scope 1 and 2 emissions from 2012-2020

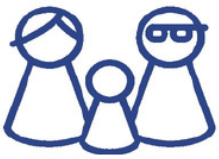


Contribution of Activity to organisation-wide Scope 1 and 2 emissions of Hunter's Hill Council, 2019-2020



14,909

Population
ABS Estimate 2018



2,350

Families



5,262

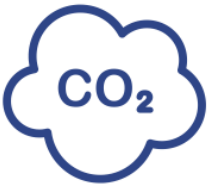
Houses

For the entire Hunter's Hill LGA (2016-2017)- Resilient Sydney



0.2%

Contribution to the entire emissions of Greater Sydney



105.11K

tonnes of CO2e created



68.8%

emissions from electricity



13.5%

emissions from waste



9.9%

emissions from transport



7.9%

emissions from gas

The Clean Energy Council reports



24%

Electricity generation now comes from renewable sources



18%

NSW homes have rooftop solar



6%

Contribution of Hunter's Hill's operations to the emissions for the entire LGA in 2016-17

4. CORE TARGETS AND GOALS

Hunter's Hill Council has conducted a thorough review of the sustainability of its operations and service delivery. The following considerations have been taken into account:

- The emissions profile of the organisation
- The community's expectations and feedback through both the Sustainability Working Party and the Community Strategic Plan (CSP 2028).
- Emissions profile of the community
- The financial impacts of business as usual operations
- Budget allocations and available grants for this financial year and beyond.
- Other local government responses to the Climate Emergency.
- The state, federal and global responses to climate change.

Based on these items it is feasible to consider targets which consider emissions reductions and commitment to renewable energy for the organisation and/or community. At this time it's proposed that a reasonable target for Hunters Hill Council to commit to a Renewable Energy Target (RET) of 100% by 30 June 2023 across the organisation as effective emissions reduction pathway with minimal operational and financial impacts to council.

A pathway towards the adoption of this target was initially outlined in the Action Plan for 2020 which established 6 core goals:

1. Improving Energy Efficiency
2. Switching to Renewable Energy
3. Supporting Low Emissions Transport
4. Driving the Circular Economy and Waste Minimisation
5. Growing Adaptation and Resilience
6. Engaging the Community

Adopting of a 100% RET by 2023 is not expected to, in itself, present any significant financial implications. The potential range of actions under scenarios listed in the action plan which may have financial implications are to be considered independently and dependent upon feasibility as explored on a case by case basis as is Council policy for any procurement decision, new project or investment proposed. For currently unfunded projects, Council will develop business cases requiring approval. The business case will consider the overall impact and benefits including any Greenhouse Gas emissions (from Scope 1-3 emissions based on the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories) from the project and comparing this to a business as usual approach. For projects where there is payback period, Council will aim for no more than a 7 year payback period.



6. SUSTAINABLE DEVELOPMENT GOALS

The pathway to a more sustainable future

The Sustainable Development Goals are a collection of 17 goals that define priorities and aspirations for an inclusive, sustainable, and resilient future. In committing to the goals in September 2015, Australia alongside 193 other countries pledged to tackle key issues including climate change, inequality and environmental protection. At Hunters Hill Council, we are committed to being a leading and driving force for excellence and equity in sustainability. Our Sustainability Action Plan prioritises 9 Sustainability Development Goals (Figure 1).



Figure 1. Sustainable Development Goals relevant to sustainability (United Nations 2020)

7. ACTIONS

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME	KEY ACTION
1	Improving Energy Efficiency	1.1 LED upgrades to street lighting across LGA	✓	✓	December 2020	108 lights upgraded to LED across LGA
		1.2 Energy Efficiency upgrades to Town Hall Building	✓	✓	February 2021	Town Hall lighting upgraded to LED
2	Switching to Renewable Energy	2. 1 Join Cities Power Partnerships	✓	✓	November 2020	HHC joined Partnership
		2.2 Provide information on community power purchasing & microgrid opportunities	N/A	N/A	June 2022	
		2.3 Evaluate a transition to GreenPower for utilities and Solar for Council owned buildings	✓	By December 2021	June 2022	
		2.4 Evaluate Solar my Schools program membership	✓	September 2021		Membership cost prohibitive. Council to provide schools ongoing support in the form of facilitated collaborations with solar industry.

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME	KEY ACTION
3	Supporting Low Emissions Transport	3.1 Evaluate opportunities for EV vehicles vehicle to 2 x pool cars and 2 x ranger vehicles	✓	✓	September 2021	All HHC fleet vehicles replaced with electric vehicles
		3.2 Evaluate opportunities for EV charging stations and car share service spaces in villages	N/A	N/A	June 2022	
		3.3. Develop Public Places Electric Vehicle policy	N/A	N/A	June 2022	
4	Driving the Circular Economy and Waste Minimisation	4.1 Research the efficacy of processing textiles and problem waste items in a Circular Economy Pilot	✓	✓	December 2021	
		4.2 Explore opportunities for a Return and Earn Reverse Vending Machine in the LGA	✓	✓	March 2021	Return and earn reverse vending machine installed at Henley Community Centre
		4.3 Review the communication strategy for promoting waste diversion activities in the LGA (including the CRC, Bower and the Yarn).	N/A	N/A	September 2021	Residents surveyed to understand future waste management priorities and appropriate communication strategies

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME	KEY ACTION
4	Driving the Circular Economy and Waste Minimisation	4.4 Evaluate the impact of an incentivised smaller landfill bins for residents who would like to participate in a trial.	✓	By December 2021	December 2022	
		4.5 Embed sustainable procurement by reviewing Council's procurement policies	✓	N/A	April 2022	
		4.6 Conduct a trial into Food Organics (FO) with commercial businesses in the LGA	✓	✓	December 2021	HHC partnered with 3 NSROC councils for FO trial.
		4.7 Explore opportunities for a Community Swap and Share Space	✓	N/A	December 2021	Community Swap and Share Space sites identified
		4.8 Evaluate waste avoidance support initiatives for commercial businesses in the LGA	✓	✓	June 2022	HHC partnered with Plastic Free Places
		4.9 Develop and seek funding for residential Food Organics (FO) trial in multi-unit and single residential dwellings in the LGA	December 2022	N/A	June 2022	
		4.10 Support ECOBEL partnership and associated waste minimization programs	N/A	N/A	September 2022	

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME	KEY ACTION
5	Growing Community Adaptation and Resilience	5.1 Update the Hunters Hill Climate Change Risk Assessment	N/A	N/A	December 2021	Risk Assessment updated in partnership with Macquarie University
		5.2 Develop policies for community and verge gardens to enable a process for the consideration of additional sites	By March 2022	N/A	By March 2022	
		5.3 Work with the community to maintain and enhance street trees and other green infrastructure to cool the local environment and reduce the urban heat island effect.	✓	✓	June 2021	82 street trees planted throughout the LGA and 50 trees planted at Riverglade Reserve
		5.4 Consider initiatives which encourage and support water conservation for council and community usage on public and private land.	N/A	N/A	June 2022	
		5.5 Explore way to deliver on Hunters Hill Council Biodiversity Strategy	N/A	N/A	June 2022	

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME	KEY ACTION
6	Engaging the Community	6.1 Host the annual Youth Summit pitching sustainability projects from secondary students	N/A	✓	June 2021	Council supported 8 student driven sustainability projects
		6.2 Promote the Sustainability Action Plan	N/A	N/A	From December 2020	
		6.3 Host monthly sustainability events	N/A	N/A	From December 2021	

8. EVALUATION

This Action Plan is reviewed in September every year to ensure it continues to reflect the progress to the Core Emissions Reductions Targets and Goals of Hunter's Hill Council.

Measurement and evaluation processes are to include:

- Progress against the Action Plan
- Emissions Reduction measures
- Progress towards the Renewable Energy Target
- Community participation

This plan sets out a range of actions and associated time frames to deliver on the objectives identified in this strategy. The plan is designed to be a living document that is reviewed and adjusted annually to take into account new ideas, technologies and opportunities for development and delivery to our community.

Items listed in these plans will be monitored and reported to the General Manager on a quarterly basis. Many of the actions will also form part of our integrated planning and reporting processes, which are reported on a quarterly basis to both Councillors and our community. The Strategy will also be monitored in line with our community satisfaction survey and improved index score results of the performance measure of informing our community.

DISCLAIMER

While every reasonable effort has been made to ensure this document is correct at the time of printing, Hunter's Hill Council, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

PUBLISHED BY

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ITEM NO	:	4.7
SUBJECT	:	2020 - 2021 COMMUNITY GRANTS PROGRAM
STRATEGIC OUTCOME	:	COUNCIL ENCOURAGES A SENSE OF BELONGING AND CONNECTION TO THE LOCAL COMMUNITY
ACTION	:	CONDUCT AND REGULARLY REVIEW AN ANNUAL PROGRAM OF EVENTS
REPORTING OFFICER	:	BEC HO

Ref:542116

PURPOSE

The purpose of this report is to provide Council with recommendation for the 2021-2022 Community Grant Program

RECOMMENDATION

1. That the report be received and noted;
2. That Council endorse the recommended grants;
3. That the grant program be reopened for Round 2, and all community groups and organisations be advised of the opportunity to apply for funding including those who were not successful in Round 1;
4. That the 2022 grant program be launched on June 1st 2022, and finalised by 31 August 2022;
5. That the successful recipients of Round 1, 2021 grants be advised;
6. That the successful projects, and Round 2, 2021 be promoted across all of Council's communication channels.

BACKGROUND

The Community Grants program has been developed to financially support community groups and not for profit organisations to provide innovative and inclusive programs, events and projects in line with Council's Community Strategic Plan.

The program is designed to meet the following outcomes:

- Effective and efficient use of resources to assist community groups, and not-for-profit organisations provide events, services and activities for the benefit of the local community;
- The program includes support for individuals selected to compete at a recognised sporting or cultural competition outside the Sydney metropolitan area in NSW, interstate or internationally;
- An equitable, transparent process for determining and allocating Council's grants and donations with appropriate accountabilities for grant recipients;
- Greater community participation, social inclusion, cohesion and engagement, and improved quality of life for the community of Hunter's Hill Council LGA.

There are conditions to support the outcome of the grants program, which all applicants are made aware of. These conditions include that the grants are not for recurring annual expenses, they are for 'one-off' projects or events, pilot programs, or establishment of a group or activity. A project can only be funded once.

Council agreed at the ordinary meeting of Council held 9 November 2020 to increase the maximum grant from $800 to $1500.

REPORT

Council advertised the Community Grants Program on social media, through our e-news and by direct invitation to Community Organisations in the Hunters Hill LGA.

On 20 September, a grant writing workshop was held via Zoom. Many of these organisations submitted applications.

The grant application was simplified. Applications were accepted online, with assistance via phone or in person offered. Council received 20 applications.

The applications were reviewed by a panel consisting of Councillors and Council Officers against the criteria and available funding. 10 applications have been recommended in this report, as meeting all criteria. The applications were then scored based on three outcomes and a criterion.

1. ***Efficient and effective use of resource***
    - 1 - no contribution
    - 2 - minimal in-kind contribution
    - 3 - in kind contribution
    - 4 - minor in kind/ cash contribution
    - 5 - matching contribution
2. ***Greater Community Participation, Social Cohesion and Inclusion***
    - 1 - no community participation
    - 2 - own group participation
    - 3 - some community participation and inclusion
    - 4 - broad community participation
    - 5 - significant community participation + inclusion
3. ***Improved quality of life***
    - 1 - no quality of life
    - 2 - limited
    - 3 - own group members
    - 4 - broader community involvement
    - 5 - significant community reach

Listed below are the recommended projects in order of ranking.

RECOMMENDED PROJECTS

Organisation	**Project**	**Amount**
Hunters Hill Ryde Mens Shed	New Tools	$750
Probus Club of Hunters Hill	Projector	$750

Streetwork Australia	Change your Course Program	$1500
1st Hunters Hill Scout Group	Lifevest and Paddles	$1500
Gladesville Occasional Care	Fire Engine Mat	$1000
Stryder Incorporated	Outdoor furniture	$1500
Easy Care Gardening	Tools and program support for volunteer gardeners	$1336.28
Hunters Hill High School	New Oven for P and C Canteen	$1500
1st Boronia Scout Group	Hot water installation and dishwasher	$1500
Joubert Singers	Record and Release Australian Songs	$1500

The total amount allocated currently is $12,836.28. The remaining funds will be released as Round 2, with the key dates included below:

- October 19 Advertise round 2
- November 19 Close round 2
- January 2022 Assess grant applications
- February 2022 Announce grant

Unsuccessful applications were received from:

- Rotary (not eligible project)
- Ecobel (project to be funded through waste program)
- Ryde Regional Radio Co-operative Limited
- Hunters Hill Preschool Inc (not eligible project)
- Ryde Hunters Hill Pirates Cricket Club
- The Happy Hens Social Enterprise INC
- Boronia Park Uniting Church
- Hunters Hill Tennis Club (HHTC)
- Hunters Hill Croquet Club
- Hunters Hill Historical Society (project will be supported through other program)

Council will provide feedback to each of the groups to assist with future applications, and the overall delivery of their programs in the future.

2022 Grant Program

It was agreed that Council will move the grant program launch forward to June 2022, and allocate by 31 August 2022, rather than December 2022. This brings the program in line with financial year, and provides the community groups and organisations an opportunity to apply earlier to get programs impacted by the lockdown up and running sooner.

CONCLUSION

The Community Grants program has been developed to financially support community groups and not for profit organisations to deliver outcomes to the community. Community Grants are a tangible way for Council to support the work of volunteers and organisations in the Hunters Hill LGA. The provision of grants to the organisations that provide service to the community is supported in Councils Community Strategic Plan and organisational strategies of Council.

FINANCIAL IMPACT ASSESSMENT

Funds are available from within Budget totalling $15,000.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

There is a positive 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. Community Grants Policy ⇩

HUNTER'S HILL COUNCIL
POLICY REGISTER

POLICY NO.	COMM-POL08
POLICY TITLE	Community Grants Policy
STATUS	External
SECTION	PLACE AND PROJECTS
DOCUMENT ID	378449

OUTCOMES

The Community Grants program has been developed to financially support community groups and not for profit organisations to provide innovative and inclusive programs, events and projects in line with Council's Community Strategic Plan. The program is designed to meet the following outcomes:

- Effective and efficient use of resources to assist community groups, and not-for-profit organisations provide events, services and activities for the benefit of the local community.
- The program includes support for individuals selected to compete at a recognised sporting or cultural competition outside the Sydney metropolitan area in NSW, interstate or internationally.
- An equitable, transparent process for determining and allocating Council's grants and donations with appropriate accountabilities for grant recipients.
- Greater community participation, social inclusion, cohesion and engagement, and improved quality of life for the community of Hunter's Hill Council LGA.

Community Grants are not for recurring annual expenses, they are for "one-off" projects or events, pilot programs, or establishment of a group or activity. A project will only be funded once.

SCOPE

The maximum funding available to any one group or organisation in the Community Grant category will not exceed $1500, however grants will generally be approved for a lesser amount.

Applications that can demonstrate a financial or in-kind contribution will be considered favourably, as will those who source funding from other sources, or demonstrate collaboration and collective impact.

As the funding pool is limited, applications that demonstrate the best value for money will be prioritised, and priority will also be given to applicants who have not previously been funded.

Subject to conditions, grants will be available annually.

Grants will be in two categories:

a) Community Development

b) Community Assistance (sports and cultural competition).

Applicants must either live in, be based within or provide services and activities in the Hunter's Hill Council Local Government Area.

Only one grant will be awarded to any one applicant in the Grants Program in any category per financial year.

Previous receipt of grant funding does not guarantee future funding.

1. GRANT CATEGORIES

1.1 Community Development (Service and Program Delivery)

(Up to $1,500 per application, $13,500 total funding available per year)

These funds can be used for a new project, to enhance an existing project or purchase equipment or materials.

Council will consider applications from not-for-profit, incorporated organisations that are delivering services to, or organising local cultural or community activities for, participants of which the majority are Hunter's Hill Council residents.

These local community organisations would be working towards building a cohesive and connected community, based on the principles of inclusion, community wellbeing and cultural capacity building.

This program is available once annually.

1.2 Community Assistance (Sports and Cultural Competition)

(Up to $500 per application, $1500 total funding available per year)

Individuals or sponsoring organisations may apply for a donation to support Hunter's Hill Council residents selected to compete at a recognised sporting or cultural competition outside the Sydney Metropolitan Area in NSW, Interstate or Internationally in accordance with the following scale:

- Up to $150 for an individual selected to compete outside the Metropolitan area in NSW;
- Up to $250 for an individual selected to compete Interstate; and
- Up to $500 for an individual selected to compete internationally.

Applications may be made throughout the year.

Applications must be supported by documentation from the sponsoring body detailing selection process and confirming the date and location of the competition.

Applicants are only eligible for one donation in any financial year whether as a team member or as an individual. The application must be received 6 weeks prior to the competition date.

Funds must be used for the purpose indicated in the application, otherwise returned to Council. Applicants must be residents of Hunter's Hill Council. The activity shall be of amateur status.

2. ELIGIBILITY

Community grants are available to not-for-profit groups who:

- Primarily serve the residents of Hunters Hill LGA
- Can demonstrate a high level of community support
- Can demonstrate financial stability and sound project management.
- Include a financial and/or in-kind contribution to the project.
- Can identify how their project meets an identified need in line with one of the themes of the Community Strategic Plan.
- Applications are invited from not-for-profit community-managed groups, welfare, education, arts/cultural, youth, seniors, children, ethnic and related groups.

Community grants can be used for a range of purposes including:

- Events
- Minor capital works
- Pilot programs
- Activities
- Equipment
- Workshops
- Brochures/ pamphlets
- Art works
- Incorporation
- Promotion

The project or activity must:

- Be of benefit to the local community
- Meet an identified need
- Not require commitment to ongoing funding from the Council.
- Not duplicate an activity already available in the local area.

3. INELIGIBILITY

Hunter's Hill Council does not provide grants for:

- Projects that seek funds for day-to-day operational expenses, such as rent and staff wages.
- Projects that seek funds to cover the cost of capital works.
- Projects located outside Hunter's Hill Council LGA.
- Projects that do not meet the identified priority needs of Hunter's Hill Council.
- Projects that have commenced prior to Grant Announcement date. Organisations with projects that are not acquitted from previous funding rounds.
- For profit, commercial organisations, sole traders.
- General donations to charities (any activities that do raise funds for charities as part of their project or event must report this in the acquittal and provide receipts of all donations made).
- Political parties or activities that are overtly political in nature.
- Councillors, staff members and their immediate family.
- State or Federal Government Agencies/Departments.

4. KEY DATES

- Applications for Community Development Grants will open on 10 November and close on 1 December annually.
- The applications will be assessed by a Panel.
- The recommendations of the Panel will be the subject of a report to Council.
- Grants will be awarded in December.
- Applications for Community Assistance Grants can be submitted at any time but must be received at least 6 weeks prior to the competition date.
- Community Assistance Grants will be assessed and approved on a month to month basis throughout the year by delegated authority to the General Manager.

5. HOW TO APPLY

1. Complete the form on Council's website.
2. Answer all questions and attach all information as required.
3. Late applications will not be considered, and no extensions will be granted.

6. ASSESSMENT CRITERIA

Community Development

- These funds can be used for a new project, to enhance an existing project or purchase equipment or materials.
- The project must primarily benefit the residents of the Hunters Hill LGA.
- The application must demonstrate that it is meeting an identified need in the community with examples provided.
- The project must align with Council's DIAP.

Community Assistance

- This category aims to provide assistance to those individuals selected to compete in a sporting event or cultural competition outside the Sydney metropolitan area.
- Individual must live in the Hunters Hill LGA.
- Must be competing in a recognised sporting or cultural competition outside the Sydney metropolitan area.

7. ASSESSMENT PROCESS

- Community Development Grant applications will be assessed and prioritised by a panel composed of a team of Council Officers and Councillors.
- Applications will be assessed against the grant categories criteria.
- A recommended list of projects to be funded will be provided by a panel to Council for consideration.
- Council will make the final decision on successful projects.
- Council Officers and Councillors involved in this process will identify and manage any conflicts of interest in accordance with Council's Code of Conduct.
- Community Assistance Grants will be assessed and prioritised by delegated authority to the General Manager.

8. CONDITIONS OF FUNDING

- Hunter's Hill Council reserves the right to require the successful applicant to enter into a partnership or service agreement. A funding agreement must be signed by the successful applicant prior to funding being made available.
- Where a service or partnership arrangement is entered into it should be jointly developed and approved by the Council and the applicant prior to funding being made available.
- Funds provided by Council must be deposited in an account in the applicant's name and Council must be advised of the applicant's GST status.
- Grant recipients are required to acknowledge and promote Council's Grant contribution. All publicity relating to the project/service, including any annual reporting, must acknowledge Hunter's Hill Council's contribution. "This project was supported by funding from Hunter's Hill Council".
- At the end of the funding period, the recipient will be required to complete an acquittal process including the completion of a project evaluation form.
- Should there be any concerns regarding the completion of the funded project, the recipient is encouraged to discuss the situation with Council Officers with a view to putting the project back on course.

POLICY AUTHORITY

General Manager

REVIEW

This policy to be reviewed bi-annually.

ADOPTED BY COUNCIL:

DATE: 9 November 2020

RESOLUTION NO: 195/20

VERSION CONTROL TABLE

DATE	VERSION	RES. NO.	KEY CHANGES	AUTHOR
09/09/2019	1.0	186/19	Initial Policy	Jane Tamasuskas
29/11/2020	2.0	195/20	Increased maximum grant from $800 to $1500	Bec Ho

ITEM NO	:	4.8
SUBJECT	:	REVIEW OF DELIVERY PROGRAM: END OF SEPTEMBER 2021 QUARTER AND RE-SUBMISSION OF THE END OF TERM REPORT
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	REPORT QUARTERLY TO COUNCIL AND THE COMMUNITY ON THE PROGRESS OF THE DELIVERY PROGRAM, OPERATIONAL PLAN AND ASSOCIATED RESOURCING STRATEGY (LTFP, AMP'S & WORKFORCE PLAN)
REPORTING OFFICER	:	ANNIE GOODMAN

Ref:544025

PURPOSE

To report on progress against objectives identified in Council's 2021-22 Delivery Program and Operational Plan and resubmit the End of Term Report to the last meeting of Council as advised by the NSW Office of Local Government.

RECOMMENDATION

1. That the reports be received and noted.

BACKGROUND

The Local Government Act requires all NSW councils to adopt a suite of documents to satisfy Integrated Planning and Reporting (IP&R) requirements.

These documents are:

- A Community Strategic Plan, which sets out community and Council goals and strategies for at least the next ten years.
- A four-year Delivery Program that includes actions and performance measures to achieve the goals in the Community Strategic Plan.
- An Operational Plan that is a one-year instalment of the Delivery Program.
- A Resourcing Strategy that outlines how the financial, workforce and asset management capabilities will be aligned to achieve the Delivery Program.

Council adopted these documents in July 2018, the first three as a combined publication.

In line with the next local government election due to be held on 4 December 2021, Council will work in partnership with the community over the next year to deliver a new Community Strategic Plan, Delivery Program and Operational Plan.

In addition, the Office of Local Government have advised all NSW councils to resubmit their End of Term Reports to the last meeting of the current council.

REPORT

The Community Strategic Plan, Delivery Program and Operational Plan are based around five key directions:

- Leadership and governance
- Manage and preserve our environment
- Make getting around easier
- Maintain character and manage growth planning
- Focus on the community

Strategic objectives are included under each of these themes and they in turn have a series of actions. The strategic objectives are based on a four (4) year cycle and the series of actions are based on an annual cycle.

The attached progress report includes progress comments against these actions, highlighting progress made in the first quarter of 2021-22 (July - September 2021).

A coloured icon is included against each action to indicate its status (completed, progressing, etc.). The status description applicable to each icon is shown at the front of the document.

In addition, at the beginning of each *direction* is information about the key programs and projects achieved in the quarter as well as important statistics relating to the strategies.

Whilst the End of Term Report only covers this cycle of Council up until 30 June 2021, the Delivery Program and Operational Plan quarterly review covers the remaining period 01 July – 30 September 2021.

CONCLUSION

The attached reports highlight progress towards achievement of Council's objectives. This information will be included in Council's 2021-22 Annual Report and published on our website to inform the community of the various milestones and achievements.

The resubmission of the End of Term Report meets the NSW OLG guidelines.

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. Quarterly Delivery Program and Operational Plan Report 2021-22 ⇩
2. Hunter's Hill Council End of Term Report ⇩

DELIVERY PROGRAM & OPERATIONAL PLAN

QUARTERLY REPORT

REPORTING PERIOD: JULY 2021 – SEPTEMBER 2021

OUR KEY DIRECTIONS



FOCUS ON THE COMMUNITY

Community engagement, plans of management, library service, health and well-being, services for all, accessible facilities, arts/culture and community safety.



MAINTAIN CHARACTER & MANAGE GROWTH

Maintain character, well-planned commercial/village centres, vibrant active public places, monitoring of environmental impacts.



MANAGE & PRESERVE THE ENVIRONMENT

Leader in sustainability, advocate for resource recovery, protect our natural environment and recognise Aboriginal culture.



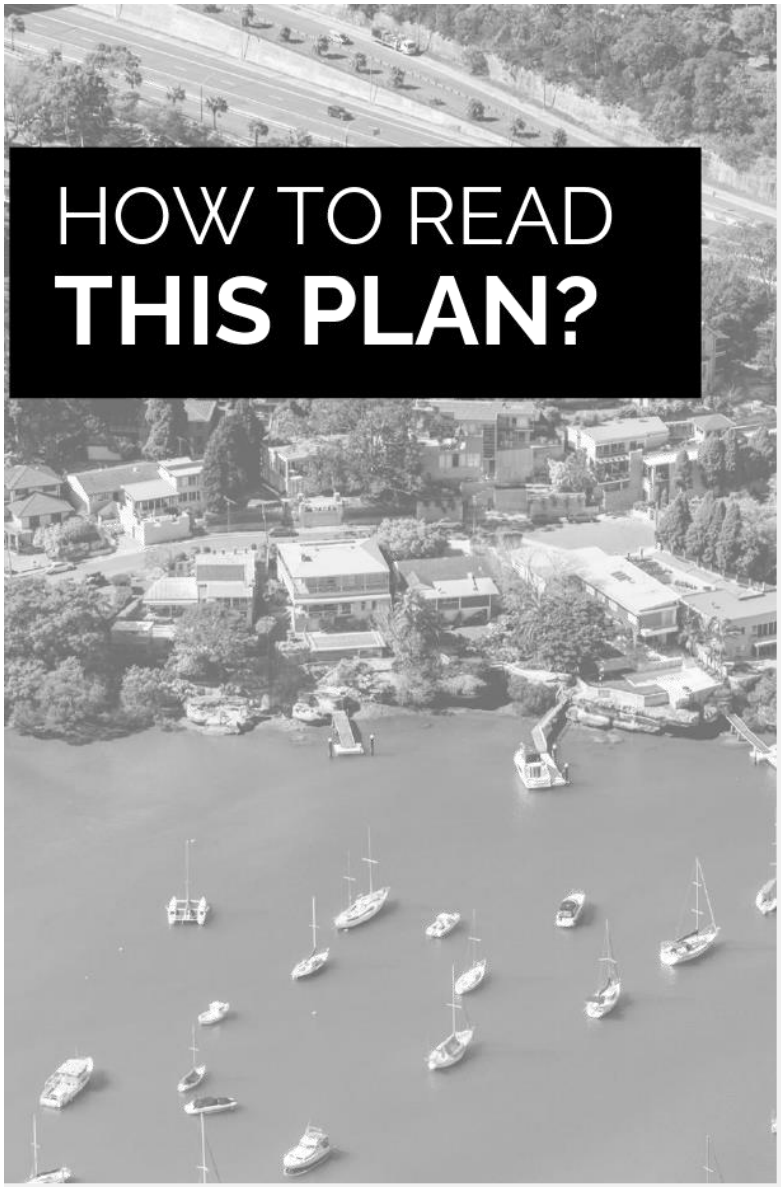
MAKE GETTING AROUND EASIER

Asset management plans meet requirements, roads and footpaths are maintained, accessible/safe, school drop off zones are managed and cycle paths are linked.



LEADERSHIP & GOVERNANCE

Responsive IT systems, safe workplace, open and transparent, supported Councillors, continuous improvement, service standards to meet community need, financially sustainable and collaboration with government.



HOW TO READ **THIS PLAN?**

DELIVERY PROGRAM STRATEGY

The 4 year strategy

OPERATIONAL PLAN ACTION

The one year action to achieve the strategy

SOURCE DOCUMENT

The document which contains the detail that supports or substantiates the action

PROGRESS

50%

Percentage of completion rate

STATUS

Progressing – on schedule
Completed
Progressing – behind schedule

COMMENT

Detail/update about what has been achieved in the quarter

The Operational Plan is the point at which the key actions for the year are outlined. It accounts for where money is going to be allocated to and provides a clear picture to the community about what work will be done to achieve the 4 year Delivery Program.

PROGRESS ICONS

PROGRESSING – ON SCHEDULE

Project: Timeframe, scope & budget on track, 75% underway

Program: Service standards being achieved, 75% underway

Strategy: On track, 75% underway

Business case: Income/expenditure on track, 75% or higher achieved



PROGRESSING – BEHIND SCHEDULE

Project: Timeframe, scope & budget broadly underway, concerns addressed, no remedial action

Program: Service standards broadly being achieved, approx. 50% concerns being addressed and do not require remedial action

Strategy: actions broadly being achieved, approx. 50%, minor concerns are being addressed and do not require remedial action

Business case: Income/expenditure on track, approx. 50% achieved, no remedial action required



COMPLETED

Project: Timeframe, scope & budget on track, 100% achieved

Program: Service standards being achieved, 100% achieved or higher

Strategy: On track, 90% achieved higher

Business case: Income/expenditure on track, 100% achieved or higher



NOT PROGRESSING

Project: Timeframe, scope & budget not on track, Council direction is required

Program: Service standards cannot be met, Council direction is required

Strategy: Actions cannot be met, Council direction is required

Business case: Income/expenditure will not be achieved, Council direction is required



NOT DUE TO START



NOT UPDATED



LEADERSHIP & GOVERNANCE

1861
Proclamation of Hunters Hill

19
Number of community buildings

14,909
Approximate number of residents

1.2
Square kilometers of business land

Service areas include:

- Financial sustainability
- Workforce
- Councillors
- Advocating about regional & local issues

Vision

Hunter's Hill Council is founded on active and engaged partnerships that foster a collaborative approach to leadership and governance.

Our major projects

- Introduced the secure payment gateway on our website
- Introduced annual reporting of Council's Review of Portfolio and Investment Strategy. This report was tabled at Council's Ordinary Meeting held in September 2021.
- Risk Management System project commenced in September

LEADERSHIP & GOVERNANCE - Delivery Program Actions

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
Council's IT systems are responsive to the changing needs of our community	1.1.1	Implement the Digital and Customer Information Plan	Stage 1 of the D&CIP is completed	A number of actions outlined in the DCIP are underway and on track for completion this year. We have continued to streamline online forms on our website, including the introduction of a secure payment gateway where customers are able to pay rates and Council invoices by credit card.	Digital and Customer Information Plan	
Council provides a safe workplace and community facility	1.2.1	Ensure compliance with WHS Policy and procedures	Compliance with State Cover Audit	We have participated in and completed the annual Statecover Self Audit. In September 2021, a draft WHS Action Plan was developed. Commencement of the Risk Management System project commenced on 22 September 2021. The Risk Management System will be developed in Pulse to ensure integration with Council's corporate planning and reporting process.	WHS Policy, WHS Plans, Risk Management Policy and Plans	
Council is recognised and respected as an open and transparent organisation	1.3.1	Deliver a diverse Engagement Program to enhance community awareness and participation	Increased number of residents participating in engagement activities	Community consultation processes were held this quarter for two major projects; Figtree Park NSW Public Spaces Legacy Program project and the Gladesville Masterplan. Both involved hosting a series of online community meetings and webinars, online consultation portals that included surveys and mapping tools, as well inviting submissions in writing and email, and website project pages with background information, links to documents and FAQs. Hundreds of formal responses were received for each project.	Engagement Strategy	
	1.3.2	Report quarterly to Council and the community on the progress of the Delivery Program, Operational Plan and associated Resourcing Strategy (LTFP, DAMP, Workforce Plan and D&CIP)	Reports are presented to Council in July, October, February and April	Hunter's Hill Council staff responsible for actions embedded in the 2021-22 Operational Plan have completed their first quarter updates to Council.	Local Government Act	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
	1.3.3	Implement Audit Risk and Improvement Committee (ARIC) recommendations	Percentage of recommendations implemented	Six existing recommendations have been carried forward from last financial year, and three new recommendations arising from the Privacy review reported to the last Committee have been included, bringing the total to nine recommendations. The records management policy recommendation has been completed. However, privacy audit has made a recommendation regarding staff training on records and confidential information management. One remaining recommendation regarding the utilisation reporting of community facilities remains open as a customised report is being developed and tested. Seven recommendations are due later in the year for the audits of development applications, investments and privacy.	Internal Audit Committee Charter	
Councillors are supported within a democratic governance framework	1.4.1	Deliver Councillor Code of Conduct, Code of Meeting Practice and Local Government Act professional development	3 training sessions held within the first 6 months after the election	This action will be completed following the Local Government Election due to be held in December 2021.	Code of Conduct, Code of Administrative Good Conduct, Code of Meeting Practice	
There is a shared vision by Council and staff of continuous improvement	1.5.1	Develop, implement and provide EEO for staff	An increase in the % of customer service satisfaction as identified in the community survey	Council's EEO policy and Plan were revised and adopted by Council in December 2020. Work has commenced on the implementation of the action plan. An e-learning program has been developed for staff and training commenced on 24 September 2021.	EEO Policy and Plan	
	1.5.2	Attract, select and retain qualified employees	Reduction in staff turnover rate	Exit reports have been collected to analyse 'reasons for leaving the organisation'. Strategies to assist with the retention and recruitment of talent have been	Workforce Strategy, Recruitment	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				documented in Council's Workforce Strategy and Plan. A branding video to assist with the attraction and recruitment of talent was designed and implemented in May 2021. Collaboration with the Office of Local Government and NSROC on the development of a skills matrix and capability framework to help attract people to the local government industry, and to our Council has commenced.	Policy, Workplace Culture and Engagement Plan	
	1.5.3	Coordinate annual performance reviews and develop and implement initiatives that support and promote staff career development	Performance reviews completed on time	Performance reviews for the last financial year have been completed on time and within budget. A digital presentation was created by the Manager People and Culture in September 2021 to promote the Performance Review and Development Program across Council. Individual work plans are being created for the new financial year to ensure readiness for review in the next financial year.	Performance Review and Development Program, Learning and Development Policy and Plan	
Service standards are up-to-date and reflect community need	1.6.1	Review, develop, implement and monitor service standards and performance indicators	(insert %) of service standards are achieved	New service standards have been implemented, are being monitored and performance measures reported to the Executive Team on a monthly basis.	Integrated Planning & Reporting (IP&R) Guidelines	
Council is financially sustainable	1.7.1	Provide timely financial information, advice and reports to Council, the community and staff including the Long-Term Financial Plan	Quarterly Financial reports are presented to Council within the OLG required timeframes	The Monthly Investment Report and Financial Statements for year ending 30 June 2021 have been completed and reported within the required statutory timeframes. In addition, we have introduced annual reporting of Council's Review of Portfolio and Investment Strategy. This report was tabled at Council's Ordinary Meeting held in September 2021.	Long Term Financial Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
	1.7.2	Deliver a Property Strategy that supports Council's long term financial sustainability and community needs	Property Strategy adopted by Council	Currently collating comments from Councillors. A revised property strategy will be presented to the newly elected Council in February 2022.	Draft Property Strategy	
	1.7.3	Develop commercial opportunities that generate alternate sources of income/revenue	Alternate sources of income are developed	We are continuing to seek opportunities for a short-term lease of the works depot. Commercial opportunities are being examined for long-term use of the depot and redevelopment of 40-48 Gladesville Road properties will be a focus over the coming year.	Draft Property Strategy, Long Term Financial Plan	
	1.7.4	Review Council's rating structure to include the option of applying for a Special Variation to Rates	Rating scenarios are presented to Council for consideration	We have embarked on a comprehensive community engagement program based on the scenario analysis presented in the FY2021-22 Long-term Financial Plan.	Long Term Financial Plan	
	1.7.5	Review Section 7.12 levy	Review completed on time	This action will commence following the completion of the Gladesville Masterplan. The review is scheduled to commence in January 2022.	Long Term Financial Plan, Section 7.12 Plan	
	1.7.6	Pursue external grant and partnership opportunities to progress CSP outcomes	Number of projects that receive grant funding	Continue to seek grant funding using Our Community platform. Applications have been submitted for grants that support youth and senior projects.	Community Strategic Plan	
	1.7.7	Explore shared service opportunities with neighbouring councils	Increase in cost savings	We have been reviewing the option for a shared risk management service.	Community Strategic Plan	
Council collaborates with other agencies and all levels of government	1.8.1	Support NSROC initiatives and work in collaboration with partnering councils	Number of initiatives developed/partnered with	NSROC have led opposition to the NSW Government's planned changes to the Infrastructure Levies. All other working parties are on track.	Community Strategic Plan	

MANAGE & PRESERVE OUR ENVIRONMENT

17km
Amount of foreshore

200
Plant species

300
Number of hours Bushcare Volunteers donated

11
Bushcare sites

Service areas include:

- Bushcare & bushcare volunteers
- Sustainability
- Waste services
- Green & open space

Vision

Residents value our natural environment as an ecological aesthetic resource to be preserved for generations to come.

Our key programs & projects

- 50% of the Sustainability Action Plan completed
- Received a DPIE Coastal and Estuary Planning Grant, which will include and address the impacts of urban stormwater discharge on waterways.
- Completed audit of buildings required as evacuation centres

MANAGE AND PRESERVE OUR ENVIRONMENT - Delivery Program Actions

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
A leader in sustainability by responding proactively to pressure facing our natural environment	2.1.1	Update and implement the initiatives outlined in the Sustainability Action Plan	Number of principles embedded in key documents	Officers provided a 6 month progress report to the community and Councillors, with more than 50% of the tasks completed in the action plan. Planning has commenced with the support of the Sustainability Advisory Committee to launch the 2022 Action Plan.	Sustainability Action Plan	
	2.1.2	Complete the EPA textile diversion pilot as part of our circular economy initiatives	Number of initiatives actioned	The program has been held up due to Covid restrictions. Staff continue to research textile diversion options and are planning to launch a campaign in partnership with Lane Cove Council - Recycle Smart.	Sustainability Action Plan	
	2.1.3	Support and implement the aligned actions from the Resilience Sydney Strategy 2018	Reduction in the level of economic, social, etc. risk or number of actions implemented (e.g. increase in affordable housing)	Review of LEP has commenced.	Resilience Sydney Strategy 2018	
	2.1.4	Complete the Hunters Hill Flood Study	Flood Study adopted by Council	Stage 1 of the Flood Study will be completed by 30/11/21.	Community Strategic Plan	
	2.1.5	Support the Local Emergency Management Committee	Emergency support provided when requested by Regional Emergency Management Officer	Council has been working with the Local Emergency Management Committee on actions throughout the Ryde and Hunters Hill LGA. We have recently completed an audit of buildings required as evacuation centers.	Local Emergency Management Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				Ryde and Hunters Hill Council's are working together to update the Local Emergency Management Plan, which is aimed to be completed over the next few months.		
Council validates the benefits of sustainable living and supports advanced approaches to resource recovery	2.2.1	Develop, promote and partner with organisations to deliver waste education programs	Number of programs implemented	Council continues the partner with the Bower (free to use household furniture rehoming service) and is looking to develop new partnerships aimed at reducing household waste and increase recycling.	Sustainability Action Plan	
	2.2.2	Reduce litter and waste sent to landfill	Reduction in waste sent to landfill	Council continues to work with the community to encourage best practice waste management and recycling to decrease litter and landfill rates.	Sustainability Action Plan	
	2.2.3	Implement and manage contracts for domestic waste collection and processing	Waste contract administered in accordance with conditions	The Waste Contract Coordinator continues to manage the waste collection and processing contracts for Hunters Hill and Lane Cove Council's.	Community Strategic Plan	
	2.2.4	Promote sustainable grant funding opportunities for residents and small business	Number of grants opportunities shared with the community	Council has subscribed to the My Community grant portal, which has updates on potential grants. Officers share these opportunities with community groups. A recent blue carbon grant was shared with Ecobel.	Sustainability Action Plan	
Our natural environment is protected, and enhanced	2.3.1	Encourage and support active community participation in local	Number of volunteers active in the program	We have continued to support bushcare volunteers, corporate volunteers, local schools, scout groups and local volunteer organizations, e.g. ECOBEL to	Environmental Management Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
for future generations		environmental projects and events		participate in local environmental projects and events. Due to COVID restrictions, no bushcare groups participated in local environmental projects and events this quarter. Bushcare volunteers were emailed regular updates on online programs and workshops. A Bushland Management Advisory Committee meeting was held on 6 September, which focused on the Boronia Park community facility, tree planting and tree canopy progress, and bikes in bushland.		
	2.3.2	Implement initiatives to improve the health of our waterways including a swimming site at Bedlam Bay	Improvement in waterway health	Council has worked closely with the Parramatta River Catchment Group (PRCG) to improve the health of our waterways. The PRCG stormwater sub-committee has also started several projects, some of these include, the private Water Sensitive Urban Design audit, compliance and education programs. In addition, the Committee received a DPIE Coastal and Estuary Planning Grant, which will include and address the impacts of urban stormwater discharge on waterways. Council has organised regular ongoing water monitoring at the	Environmental Management Plan, Sustainability Action Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				new proposed Bedlam Bay swim area.		
	2.3.4	Protect and conserve flora, fauna and ecological communities	Number of projects implemented	Council has an ongoing bushland management program to protect flora, fauna and ecological communities. Our bushland forms part of a regionally significant biodiversity corridors. We worked closely with the Habitat Network, this is a local conservation organisation to promote a fauna habitat, biodiversity corridors and encourage the planting of native habitat in residential.	Environmental Management Plan	
	2.3.5	Carry out activities as outlined in the Bushfire Risk Management Plan	Activities completed as per the plan	A second workshop and the Bushfire Risk Management Committee is working to progress the new Bushfire Risk Management Plan using the new RFS risk assessment methodology. The RFS are using the "phoenix model" which runs numerous weather scenarios from numerous ignition points and outputs assets of greatest bushfire risk under different treatments. Further preparation was completed for the proposed Boronia Park hazard reduction burn, which is now scheduled for April next year. In addition, an annual bushfire safety letter from the Fire and Rescue NSW and RFS was delivered to all	Bushfire Risk Management Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				households as part of the Bushfire Risk Management Plan.		
	2.3.6	Maintain and improve the local tree canopy	Nil reduction in tree canopy	We are currently in the process of getting tree canopy measured throughout the LGA. Once completed, we will be able to identify areas where we can improve our tree canopy. We have planted an extra 131 trees throughout Hunters Hill as part of LRCI2 grant funding program.	Street Tree Policy, LEP	
	2.3.7	Manage and maintain parks and reserves	Maintenance program completed in line with service standards	We have maintained all parks and reserves, by mowing lawns, gardening, etc. and keeping to expected service standards.	Plans of Management, Local Government Act, Crown Land Management Act	
	2.3.8	Update the 2013 Recreation Plan	Plan updated	The update to the 2013 Recreational Plan will take place in conjunction with community engagement for our suite of Integrated Planning and Reporting documents, which will be completed in 2021-22.	Recreation Plan, NSROC Regional Sportsground Strategy	
	2.3.9	Develop and implement a Street Tree Planting Policy	Policy endorsed by Council	We are currently reviewing similar policies from surrounding local councils.	Community Strategic Plan	
	2.3.10	Seek environmental grant funding to support the preservation of our green spaces	Improvement in grant funding received	We applied for a DPIE Coastal and Estuary Grant to implement priority actions in the recently prepared Hunters Hill Biodiversity Conservation Strategy 2021-2026 this quarter. We currently have two Crown Land Grants i.e. implementing weed control actions from the Boronia Park and Riverglade	Community Strategic Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				Reserve PoMs, as well as one Local Land Services Grant for Ferdinand St Reserve, Mornington Reserve and Woolwich Baths.		
Council recognises Aboriginal cultural connections and heritage	2.4.1	Seek funding to develop a Reconciliation Action Plan (RAP)	Funding secured	Continue to seek funds and bids.	Community Strategic Plan	

MAKE GETTING AROUND EASIER

70km
Amount of road network

2km
Amount of regional roads

87km
Amount of footpath & cycleway network

3
Ferry wharfs

Service areas include:

- Roads, footpaths & cycleways
- Asset Management Plans
- School safety zones
- Parking

Vision

Various modes of transport that are accessible and connected play a major role in keeping our area linked to work, leisure, education and a healthy lifestyle. A community that can move around easily is essential to the overall prosperity and sustainability of the local government area.

Our key programs & projects

- Capital works program underway
- Stage 2 of the Bike Plan has commenced
- New line marking has been completed
- School safety banners have been delivered to schools

MAKE GETTING AROUND EASIER Delivery Program Actions

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
Asset Management Plans meet community and legislative guidelines	3.1.1	Review Asset Management Plans and include prioritised maintenance schedules and standards	Maintenance program for each asset class developed	DAMP is updated on a yearly basis and a renewal and maintenance program developed to best maintain our assets.	Asset Management Plans	
Roads are well maintained	3.2.1	Construct and maintain accessible and safe roads	Renewal works completed in line with the Capital Works Program	Capital works program 21-22 is progressing well and on schedule. This year a total of 15 projects will be completed: • Manning Road • Pains Road • Aspinall Place • Margaret Street • Venus Street • Mary Street • Milling Street • Serpentine Road • Reiby Road • George Street • Joubert Street • Valentia Street • High Street • Collingwood Street • Reserve Street	Asset Management Plans	
	3.2.2	Maintain streets so they are clean and attractive	Cleaning undertaken in line with sweeping schedule	Streets are cleaned on a 3-4 week basis. Storm Water pits are cleaned 1 day per fortnight.	Community Strategic Plan	
Footpaths are accessible, safe and connected	3.3.1	Renew and upgrade footpaths	Footpath maintenance program completed on time and within budget	This year a total of 10 projects will be completed: • Avenue Road • Blaxland Street	Asset Management Plans	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				• Church Street • Ferdinand Street • Ferry Street • Futuna Street • Mary Street • The Point Road • Woolwich Road • Victoria Road		
Council has a network of safe and linked cycle paths	3.4.1	Implement the Hunters Hill Bike Plan	Stage 2 of the Hunters Hill Cycle Plan is commenced	Implementation of Stage 2 of the Bike Plan is progressing on schedule. Headway Traffic and Transport has been engaged to prepare plans for all routes.	Asset Management Plans	
	3.4.2	Develop and implement an Active Transport Plan to improve local transport connections	Active Transport Plan adopted by Council	Transport for NSW completed a workshop in September 'Active Transport Community of Practice'. Northern Beaches Council and Inner West Council showcased two recent projects.	Community Strategic Plan	
Road congestion and traffic safety is improved	3.5.1	Work with State transport authorities and/or key stakeholders to develop traffic and parking solutions at identified sites	Recommendations of the Local Traffic Committee that are endorsed by Council are completed	New signage and line marking work as resolved from the June Traffic Committee has been implemented. Work included changes to parking to meet the needs of the community and traffic measures to improve safety. September Traffic Committee recommendation will be resolved by Council on 18 October 21.	Traffic Management Plans	
	3.5.2	Continue to implement road safety initiatives through the shared service with Lane Cove Council	Number of road safety programs implemented	As requested by Villa Maria PS, Hunters Hill P.S, Boronia Park PS, Hunters Hill HS and Riverside Girls HS, outdoor vinyl banners carrying a road safety message have been provided for installation. In September, an online 'Helping Learner drivers become safer	Community Strategic Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				drivers' was held jointly with Hunter's Hill Council, Lane Cove Council and Hornsby Council and included 100 participants. A free child restraint voucher program is now open in readiness for return when Covid restrictions ease. The vouchers cover the cost of checking or installing child restraints.		
Schools are supported through the provision of safe drop off and pick-up zones	3.6.1	Work with schools to create a School Safety Committee	Committee created	School Safety Committee meets twice a year to discuss any concerns and issues that need to be addressed.	Council Resolution	

MAINTAIN CHARACTER & MANAGE GROWTH PLANNING

515
Heritage items

7
Heritage conservation areas

1
Major commercial area

3
Village centres

Vision

Hunter's Hill Council is a champion in heritage conservation. The Hunters Hill local government area is preserved in history, heritage and character. Residents feel strongly about maintaining the look and feel of Hunters Hill and are committed to retaining the existing visual amenity. Our lifestyle is matched by our desire to retain the beauty of our garden suburb.

Our key programs & projects

- Adopted Character Heritage Statements for conservation and non-conservation areas
- The draft Gladesville Masterplan went on public exhibition
- Commenced review of the LEP and DCP

Service areas include:

- Planning & heritage controls
- Draft Housing Strategy
- Compliance
- Public places

MAINTAIN CHARACTER AND MANAGE GROWTH PLANNING Delivery Program Actions

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
Maintain the character and amenity of Hunters Hill	4.1.1	Complete and implement heritage conservation and non-heritage area character statements	Heritage and non heritage statements completed and adopted by Council	Drafts statements prepared, exhibited and adopted by Council, will form part of the LEP and DCP review process.	LEP, DCP	
	4.1.2	Develop and implement Heritage Inventory Sheets	25% of Heritage Inventory Sheets completed	Heritage Inventory Sheets will now be part of the submission process.	Community Strategic Plan	
	4.1.3	Complete the review of the LEP and associated DCP's	1. DCP adopted by Council 2. LEP adopted by Council and forwarded to DPIE for gazettal	The review of the DCP and LEP has commenced and base studies have been completed to assist with these reviews.	LEP, DCP	
	4.1.4	Promote the DA tracker on Council's website to encourage residents to self manage progress of their DA's	Increase in percentage of people self managing their DAs	We have promoted the DA tracker by featuring it prominently on the main menu of Council's website and through highlighting its availability, with the URL link in relevant editions of our weekly email newsletter and advertising in the local newspaper. We have also promoted the DA tracker as an available online service during the COVID lockdown.	Community Strategic Plan	
	4.1.5	Complete the Gladesville Master Plan and undertake a Hunters Hill Village Masterplan that is in line with the adopted LSPS and supports the provision f housing diversity and numbers	Housing growth targets included in masterplans	The Draft Gladesville Masterplan was placed on public exhibition during August and September 2021. A Masterplan for Hunters Hill Village is being developed.	Gladesville Masterplan, Hunters Hill Village Masterplan, LSPS	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
	4.1.6	Host an event in Heritage Week 2022	10% increase in Heritage Week event participation	Conceptual planning for Heritage Week 2022 has not yet commenced.	Community Strategic Plan	
	4.1.7	Implement the actions in the adopted Housing Strategy	Housing Strategy short term actions completed on time	The draft Gladesville Masterplan has been publicly exhibited and the LEP and DCP reviews have commenced.	North District Plan	
Council has well planned commercial areas, village centres and neighbourhoods	4.2.1	Complete the Gladesville Masterplan	Gladesville Masterplan adopted by Council	The draft Gladesville Masterplan was placed on public exhibition during August and September 2021. The outcome of exhibition will provide direction for the completion of the Masterplan	Gladesville Masterplan	
	4.2.2	Plan for developments that include a mix of housing, shops and commercial facilities	Number of areas identified	Part of the LEP and DCP review, in particular the commercial center of Gladesville and Hunters Hill Village.	Gladesville Masterplan, Hunters Hill Village Masterplan, Draft Property Strategy	
	4.2.3	Work with City Servicing Transport partners to deliver the City Servicing Transport Corridor along Victoria Road	% of City Servicing Transport Corridor completed	TfNSW held online workshops to discuss the vision for Victoria Road. The objective is to provide opportunities for growth and improve livability for the adjacent community's.		
	4.2.4	Ensure that new and existing voluntary planning agreements contain provisions for vibrant and active public places	Review of VPAs completed to include community benefit provisions	VPAs to be reviewed to include community benefit provision.	Voluntary Planning Agreements	
Public Places are vibrant and active	4.3.1	Maintain village centres to ensure they	Compliance with the maintenance schedule	On a fortnightly basis our villages are inspected to make sure everything is up to standard. Staff	Maintenance Programs	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
		are clean and attractive		regularly maintain and repair the gardens.		
	4.3.2	Liaise with the Gladesville Main Street Committee and Chamber of Commerce to support and promote local business	Meetings are held quarterly	The Gladesville Main Street Committee and Chamber of Commerce conducted regular meetings to support and promote local business.	Community Strategic Plan	
	4.3.3	Investigate and develop a case for an increase in the fixed 1% levy in the Hunters Hill Development Contribution Plan	Application is made to the DPIE	We are waiting on State Government to release new infrastructure contribution framework.	DCP	
	4.3.4	Implement place making initiatives for commercial, village and key sites	Level of community engagement from place making initiatives	Working with the Beautiful Boronia group, Council has designed a small native garden at the Boronia Park entrance to the LGA. Place making grants have been slow to be completed due to business closures, but planning is complete.	Community Strategic Plan	
Council monitors compliance with environmental controls and standards	4.4.1	Provide animal management services that meet legislative requirements	Dangerous dogs are reported within 72 hours	We continue to prioritise community safety as part of our rangers duties, including the reporting of dangerous dogs within 72 hours.	Companion Animals Act	
	4.4.2	Conduct 6 monthly inspections of food premises and ensure commercial operators meet health and building standards	Bi-annual inspections completed on time	Our inspections have been delayed due to Covid.	Food Safety Standard 3.2.3	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
	4.4.3	Ensure residential swimming pools comply with the Swimming Pool Act	5 additional random inspections held per year above statutory requirements	Our inspections have been delayed due to Covid, however, noncompliant orders have been issued and emergency inspections have been completed.	Swimming Pool Act	

FOCUS ON THE COMMUNITY

104,000
Website page views

32,000
Website users

40%
eNewsletter subscribers highly engaged

20,000
Users reached through social media pages

Service areas include:

- Community services
- Communication and engagement
- Plans of management
- Arts, culture and place making

VISION

Our focus is on creating an inclusive, connected, informed and healthy community, which encompasses the well-being of all residents. Together we want to encourage and support community groups that are inclusive, engaging and enhance social cohesion.

OUR KEY PROGRAMS & PROJECTS

- All abilities playspace at Riverglade Reserve near completion
- Boronia Park Community Facility DA was exhibited for community feedback
- 1000 kindness calls made during lockdown
- Hunters Hill Connect App launched

FOCUS ON THE COMMUNITY Delivery Program Actions

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
Plans of Management reflect community need	5.1.1	Implement actions arising from plans of management including a community and sporting facility at Boronia Park	Percentage of Plan of Management actions implemented	The Boronia Park community facility DA was open for submissions. A design for the Boronia Park BMX/mountain bike track was completed and the project will commence next quarter. The Riverglade Reserve playground will be completed in October with only landscaping, being the final works to be complete. Recommended weed control and bushland management actions are ongoing in Boronia Park, Riverglade Reserve as well as other reserves within draft PoMs.	Plans of Management, Local Government Act, Crown Land Management Act	
Council encourages a sense of belonging and connection to the local community	5.2.1	Hold events that celebrate and promote community, diversity, history and a sense of place	Percentage of satisfaction with Council events	Due to lockdown all in-person events, including Moocooboola were cancelled or delayed. Through online classes, talks and social media we engaged and celebrated our community with many smaller activities. These included free workshops on gardening, sustainability, and e-business; author talks, creative packs and challenges for kids, and the launch of the historic Kelly's Bush anniversary exhibition on Google Arts & Culture.	Events on Council Land Policy	
	5.2.2	Develop and support youth activities and services including the Annual Youth Summit	% increase in Youth Summit participants	Through a survey and online consultations we actively engaged Hunter's Hill youth in providing	Youth Strategy	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				design ideas for the new Boronia Park Bike Track.		
The community is informed and involved in decisions	5.3.1	Increase community engagement through Council's social media, website and hard copy platforms	Increase in the number of social media engagements	We have increased community engagement across our communications channels. This has supported customer service, in particular during the COVID lockdown, with services available online through our website and updates available in real time via social media. Hard copy platforms such as our printed newsletter delivered to households and signage in public areas also helped us connect with our community in their homes and recreation areas. In August we recorded a 14.9% increase in website users, compared to the previous month.	Communication Policy, Community Engagement Policy, Social Media Policy	
The library service is well organised and well supported	5.4.1	Continue to ensure that a high-quality library service is provided to residents	Increase in satisfaction with library services	The YARN library and community space has been closed due to the COVID lockdown, however we have delivered a range of contactless and online library services to our community. These have included: online storytime and school holiday workshops for kids; online library talks for adults; digital library for borrowing eBooks, eAudiobooks, eMagazines, eComics and access to film streaming; library home delivery and Library To Your Door; a library eCard for new members to access services during lockdown; and an online Book Week competition.	Community Strategic Plan	

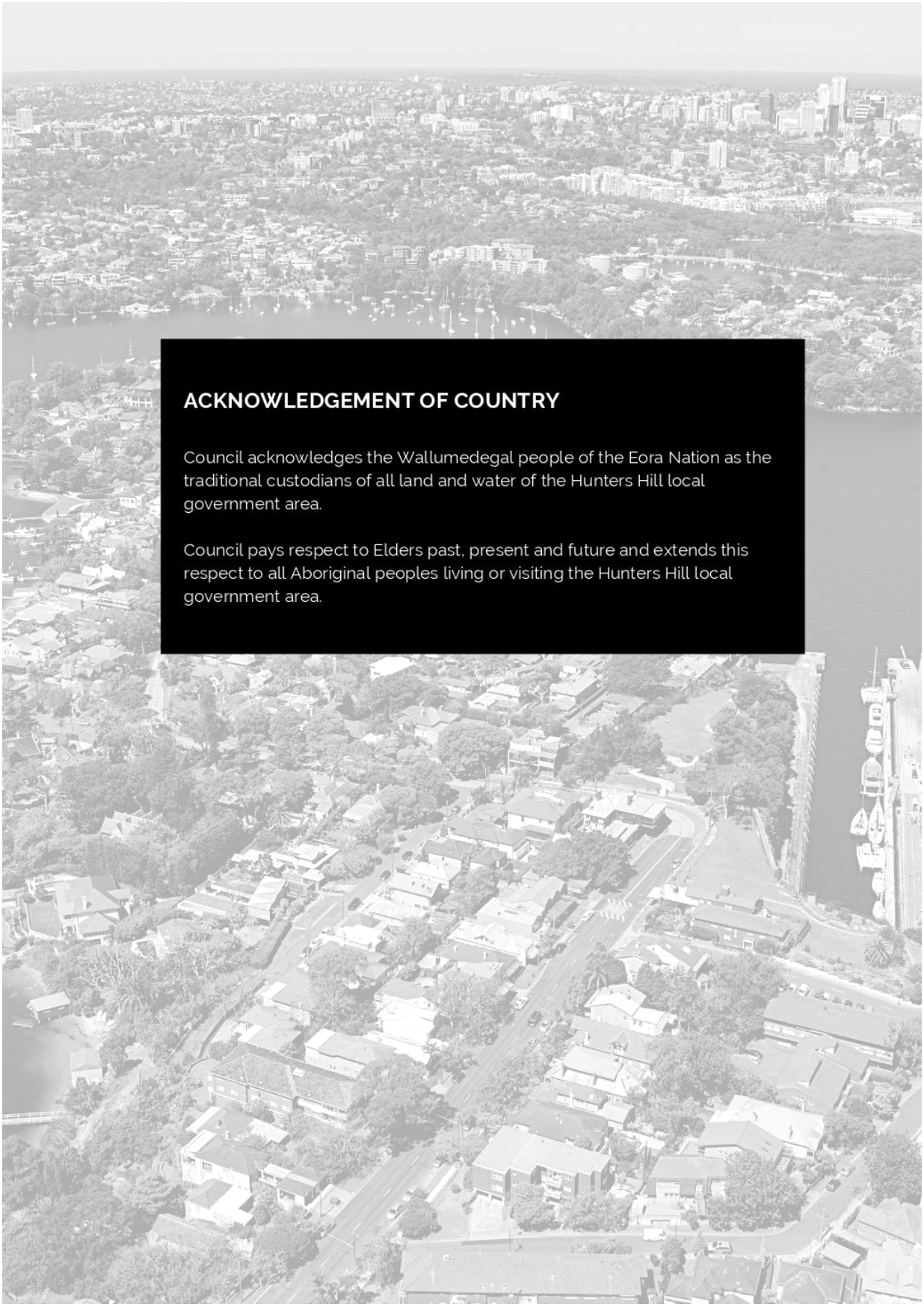
Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
Council's Social and Cultural Plans reflect community need	5.5.1	Promote facilities and activities that promote and enhance cultural diversity	Increase in % of facility use by community groups	During the past three months, Council has held a series of workshops with residents learning how to draw their home, which was turned into a mural depicting the community, the creation, funding and distribution of wellness books in partnership with Sydney Community Services; offering weekly playgroup and yoga sessions online.	Hunters Hill Social Plan	
	5.5.2	Prepare a Hunters Hill Social Plan	Plan is adopted by Council	The preparation of the Hunters Hill Social Plan will take place in conjunction with the update to the Community Strategic Plan, Delivery Program and Operational Plan during 2021-22.	Hunters Hill Social Plan	
Enhance the health and sense of wellbeing of the community at all life stages.	5.6.1	Promote and organise health and wellbeing campaigns and programs	Increase in the number of programs developed	Online Yoga classes were provided during lockdown as well as sponsorship of 1000 Wellness Packs designed and delivered to elderly and isolated people in our community in partnership with Sydney Community Services. The Kindness Calls campaign was launched with 1000 calls made by staff. We participated in the oOH Media vax campaign, and posted weekly updates around positive messages around vaccination and mental health.	Community Strategic Plan, Social Plan	
	5.6.2	Launch the intergenerational	Decrease in the number of people feeling socially isolated	We have launched and continue to promote the Hunters Hill Connect app, and post regular updates through the What's Happening	Hunters Hill Social Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
		program to break down social isolation		section of the app. We have also partnered with local community service providers, such as Sydney Community Services, for example funding Wellness Packs during the COVID lockdown for isolated residents. We also promoted the services of transport provider Stryder, to help break down social isolation, particular during the COVID lockdown period.		
Services and facilities that are child, youth, family and age friendly are supported	5.7.1	Review and implement the DIAP by consulting with people with disability and key service providers	Percentage of DIAP actions completed or implemented	This will happen in 2022	Disability Inclusion Action Plan (DIAP)	
	5.7.2	Explore opportunities for shared use of private and community based infrastructure	Increase in the use of community based infrastructure	Promoted the Boronia Oval for the COVID Clinic and extended licence of Town Hall as electoral office.	Community Strategic Plan	
	5.7.3	Undertake the Playground Action Plan to deliver playspaces	Implemented % of the Action Plan	Review of playspace priorities and available funding has seen Harding Memorial and Weil Park playspaces funded for upgrades in the next quarter. In addition, Livvi's Place at Riverglade is nearing completion.	Playground Strategy	
	5.7.4	Maintain public buildings and amenities	Maintain facilities in line with maintenance plans	Maintenance programs have been implemented and followed in accordance with statutory regulations and budgets, with a focus on fire services compliance. Request for quotations are being sourced for; upgrade works to the Boronia Park Grandstand,	Digital Asset Management Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
				structural remediation works, Woolwich Baths Amenities, waterproofing, painting and lighting, and Henley Community Centre, roof replacement. WHS and emergency works were undertaken to Hunters Hill Preschool to repair roof leaks and ceilings.		
Council provides accessible services and facilities to residents of all abilities	5.8.1	We incorporate Universal Design Principles into our plans and documents	Number of principles embedded in key documents	Accessibility has been considered in the plans for new buildings, including the concept for Figtree Park, Boronia Park, toilets and other buildings.	Everyone Can Play Guidelines	
Council provides a diverse and well supported arts and cultural program	5.9.1	Promote Hunters Hill as a destination for history, arts and culture	Increased number of our residents exhibiting in the art show	Hunters Hill Art Exhibition has been delayed until Q4 2022. Young in Art has moved to an online exhibition with winners' artworks to be displayed around LGA in Q2 2021. Create (y)our place program was launched with residents participating in 2 part workshop. Images were incorporated into a larger mural that will be installed in the community.	Community Strategic Plan	
Council builds social networks and cohension	5.10.1	Provide annual community service grants to local organisations	Quarterly report from recipients and annual acquittals completed	The community grant program has been launched, and will be decided in October 2021. Acquittals have been received.	Community Strategic Plan	
	5.10.2	Facilitate meetings between School Principals and Council	Meetings held as per the schedule	Meetings have been held via Zoom due to the public health order restricting face to face meetings.	Community Strategic Plan	

Strategic Objective	Action Code	Action Name	Performance Measure	Q1 Comments	Source Document	Status
The Hunters Hill local government area is a place where people feel safe	5.11.1	Promote the initiatives from the Community Safety Strategy and Action Plan	Number of initiatives promoted	We have continued to promote safety initiatives, such as CCTV at Woolwich Baths, contactless services during COVID, maximum capacities at outdoor recreation areas in line with public health orders and other service updates and reminders to our community to help enhance safety. Our 'report an issue' online tool, accessible via our website, also assists in actioning community safety requests.	Community Safety Strategy and Action Plan	


HUNTER'S HILL COUNCIL
END OF TERM
REPORT FOR 2017 - 2021
MUNICIPALITY OF HUNTERS HILL
1861


ACKNOWLEDGEMENT OF COUNTRY
Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.
Council pays respect to Elders past, present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

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EXECUTIVE SUMMARY

This End of Term Report complies with the NSW Government's Integrated Planning and Reporting Guidelines and is a compilation of our progress over the past 4 years from 2017 - 2021. This report outlines the achievements we have made over this term of Council to achieve our community's vision, strategic objectives and the major projects and programs as outlined in our Community Strategic Plan, Delivery Program and Operational Plan and those which we will continue to work on.

This report also represents our progress towards achieving the performance indicators under each of our 5 key themes; Focus on the Community, Maintain Character and Manage growth Planning, Manage and Preserve Our Environment, Make Getting Around Easier and Leadership and Governance. Our themes direct how we do business and how we spend the money we receive from rates and special variations to rates, developer contributions and grants.

Over the last 4 years we have engaged with our community to better understand their views and to measure the effectiveness about how we deliver services and how we maintain our assets. Through community surveys, pop-ups, face-to-face meetings, social and print media we have gauged community satisfaction and importance ratings to manage and allocate our resources effectively and efficiently.

OUR VISION

LOOKING TO THE FUTURE

To protect and enhance the integrity, character and visual amenity of the Hunters Hill Local Government Area through leadership, community involvement and the pursuit of excellence.

OUR MISSION

We will provide a range of services and programs that meet the needs of the community as effectively and economically as possible. We will manage the resources of the organisation efficiently and with proper care to achieve the objectives of the Council, in a fair and equitable manner. We are committed to providing quality customer service, accurate and consistent advice and timely responsiveness to all requests. We will develop and empower staff to achieve excellence and professional satisfaction in the delivery of services.



MESSAGE FROM THE MAYOR

At the start of this Council term, in 2017, Hunters Hill had just successfully fought a merger proposal, emerging to remain a stand-alone local government organisation.

That victory was a message and a directive from our community that you wanted representation by locals, for locals in our local area. It was also great motivation for myself and fellow Councillors, as your elected officials, to deliver in a way that reflected this mandate.

It has been my honour to serve you this term, including as Mayor since September 2020. Thank you also to previous Mayor Mark Bennett for his contribution.

Looking back on our achievements of the past four years, it is pleasing to see that community remains at the heart of our core business and what we have delivered for you.

The creation of new spaces and places for people to enjoy has been a highlight, from the opening of our innovative new library and community space The YARN in Hunters Hill Village, to making our halls and parks easy to utilise and access, through everything from online bookings to the installation of inclusive infant swing seats across all our playgrounds - this was thanks to a great community partnership with social enterprise Play For All Australia and local businesses.

Consultation and engagement with the community has been fostered and strengthened. We have introduced a raft of new and additional communications to help keep our residents and ratepayers informed.

Our events program has continued to deliver much-loved billings such as Moocooboola and our annual art shows, while introducing new offerings such as open-air cinema, as well as online workshops and classes to assist people during the COVID-19 pandemic.

Through COVID, we introduced fee waivers for on-street dining, sporting field hire and community centre and hall hire fees, extended our financial hardship policies, and worked with local service providers to help individuals in need.

Retaining the unique heritage and environment of Hunters Hill has been another important part of our work this term, in everything from planning to reinforce the garden suburb values of Hunters Hill to improving our local tree canopy, with 120 street and park trees planted.

It is through our partnership with you, our community, that we have been able to achieve great things. It is a pleasure to bring a selection of highlights to you in this End of Term Report.

Councillor Ross Williams
MAYOR



MESSAGE FROM THE GENERAL MANAGER

The COVID-19 pandemic has introduced new challenges for the latter part of this Council term, but a foundation set early on - based on continuous improvement and a strategy to be sustainable and thriving into the future - has allowed us to work through this unprecedented time in support of the Hunters Hill community.

We have engaged with our community to better understand your views and to measure the effectiveness of our asset maintenance and service delivery.

Through community surveys, pop-ups, face-to-face meetings, and social and print media, we have gauged community satisfaction and importance ratings to manage and allocate our resources effectively and efficiently.

An increased focus on assets, including delivery of a digital asset management plan, is guiding strategies to reduce infrastructure backlog.

The introduction of an online planning portal has allowed customers to lodge and track development applications with ease, while a new website and ongoing improvements to customer service are making it easier to do business with us anytime, anywhere and enabling faster response times and access to information.

Plans of Management, which have undergone a rigorous community engagement process, have been completed to guide the use of some of our most popular recreational areas, including Boronia Park and Riverglade Reserve.

Opening our halls, community centres and playing fields for increased use has provided benefits for the community and helped increase revenue, while a new online booking system is making it simpler and easier for people to utilise these places.

Our new library and community space in Hunters Hill Village is an award-winning place of innovation, showcasing a circular economy pilot project conducted with the University of NSW that diverts textiles from landfill to create repurposed materials. It's also a meeting and work space, and a centre for library services.

Shared service arrangements with Lane Cove Council underpin our library services and have also produced efficiencies and improvements in our works depot.

I would like to thank our dedicated team of staff, and the elected Council, for their roles in this success, and acknowledge the work of my predecessor Lisa Miscamble during her tenure from 2018 to 2021. We look forward to building on this foundation for the ongoing benefit of our local area.

Nick Tobin
ACTING GENERAL MANAGER

OUR COUNCILLORS



Clr Ross Williams - North Ward
MAYOR (2020 - present)
DEPUTY MAYOR (2017 - 2018)
rosswilliams@huntershill.nsw.gov.au



Clr Mark Bennett
MAYOR (2017 – 2020)



Clr Ben Collins - North Ward
DEPUTY MAYOR (2018-2019)
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Clr Elizabeth Krassoi - North Ward
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Clr Justine McLaughlin - South Ward
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Clr Zac Miles - South Ward
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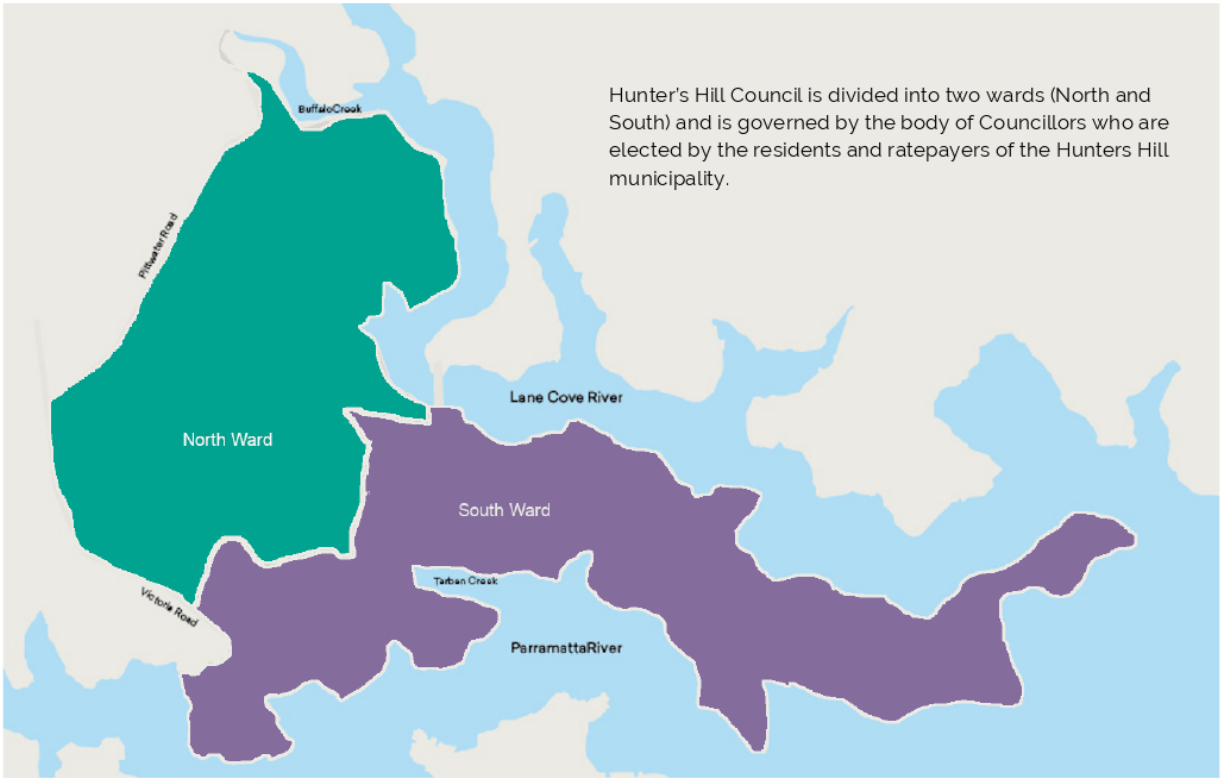
Clr Jim Sanderson - South Ward
DEPUTY MAYOR (2019-present)
jimsanderson@huntershill.nsw.gov.au

OUR WARDS



A SNAPSHOT OF OUR COMMUNITY

2826 families

4816 houses

14,162 ABS population estimate

81 Aboriginal or Torres Straight Islander

26% Born overseas
19% Speak a language other than English

63% Full-time employment
34% Part-time employment
3.5% Unemployed

24.8% Aged between 0-17

Median household income $2460

293 Local business with more than 10 employees

39% hold university qualifications
10% trade qualifications

*Information from profile.id

WHAT WE MANAGE



WHAT OUR COMMUNITY LOVES



RESPONDING TO COVID

Council has developed and partnered with others to deliver a number of community support initiatives including food packages for households, online well-being and skills development programs, business networking and advice, and phone calls to check in on residents, offering services and support to those who needed it.

Operational and budget planning included initiatives such as investment in the area's village centres and bringing forward developer-funded asset maintenance and capital works, to act as a stimulus for the local economy.

And in 2021 a drive through COVID testing clinic commenced operating from Boronia Park, Hunters Hill.

Other initiatives include measures to support the community through the delivery of a $200,000 financial support package for the Hunters Hill community as part of our ongoing response to COVID-19. This included waivers for outdoor dining licence fees for local businesses, sporting field hire fees, and community centre and hall hire fees.

We extended the Financial Hardship Policy for residential ratepayers to also incorporate business and commercial property owners, and use a local supplier where possible, with immediate payment for services, to support the cash flow of local businesses.



SOCIAL JUSTICE PRINCIPLES

MEASURING AGAINST OUR SOCIAL JUSTICE PRINCIPLES

The principles which underpin our Community Strategic Plan are participation, advocacy, empowerment, equity, access and diversity. These social justice principles are embedded in the sustainable and equitable provision of a wide range of cultural, recreational and leisure activities, events and support services for people of all ages, backgrounds and abilities. Our Community Strategic Plan also reflects the needs of community members who may be in more vulnerable situations and aims to address housing equity issues to ensure that low cost and adaptive housing is considered a key element in Council's planning process.

Listening to our community during the development of the Community Strategic Plan and capturing the community's feedback was important to ensuring that every resident had an opportunity to participate and have their voice heard. This enabled Council to address access issues and also to understand some current areas of concern amongst the community such as safety, transport, social connectedness and access to recreation. The community was given every opportunity to participate in the development and planning process for the Community Strategic Plan, as well as the supporting Disability Inclusion Action Plan (DIAP), which is a key referencing document throughout the Community Strategic Plan.



MEASURING AGAINST OUR QUADRUPLE BOTTOM LINE

Our End of Term Report considers the quadruple bottom because of the importance of addressing social, environmental, economic and civic leadership pillars in the development of the Community Strategic Plan.

Outlined below are the quadruple bottom line measures we have undertaken in the past 4 years:

SOCIAL	ENVIROMENTAL	ECONOMIC	CIVIC LEADERSHIP
Maintaining the heritage of the area through local and state planning controls	Protecting the environment with our community volunteers	Managing our financial sustainability	Developing a robust policy framework to support the organisation
Managing population growth through urban design	Preserving and maintaining biodiversity	Supporting local business development	Reviewing service levels to ensure the needs of our customers are met
Managing affordable housing through urban design and support of social housing	Managing waste through responsible waste management	Developing partnerships via main street committees and Chambers of Commerce	Working towards becoming an employer of choice
Hosting cultural events to support community well-being	Monitoring our water quality	Supporting tourism through the promotion of business and community groups	Implementing workforce development programs
Maintaining community facilities to support community group users	Providing sustainable waste education programs	Managing State and Federal Government grants to support community development	Monitoring legislation and implementing IP&R
Supporting the community and State Transport to provide important transport links	Working in collaboration with sustainable partners to deliver innovative solutions	Working with partner councils to share services	Developing community engagement strategies and programs to increase transparency

INTEGRATED PLANNING & REPORTING FRAMEWORK

The Integrated Planning & Reporting Framework (IP&R) was implemented in 2009 to determine our community's aspirations for a period of at least 10 years. Within this framework, every council in NSW must 'report on Council's achievements in implementing the Community Strategic Plan over the previous four years.' (OLG NSW)

Whilst this End of Term Report primarily provides an update on our progress towards achieving goals outlined in the Community Strategic Plan, it also includes the outcomes from strategic objectives and actions as detailed in our Delivery Program and Operational Plan.

The End of Term Report covers a 4-year period to tie in with Local Government elections.



MEASURING THE COMMUNITY STRATEGIC PLAN, DELIVERY PROGRAM AND OPERATIONAL PLAN

This End of Term Report includes a snapshot of some of our major programs and projects and has been developed through the collation of data from the following sources:

- Hunter's Hill Council Community Survey
- Special Variation to Rates Survey
- Online surveys
- Precinct meetings
- Pop-ups
- Meetings with community group leaders
- Meetings with community building hirers
- Engagement from Masterplans
- Engagement from Plan of Management consultations
- Engagement from the Local Strategic Planning Statement
- Feedback from events
- Feedback from local business
- Youth workshops and forums
- Website and social media feedback
- Parking and traffic management feedback
- Written feedback received – letters and emails
- Place Score – Care Factor (for Hunters Hill Village, Boronia Park Village, Henley, Woolwich and Gladesville Shopping Precinct).

As the End of Term Report aims to review how Council has performed over the past 4 years, it has been important to use a variety of methods to measure our progress.

Not only has specific community engagement been vital to measuring our success, we have also used plans, policies and independently gained data to guide us, including:

- Local Strategic Planning Statement
- Census data
- Profile ID data
- NSW Bureau of Crime Statistics data
- North District Plan
- Greater Sydney Commission – A Metropolis of Three Cities
- NSROC Regional Sports Ground Strategy
- Plans of management
- Local Environmental Plan (LEP) and Development Control Plan (DCP)
- Masterplans
- Hunters Hill Housing Strategy.



DELIVERING ON OUR COMMUNITY STRATEGIC PLAN (CSP)

The successful delivery of the Community Strategic Plan (CSP) has been achieved through the combined efforts and decisions of multiple partnerships, as well as everyday decisions made by internal and external customers.

There has been ongoing quarterly reporting over the past 4 years to our community and Councillors together with an Annual Report.

Over this period, we have continued to focus on supporting our five key themes and achieving the strategic objectives and actions outlined in Community Strategic Plan, Delivery Program and Operational Plans. Our themes are:





FOCUS ON THE **COMMUNITY**

Service areas include; community programs, communication and engagement, arts and culture, place activation and playgrounds.

Our focus is on creating an inclusive, connected, informed and healthy community, which encompasses the well-being of all residents. Together we want to encourage and support community groups that are inclusive, engaging and enhance social cohesion.

MEASURING OUR PERFORMANCE

INCLUDING RESIDENTS IN DECISION MAKING

We have been working towards increasing our email databases to ensure we are reaching as many residents as possible, as quickly as possible. We initially started with a few hundred email addresses and we now have over 13,000. This coupled with a strong online presence has ensured that our residents are getting access to news as soon as it becomes available.

MANAGING PARKS AND RESERVES

We have completed the Hunters Hill Generic Plan of Management and the Riverglade Reserve, Gladesville Reserve, Boronia Park and Figtree Park Plans of Management. These plans of management have gone through a rigorous community engagement process and have been forwarded to the Department of Planning, Industry and Environment for endorsement. It has been an achievement to meet the State Government deadline of having these plans updated and to the Department of Planning, Industry and Environment by early 2021.

SERVICES AND FACILITIES MEETING COMMUNITY NEED

The development of our Digital Asset Management Plan has enabled us to document the condition of our roads, footpaths, sea walls, stormwater systems and community buildings. This platform has been crucial in enabling the planning, design, construction and maintenance of valuable community assets to meet our community's needs. The Digital Asset Management Plan has also informed our Disability Inclusion Action Plan (DIAP) and Capital Works Program and importantly provided the basis for our Special Variation (SV) to Rates program, which has funded our roads, footpaths, stormwater, environmental works, playgrounds and building maintenance.

We have also grown our services across our diverse demographic to include yoga classes, children's story time, Baby Bounce, Circular Economy projects, local library resources, increased community grants and local studies.



Welcome to the latest edition of Hunter's Hill Council's eNews

While our community stays safe at home we've got some awesome activities to keep you and the household entertained - from LEGO building to art workshops, online library offerings and yoga sessions.

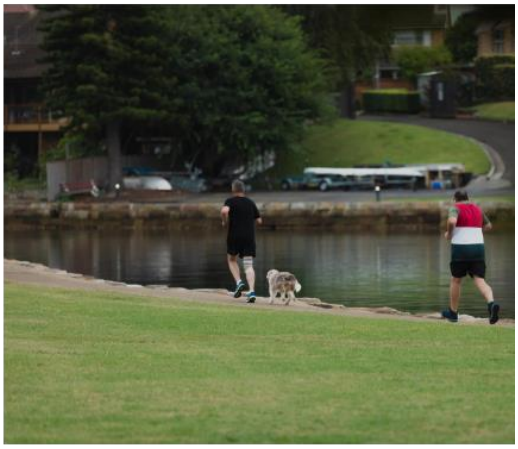
Work is under way on the Livvi's Place inclusive playground at Riverglade Reserve and Plastic Free July is here.

Plus: share your views in our Flying-fox survey; and opt-in to receive your Council Rates Notice via email.

For latest COVID updates go to nsw.gov.au/covid-19; for Council services visit our website huntershill.nsw.gov.au or follow our social media channels.

Have you signed up for our library service? Click here to join.

Stay Safe at Home: LEGO, art and more







HELPING RESIDENTS TO FEEL SAFE

A number of services and programs have been implemented to help our residents feel safe. Examples include our Road Safety Officers going out and about educating the community with several transport for NSW 'Walking Safely' presentations. Other programs have included the installation of CCTV at Woolwich Baths to ensure that at peak times over summer months there is no anti-social behaviour.

We have a close relationship with Ryde Police Area Command who oversee our local government area. Police Officers have been in regular contact and have provided education programs to local schools, business and community leaders. There is an expectation that each individual person working, visiting or living in the Hunter's Hill Council area will take shared responsibility for their personal safety. Where this is not possible, Hunter's Hill Council and key agencies will endeavour to support their safety through action plans that identify high risk populations and environments.

Council works closely with many local organisations and agencies are working to improve the wellbeing of all people in Hunters Hill by reducing the impact of intentional and unintentional injury and harm to individuals, families, schools, workplaces, businesses and the wider community.





COMPLETED THE HENLEY WALKWAY AND GLADESVILLE HOSPITAL LIGHTING PROJECT



DELIVERED OUR NEW MULTIFUNCTIONAL COMMUNITY LIBRARY, LOCATED CENTRALLY IN HUNTERS HILL.

DELIVERED SAFETY PROJECTS VIA THE INSTALLATION OF CCTV AT WOOLWICH BATHS.



DELIVERED OUR COMMUNITY GRANTS PROGRAM.





COLLABORATED WITH THE NBN TO 'WRAP' NODES IN THE HUNTER'S HILL COUNCIL CONSERVATION ZONE.



INSTALLED STREET LIBRARIES IN 2018 IN PARTNERSHIP WITH RESIDENTS, SCHOOLS, LOCAL ARTISTS AND COMMUNITY GROUPS.

UPDATED PLANS OF MANAGEMENT FOR OUR KEY RESERVES IN ACCORDANCE WITH THE CROWN LANDS MANAGEMENT ACT.



ACTIVATED LOCAL PRECINCTS WITH A RANGE OF ENGAGING OPPORTUNITIES AND EVENTS IN OUR COMMERCIAL AND VILLAGE CENTRES.





COMPLETED THE KINDNESS CALL CAMPAIGN BY PHONING 2500 RESIDENTS DURING THE COVID PANDEMIC.



DELIVERED THE YOUTH FORUM INVOLVING LOCAL HIGH SCHOOL STUDENTS.

LAUNCHED THE PLAY IT FORWARD CAMPAIGN IN PARTNERSHIP WTH THE CHAMBER OF COMMERCE.



DELIVERED A DIVERSE CALENDAR OF COMMUNITY EVENTS.





MAINTAIN CHARACTER AND **MANAGE GROWTH PLANNING**

Service areas include; Development Application (DA), Occupancy Certificate (OC), Completion Certificate (CC), etc and exempt and complying development, swimming pool and shop inspections and compliance, heritage controls, land use planning; Local Environmental Plan (LEP), Development Control Plan (DCP), and animal management.

Hunter's Hill Council is a champion in heritage conservation. The Hunters Hill local government area is rich in history, heritage and character.

Residents feel strongly about maintaining the look and feel of Hunters Hill and are committed to retaining the existing visual amenity. Our lifestyle is matched by our desire to retain the beauty of our garden suburb.

MEASURING OUR PERFORMANCE

MAINTAINING THE CHARACTER OF HUNTERS HILL

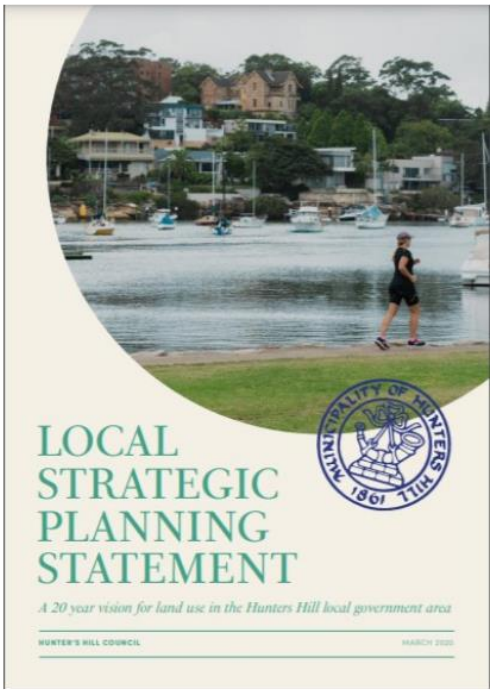
Following the review and update of our key strategic planning documents, in April 2020 we adopted the:

- Local Strategic Planning Statement
- Local Housing Strategy

Preparation is also well underway for:

- Preparation of Character Statements
- Review of Local Environmental Plan and Development Control Plan

We have also commenced the Character Statements Project, which includes preparing statements of heritage significance for the Hunters Hill heritage conservation areas and preparing a neighbourhood character statement for lands not part of a conservation area. This will reinforce the garden suburb values of Hunters Hill and support the local character provisions of the Hunters Hill Local Environment Plan which is to be reviewed in 2021/22.



PLANNING FOR PUBLIC PLACES - GLADESVILLE

Development of the Gladesville Town Centre Masterplan is nearing completion.

The vision for Gladesville is a renewed and revitalised, mixed use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retails services to the community, including food, beverage, community facilities.

The redevelopment of the shopping centre with increased commercial space and residential apartments in well-designed buildings will be the catalyst for renewal, place making and urban design outcomes throughout the broader Gladesville centre.

Other key planning documents relating to public places completed in this period include the Figtree Precinct and Gladesville Reserve Plans of Management (PoMs).

The Figtree PoM identified the community's use of and need for improvements including; additional seating, a playground, safer boundaries, linked bike, walking paths and a community hub. Further planning for our public places will take place as we implement the actions from our masterplans and PoMs.



UNDERSTANDING HERITAGE CONTROLS

Much of the work of our Development and Regulatory Control Unit is to ensure that our community understand the significance of the 7 heritage conservation areas in the Hunters Hill local government area, in addition to 515 local heritage items and 9 State heritage items.

To meet the needs of our community we have a Heritage Advisor available to answer any heritage related questions regarding development in Hunters Hill.

We also run a variety of education programs to educate the community about all aspects of compliance and development, including 'Get the Site Right'.



INCLUDING RESIDENTS IN DECISION MAKING

Planning for our key commercial and village precincts has involved extensive community engagement over the past 4 years. An example of this is our Local Strategic Planning Statement (LSPS). The LSPS is not just a land-use-supply planning instrument, but rather a plan that addresses land use planning, management and sustainability as part of place-making focus for the community. The LSPS, like all of Council's key strategic documents was informed by submissions received from residents and community groups. This enabled Council to include important information relating to the built and natural environment, heritage values, sustainability, innovation, inclusiveness, connectivity and resilience.





DEVELOPED AND COMPLETED AN URBAN DESIGN PLAN OF APPROVED WORKS FOR GLADESVILLE AND HUNTERS HILL VILLAGE SHOPPING AREA.



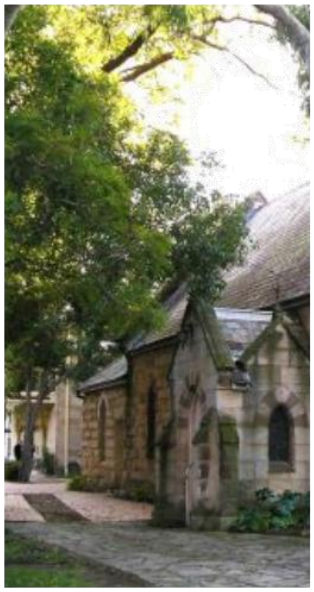
COMPLETED SIGNIFICANT REVIEWS OF OUR LOCAL ENVIRONMENTAL PLAN AND DEVELOPMENT CONTROL PLAN.

COMPLETED THE LOCAL STRATEGIC PLANNING STATEMENT (LSPS) TO GUIDE LAND USE INTO THE FUTURE.





DEVELOPED A COMPREHENSIVE MASTERPLAN FOR THE GLADESVILLE SHOPPING CENTRE PRECINCT.



CREATED AND MAINTAINED A COMPUTERISED DATA BASE FOR HERITAGE ITEMS AND CONSERVATION AREAS, WHICH INCLUDES INFORMATION FROM THE NSW HERITAGE COUNCIL AND GROUPS USED SUCH AS NATIONAL TRUST.

SUPPORTED THE LOCAL PLANNING PANEL, WHICH CONSTITUTES MEMBERS THAT APPRECIATE THE SPECIAL CHARACTERISTICS OF THE AREA.



CREATED A SWIMMING POOL REGISTER AS PART OF THE NSW STATE DIRECTIVE.





MANAGE AND PRESERVE OUR **ENVIRONMENT**

Service areas include; bushcare, environmental protection, waste management, recreation and parks, waterways and stormwater.

Residents value our natural environment as an ecological aesthetic resource to be preserved for generations to come.

MEASURING OUR PERFORMANCE

PROTECTING OUR BUSHLAND

We are fortunate to have a dedicated team of approximately 65 bushcare volunteers who work across a number of key sites throughout the local government area. Our bushcare volunteers have planted over 70 trees and 6,400 native plants in our bushland reserves.

We are also dedicated to improving our local tree canopy and have planted 120 street and park trees in the past 4 years.



ENCOURAGING SUSTAINABLE LIVING

Our library, The Yarn showcases our commitment to the circular economy through textile diversion projects and a waste wall. We encourage residents to drop of textiles, no longer used mobile devices, batteries, metal coat hangers, plastic lids and bread tags, dry soft plastic bags and printer cartridges. We have a partnership with the Centre for Sustainable Materials Research and Technology (SMaRT) at the University of New South Wales to process our waste items into re-purposed materials. An example is The Yarn's benchtop tiles, which are made from the recycled uniforms of local schools and sporting teams.

Through the delivery of sustainable events including the Fancy Flea Market, held at the Henley Community Centre, residents purchased over 750 items which diverted 600kgs of products from landfill.

We will continue to build on these important programs with a food organics trial for local business, a textiles recycling/recovery project and a community goods swap shop.



PROTECTING THE HEALTH OF OUR WATERWAYS

We are involved in a number of programs to improve the health of our waterways and are supported by the Department of Planning, Industry and Environment through the Beachwatch Program. This includes the monitoring of Woolwich Baths for swimming water quality. In addition, Sydney's Riverwatch Program commenced monitoring in September 2020 at the future swim site at Bedlam Bay.

We also regularly inspect and maintain 24 stormwater quality improvement devices and we have recently assessed the condition of 20% of our stormwater assets as part of our Digital Asset Management Plan.



INNOVATION IN WASTE AND RECYCLING

Directly linked to our sustainability initiatives are our innovative waste and recycling programs.

A reverse vending machine was installed in the Henley Community Centre carpark. The machine accepts empty drink containers and provides the users with a refund. The reverse vending machine will provide waste minimisation and reduction in waste costs benefits. The machine has been proving extremely popular with local residents, particularly children.

Our library space, The Yarn is also used as an education and community precinct which has featured a tool library, an e-waste filaments line, where waste plastic is made into filament for 3D printing and a demonstration area. We will continue to offer innovative programs that support the diversion of waste to landfill.



PARTNERED WITH SYDNEY WATER REGARDING THE OVERFLOW AT TARBAN CREEK, WITH ALL WORKS SUCCESSFULLY COMPLETED.



PARTNERED WITH OUR BUSHLAND VOLUNTEERS TO COMPLETE VITAL WEED AND PLANTING WORK.





COLLABORATED WITH COMMUNITY GROUPS TO DELIVER PARTNERSHIP PROJECTS, INCLUDING THE NATIVE BEES PROJECT WITH HUNTERS HILL SCOUTS.





PROVIDED GRANTS TO OUR CLUBS, ASSOCIATIONS AND COMMUNITY GROUPS.



DELIVERED AN ELECTRIC CAR FLEET AND CHARGING STATION.





INCREASED ECOSYSTEM RESILIENCE THROUGH ENHANCING NATURAL VEGETATION CORRIDORS E.G., RIVER TO RIVER CORRIDORS PROJECT.



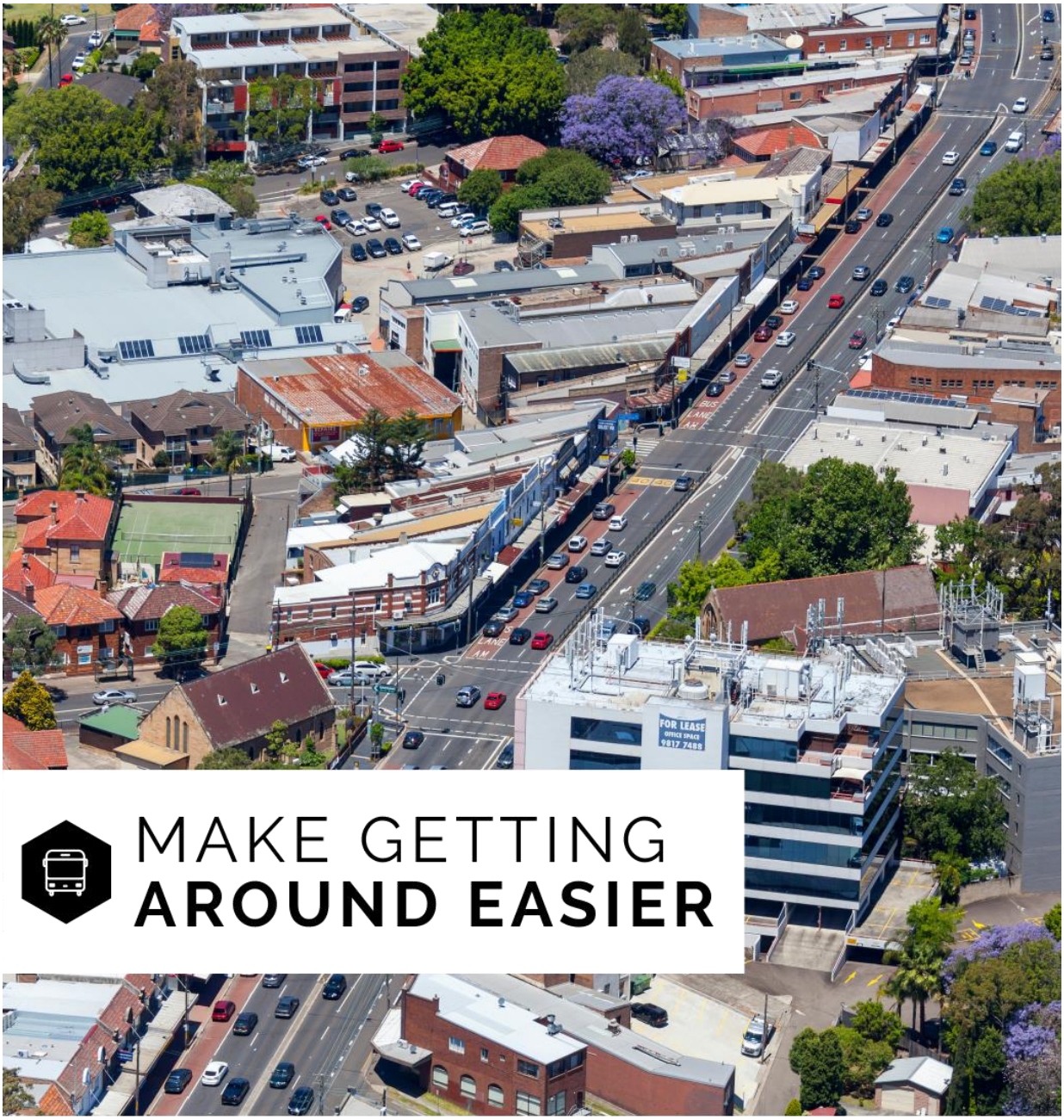
ADOPTED THE FLYING-FOX CAMP MANAGEMENT PLAN IN 2020 AFTER EXTENSIVE COMMUNITY ENGAGEMENT AND ADVICE FROM SPECIALIST CONSULTANTS.

COMPLETED SUSTAINABILITY PROJECTS IN PARTNERSHIP WITH SPECIALIST SUSTAINABLE PROVIDERS AND ORGANISATIONS.



SUPPORTED THE BUSHFIRE RECOVERY PROGRAM BY ORGANISING WORKING BEES FOR WIRES IN THE HUNTERS HILL TOWN HALL.





MAKE GETTING **AROUND EASIER**

Service areas include; roads, footpaths, traffic and parking, transport, and waterway assets including seawalls.

Various modes of transport that are accessible and connected play a major role in keeping our area linked to work, leisure, education and a healthy lifestyle.

A community that can move around easily is essential to the overall prosperity and sustainability of the local government area.

MEASURING OUR PERFORMANCE

IMPROVING ACCESS AROUND HUNTERS HILL

We have continued to work with Transport for NSW to ensure that our residents have efficient and regular transport options. This has included updates to bus and ferry timetables to meet the needs of our community as well as supporting schools during peak drop off and pick up times.

We have also supported the continuation of numerous bus routes throughout Hunters Hill, many giving direct connection to the Sydney CBD as well as maintaining connection to the city via two main ferry wharves; Huntleys Point Wharf and Woolwich Wharf.

A new, on demand public transport service allowing our residents to book a vehicle to pick them up from a convenient location and take them to a local transport hub or point of interest is gaining momentum. It's easy to book using an app, online or by phone.



MANAGING TRAFFIC AND SAFETY

In 2019, Council joined Roads and Maritime Services' Local Government Road Safety Program by employing a Road Safety Officer (RSO). Together with Transport for NSW and NSW Police, and other local councils, the RSO works to continue improving road safety for the community through the delivery of effective road safety education initiatives.

Remediation works to manage traffic has been a priority for Council. Examples include the Local Roads and Community Infrastructure Program, with funding used to install a pedestrian refuge island with speed cushions. The Hunters Hill Traffic Committee has continued to monitor traffic and safety issues and develop strategies and actions to address areas of concern. This is in addition to our comprehensive road safety programs, including; driving as a senior, teaching your learner driver, addressing driver fatigue, safety in school zones and fitting child car seats.





MAINTAINING FOOTPATHS

We have continued our footpath construction and repairs program for our 77km of footpaths throughout Hunters Hill. We have also focussed on improving the function and look of footpaths in and around our commercial and village precincts. Projects including new paving along Victoria Road have provided a consistent feel to the commercial zone.

Council's adoption of the Hunters Hill Bike Plan, which included significant community consultation will provide alternate options to vehicular and public transport. We will ensure connectivity throughout the municipality, whether our residents are riding a bike, pushing a pram, going for a walk, or walking a dog.





MAINTAINING ROADS

There are approximately 52km of Council managed roads in Hunters Hill. To ensure that our roads don't fall below their service level and deteriorate causing potholes and cracks, we collect and assess our roads, capturing the condition in our innovative Digital Asset Management Plan.

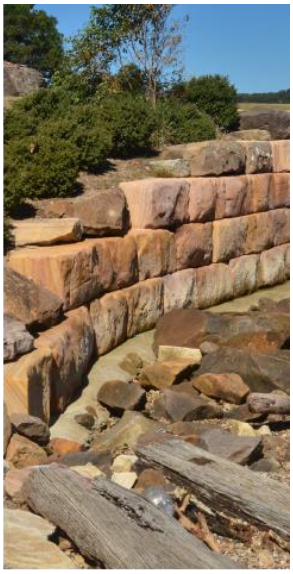
Through careful monitoring and maintenance, we have ensured that our roads are safe and accessible. We have also engaged specialist contractors to ensure that urgent repairs are undertaken within 48 hours to meet our levels of service.



MAINTENANCE AND RENEWAL OF KERB AND GUTTERS, INCLUDING DRAINAGE OUTLETS.



COMPLETED A NUMBER OF SEAWALL RESTORATION PROJECTS, INCLUDING THE IMPROVEMENT OF WATER ACCESS AND BALUSTRADES.





CONSULTED WITH THE COMMUNITY TO DEVELOP THE HUNTERS HILL BIKE PLAN.



CONTINUED THE FOOTPATH RENEWAL PROGRAM THROUGHOUT HUNTERS HILL WITH ASSISTANCE FROM THE FEDERAL GOVERNMENT LOCAL ROADS AND COMMUNITY INFRASTRUCTURE (LRCI) PROGRAM.

CONTINUED THE ROADS RESTORATION AND MAINTENANCE PROGRAM.



COMPLETED NEGOTIATION OF A NEW BUS SHELTER CONTRACT, WHICH INCLUDED THE INSTALLATION OF BUS SHELTERS AND UPGRADES TO SURROUNDING FOOTPATHS.





LEADERSHIP & GOVERNANCE

Service areas include; audit and risk, digital and customer information, Councillor support, financial management, people and culture, and property and rates.

Hunter's Hill Council is founded on active and engaged partnerships that foster a collaborative approach to leadership and governance.

MEASURING OUR PERFORMANCE

SYSTEMS RESPONSIVE TO COMMUNITY NEEDS

We have been working to understand the needs of our community and in doing this we have invested in improved technologies to support more customer friendly systems.

The upgraded development application assessment corporate business system, which is integrated with the NSW Government Online Planning Portal makes the development assessment process more streamlined and customer friendly. The implementation of interactive functions on our website enables our customers to comment about projects and programs such as capital works, plans of management, place activation activities, traffic management plans and community surveys.

Our new online community bookings system has increased our online responsiveness even further and allows residents to book halls, parks and reserves. This can be done as a casual booking, or for a seasonal booking for community groups or sporting clubs.



AN OPEN AND TRANSPARENT ORGANISATION

We have been working towards the provision of an efficient online service to enable faster response times and access to information. Our focus on ensuring that the needs of our customers come first has seen a decrease in the number of customer complaints by 34%.

Our strong online presence enables our community to keep up to date with current events, activities, services and ways to get involved and have a voice about local issues. Our website hosts our Council Business Papers, Agendas and all relevant information to ensure transparency.

We have also worked closely with peer organisations, the State Government, neighbouring councils and NSROC (Northern Sydney Regional Organisation of Councils) to compare and align strategic planning processes and documents, as well as providing comparative data to the Office of Local Government.



A FINANCIALLY SUSTAINABLE ORGANISATION

Our Long Term Financial Plan details how we will achieve financial sustainability into the future. It includes our Sustainable and Thriving Strategy that focus on our efficiency and process improvements, our shared services initiatives, the revised Digital Asset Management Plan and a diversified revenue growth including property activity. Several of these initiatives have been implemented over the past 2 years, including:

- Shared services with Lane Cove Council including a shared Library service, saving Council approximately $350,000 per year.
- Increased use of our halls and community centres increasing revenue by $30,000.
- Increased use of parks and playing fields increasing revenue by $30,000.

Another important indicator of our financial sustainability has been our success in receiving special variations to rates. The importance on generating income greater than the rate peg amount is vital to our financial sustainability.



MEASURING OUR SERVICE STANDARDS

The development of our Community Strategic Plan included the implementation of a series of service standards. Council and the community understood the importance of measuring quality of service, productivity, and realisation of strategic objectives and goals.

Our service standards have helped us identify what policies and processes work and why they work. Making the best use of available data and knowledge has been critical to improving the performance of Council's services. Performance information has been the key to effective management, including strategic and operational planning, monitoring and evaluation.

We have recently undertaken a comprehensive review of our service standards which are available on Council's website.



DEVELOPED AND CONTINUED TO UPGRADE COUNCIL'S WEBSITE TO PROVIDE UP-TO-DATE AND ACCURATE INFORMATION.



DELIVERED TECHNOLOGY CHANGES TO SUPPORT AND ASSIST OUR CUSTOMERS.





COMPLETED SIGNIFICANT RESTORATION AND REFURBISHMENT WORKS TO THE HUNTERS HILL TOWN HALL AND ADMINISTRATION CENTRE.



CONTINUED INVOLVEMENT IN THE NORTHERN SYDNEY REGION OF COUNCILS (NSROC) TO COLLABORATE AND ADVOCATE ON A REGIONAL BASIS.

DELIVERED A DRIVE THROUGH COVID CLINIC AT BORONIA PARK, HUNTERS HILL.



TRANSFERRED THE COUNCIL DEPOT TO LANE COVE AS PART OF SHARED SERVICES PROGRAM.





IN SUMMARY

This End of Term Report provides an overview of the collaboration, partnerships and initiatives that Council has achieved with the community over the past 4 years. The report covers our shared vision and addresses our indicators to meet our projects, activities and services.

We have worked in conjunction with the community and business to build on our public domain improvement programs and fostered relationships with specialist providers to encourage innovation and sustainability.

Our special variation to rates programs has provided funding across our essential capital works projects and programs, including the maintenance of our community buildings, footpaths, roads, kerb and gutters, bushcare and environmental works, and our stormwater system.

We will continue to build on the work achieved over the past 4 years to ensure the financial health and sustainability of Hunter's Hill Council into the next term of Council.


WHITE HOT PRODUCTIONS
MUNICIPALITY OF HUNTERS HILL
1861
www.huntershill.nsw.gov.au/

ITEM NO	:	4.9
SUBJECT	:	QUARTERLY BUDGET REVIEW AS AT 30 SEPTEMBER 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	MARIA KENNY

Ref:544032

PURPOSE

Under Integrated Planning and Reporting requirements, the Responsible Accounting Officer must prepare a Quarterly Budget Review Statement for Council. Actual results for the quarter are assessed to determine the need for revisions to the original budget.

RECOMMENDATION

1. That the report to be received and noted.

2. That variations to the FY2021-22 operational and capital budget, as outlined in this report, be adopted.

BACKGROUND

Council is required to prepare a Budget Review Statement each quarter, in accordance with Clause 203 (1) of the Local Government (General) Regulation 2005. This report is prepared in accordance with the clause for the period ending 30 September 2021.

REPORT

The Budget is comprised of two components:

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

Council's budget for FY2021-22 provided for an operational surplus of $2,291,127 and a net operating deficit result before capital items of ($1,145,178). The operational surplus is inclusive of $3,087,500 of grant funding secured for embellishment works at Figtree Park, under the NSW Public Spaces Legacy Program.

As a result of variations for this quarter, the net operating surplus from continuing operations is projected to decrease to 1,744,633 and the net operating deficit result before capital items is expected to increase to ($1,991,672).

At the close of September quarter FY2021-22, whilst it is projected that Council will receive increased income from user fees and charges, this has been offset by COVID relief measures and unexpended operational grants from last financial year being bought forward.

The recommended variations to the operational and capital budget for this quarter are summarised below. The variations are also itemised in the report attachment.

Income and expense statement

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

Movement	***Income***
Increase	User charges and fees - $76,000 • Council resolved a COVID package of fees waivers to 31 December, 2021 for Street dining, sport field hire and regular hire of community facilities valued at 95k. This waiver package has been offset by unbudgeted work zone fees that are payable for remediation work at Nelson Parade, which is valued at 171k. •
Decrease	Other revenue – ($9,000) • As a result of the lockdown, Council has secured 15k additional unbudgeted license income for COVID testing at Boronia Park. Conversely, due to the lockdown and reduced economic activity, to date, Council has not been able to secure a tenant for the former depot site. The leasing income for the site has been adjusted from 59k to 35k.
Decrease	Grants & Contributions – Operating purposes - $(62,500) • Council has received an additional 20k funding from NSW Financial Assistance Grants, and has also secured unbudgeted Heritage Grant Funding of 11.5k. • Furthermore, at the time of budget preparation, Council was expected to receive payment from the following grants - CRIFP – Boronia Park and Riverglade Reserve and Local Council Transition fund. However, funds were received and recognised as income FY2020-21 (not this Financial Year). The total value was 94k.

Movement	***Expenses***
Increase	Materials and services - $540,750 • Payment to Lane Cove Council: Depot contribution – 100k. The contract between Hunter's Hill Council and Lane Cove Council was not finalised during the preparation period for the FY2021/22 budget. Initially, Council's 290k contribution towards the construction cost of expanding the Lane Cove depot to accommodate Hunter's Hill Council staff was to be capitalised. However, following an assessment of applicable Accounting Standards, as against the terms and condition of the final contract, it was determined the contribution needs to be costed as an expense item. In accordance, with terms of the contract Council is required to pay 100k in FY2021-22, 100k in FY2022-23 and 90k in FY2023-24. The annual licence fee of 85k has been budgeted. • On 20 September 2021, Council resolved that the annual budget for the maintenance of playgrounds (including an annual inspection program) be increased to $25k per annum (requiring additional funding of 15k). At this same meeting, Council resolved to allocate additional funding for concept plans for grant applications (60k) and additional funding for Gladesville Master Plan (30k). • Unexpended Operational Grants - $335,752

Movement	*Expenses*
	We have received grant funding last financial year, however these have not been expended. The Grants include: Phase 2 – Local Roads Community & Infrastructure; Local Transition Fund, Better Waste and Recycling Fund. This expenditure has been carried forward to this financial year.
Increase	Other expenses - $10,000 • In addition to the COVID Relief Package of fee of waivers, Council has also resolved a Business Rebate Program for businesses affected by the lockdown to the value of 10k.

Capital Budget

At its Ordinary Meetings of 19 July and 16 August 2021, Council resolved the following additions to the FY 2021-22 Capital Program:

$	Project Description	Funding Source
507,065	Urgent necessary remedial work to renew Collingwood Street, Woolwich.	Unrestricted Reserves
20,000	S7.12 funds of 30k was reallocated from Harding Memorial Reserve to Weil Park. Council also resolved additional reserve funding of 20k bringing the project budget to 50k.	Community initiatives and minor capital works reserve

In addition, the following variations to the FY2021-22 capital program were resolved by Council on 20 September, 2021:

Capital Project resolved 21 June, 2021		**Reallocated to:**	
	$		**$**
Boronia Park Improvements (s7.12 contributions)	60,057	Boronia Park Bicycle Facility (s7.12)	60,057
Boronia Park North Bike Path (Special Variation funding (SV))	2,101	Boronia Park Grandstand top-up funding (total project cost - 204k). (SV)	100,000
Unallocated Phase 3: Local Roads Community & Infrastructure (LRCI)	185,870	Additional funds to Weil Park Upgrade (s7.12 / Top-up funding LRCI) (total project cost – 100k)	50,000
Woolwich Baths Replace Piers & Shark Net (SV)	20,345	Traffic Calming Measures – Crown Street, Henley (unrestricted)	110,000
Sportsfield Lighting Gladesville Reserve (SV)	16,250	Buffalo Creek Basketball Court and Playground (SV/General Funds)	100,000
Croquet Club Kitchen Fit Out (SV)	23,430	Kelly's Bush Track (LRCI Funding)	105,870
Croquet Club Disabled Access (SV)	32,000	Harding Memorial Reserve (LRCI / unrestricted)	50,000
48 Gladesville Road (general funds)	10,500		
Henley Cottage Internal Upgrades (SV)	22,985		
Valentia Street Playground (SV)	24,170		
Gladesville Reserve Skate Facility (SV)	11,208		
Sportsfield Lighting Buffalo Creek (SV)	42,000		

	450,916		**575,057**

To fund the difference in the value of the reallocated capital projects, it is recommended that $124,141 is drawn down from unrestricted reserves. It is noted that a grant funding application has been submitted to Transport for NSW for traffic calming measures at Crown Street, Henley. If successful, funds will be returned to unrestricted reserves.

In addition to the above changes to the FY2021-22 Capital Program, the following material variations are noted:

- As landlord, Council was required to undertaken major unforeseen roof repair work to the building which houses Hunters Hill Pre-school. The value of the work was $11,800. This was funded through the Construction of Building internal restricted reserve.

Cash and Investments

A summary of the movements in the projected cash and investment budget, including funding sources for operating and capital budget variations for this quarter, are included in the report attachment. This includes the carry forward funding of FY2020-21 capital projects that was resolved by Council in August 2021.

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

Ratio description	Quarterly Commentary
Operating performance ratio Measures how well operating expenditure is contained within operating revenue (excluding capital grants and contributions). The benchmark set by OLG is greater than zero per cent.	Council did not meet the OLG benchmark for the FY2020-21. This was primarily attributable to a $0.6 million decrease in restoration charges and a one-off $1m bus shelter contract income recorded in 2021.
Own source operating revenue Measures the degree to which Council relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.	Council has exceeded the OLG benchmark for the past three years. The ratio indicates that Council generates adequate funds from own source revenues. It is expected Council will continue to exceed this benchmark.
Unrestricted current ratio This ratio measures Council's ability to meet its short-term obligations i.e. those which aren't external obligations such as Developer Contributions and special levies. The benchmark set by OLG is greater than 1.5 times.	Council has exceeded the OLG benchmark for the past three years. This ratio indicates that Council is projected to have $2.90 of unrestricted current assets available to service every $1.00 of its unrestricted current liabilities.
Rates and annual charges outstanding percentage Assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts.	Council has exceeded the OLG benchmark for the past three years. Whilst still under the OLG benchmark, this ratio has increased steadily over the last 2 years. This has been impacted primarily by the

Ratio description	Quarterly Commentary
The benchmark set by OLG is less than 5 per cent for metropolitan Councils.	economic conditions resulting from the COVID-19 pandemic.
Cash expense cover ratio This liquidity ratio indicates the number of months council can continue paying for its immediate expenses without additional cash inflow. The OLG benchmark is greater than 3 months.	The Council exceeded the OLG benchmark for the past three years. It is forecasted that Council will have had the capacity to cover 13.5 months of cash expenditure without additional cash inflows.

FINANCIAL IMPACT ASSESSMENT

The impact on Council's forecasted 2021-22 financial results are included in this report.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

1. Quarterly Budget Review Statement period ending 30 September 2021 ⇩

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Report by responsible accounting officer

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

30 September 2021

It is my opinion that the Quarterly Budget Review Statement for Hunters Hill Council for the quarter ended 30/09/21 indicates that Council's projected financial position at 30/6/22 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____ **date:** 18-Oct-21

Maria Kenny
Responsible accounting officer

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Income & expenses budget review statement

Budget review for the quarter ended 30 September 2021
Income & expenses - Council Consolidated

($000's)	Original budget 2021/22	Approved Changes: Carry forwards	Sep QBRS	Dec QBRS	Mar QBRS	Revised budget 2021/22	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures	Note
Income											
Rates and annual charges	13,129,141					13,129,141			13,129,141	13,087,668	
User charges and fees	1,321,759					1,321,759	75,758	1	1,397,517	607,072	
Other revenues	1,189,755					1,189,755	(9,000)	2	1,180,755	180,151	
Grants and contributions - operating	931,269					931,269	(62,500)	3	868,769	81,982	
Grants and contributions - capital	3,736,305					3,736,305			3,736,305	79,503	
Interest and investment revenue	316,580					316,580			316,580	33,455	
Net gain from disposal of assets	328,900					328,900			328,900	-	
						-			-		
Total income from continuing operations	**20,953,709**	**-**	**-**	**-**	**-**	**20,953,709**	**4,258**		**20,957,967**	**14,069,831**	
Expenses											
Employee benefits and on-costs	6,114,643					6,114,643			6,114,643	1,381,405	
Materials and services	7,948,973					7,948,973	540,752	4	8,489,725	1,978,001	
Depreciation and amortisation	3,537,517					3,537,517			3,537,517	884,380	
Other expenses	916,449					916,449	10,000	5	926,449	9,074	
Net Loss from disposal of assets	145,000					145,000			145,000	-	
						-			-		
Total expenses from continuing operations	**18,662,582**	**-**	**-**	**-**	**-**	**18,662,582**	**550,752**		**19,213,334**	**4,252,860**	
Net operating result from continuing operations	**2,291,127**	**-**	**-**	**-**	**-**	**2,291,127**	**(546,494)**		**1,744,633**	**9,816,971**	
Discontinued operations - surplus/(deficit)						-			-		
Net operating result from all operations	**2,291,127**	**-**	**-**	**-**	**-**	**2,291,127**	**(546,494)**		**1,744,633**	**9,816,971**	
Net Operating Result before Capital Items	**(1,445,178)**	**-**	**-**	**-**	**-**	**(1,445,178)**	**(546,494)**		**(1,991,672)**	**9,737,468**	

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Income & expenses budget review statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details	
1	User charges and fees	
	Nelson Parade remediation work zone fees	170,758
	COVID package of fees waivers to 31 December for street dining, sport field hire & regular hire of community facilities	(95,000)
		75,758
2	Other revenues	
	Boronia Park COVID testing	15000
	Town Hall depot site leasing income	(24,000)
		(9,000)
3	Grants and contributions - operating	
	Heritage grant funding	11,500
	Additional Financial Assistance Grant	20,000
	CRIFP – Boronia Park 2020-21	(11,000)
	CRIFP – Riverglade Res 2020-21	(11,000)
	Local Council Transition fund	(72,000)
		(62,500)
4	Materials and services	
	Landcare Australia	6,580
	CRIFP – Boronia Park 2020-21	9,850
	CRIFP – Riverglade Res 2020-21	11,000
	LLS - Restoring fragmented habitats Lane Cove River	20,000
	Local Council Transition fund	57,955
	LRCI - Street Tree Planting Program	137,700
	Better waste and recycling fund	92,667
	Lane Cove Depot	100,000
	Concept plans for grant applications	60,000
	Gladesville Master Plan	30,000
	Playground maintenance	15,000
		540,752
5	Other expenses	
	COVID Business Rebate Program	10,000

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Capital budget review statement

Budget review for the quarter ended 30 September 2021
Capital budget - Council Consolidated

($000's)	Original budget 2021/22	Approved changes: Carry forwards	Sep QBRS	Dec QBRS	Mar QBRS	Revised budget 2021/22	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
Capital expenditure										
New assets										
- Plant & equipment						-			-	
- Land & buildings						-			-	
- Other						-			-	
Renewal assets (replacement)										
- Plant & equipment	352,995					352,995			352,995	41,655
- Land & buildings, Open Space	3,759,498	2,144,059				5,903,557	141,276	1	6,044,833	407,864
- Roads, bridges, footpaths	1,706,089	719,691				2,425,780	536,195	2	2,961,975	85,720
- Drainage	111,500	235,450				346,950			346,950	51,548
Loan repayments (principal)						-			-	
Other expenditure Office Furniture & Equip	120,000	200,000				320,000			320,000	97,859
						-			-	
Total capital expenditure	**6,050,082**	**3,299,200**	**-**	**-**	**-**	**9,349,282**	**677,471**		**10,026,753**	**684,646**
Capital funding										
Rates & other untied funding	583,180	509,066				1,092,246	631,206	3	1,723,452	124,821
Capital grants & contributions	3,429,308	1,415,804				4,845,112	-	4	4,845,112	195,150
Reserves:										
- External resrtictions/reserves	423,920	536,996				960,916	-	5	960,916	
- Internal restrictions/reserves						-	46,265	6	46,265	11,800
New loans						-			-	
Receipts from sale of assets										
- Plant & equipment	63,900					63,900			63,900	54,543
- Land & buildings	265,000					265,000			265,000	
Other funding Special Rates	1,284,774	837,334				2,122,108	-	7	2,122,108	298,332
						-			-	
Total capital funding	**6,050,082**	**3,299,200**	**-**	**-**	**-**	**9,349,282**	**677,471**		**10,026,753**	**684,646**
Net capital funding - surplus/(deficit)	**0**	**-**	**-**	**-**	**-**	**0**	**-**		**0**	**-**

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Capital budget review statement
Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes	Details	
Capital expenditure		
	Renewal assets (replacement)	
1	Land & buildings, Open space	
	Weil Park playground	20,000
	Hunters Hill Pre- school roof	11,800
	Buffalo Creek Reserve carousel	14,465
	Boronia Park BMX (s7.12)	60,057
	Boronia Park Grandstand top-up funding (total project cost -	100,000
	Buffalo Creek Basketball Court and Playground	100,000
	Additional funds to Weil Park Upgrade	50,000
	Harding Memorial Reserve	50,000
	Boronia Park Improvements (s7.12)	(60,057)
	48 Gladesville Road	(10,500)
	Woolwich Baths Replace Piers & Shark Net	(20,345)
	Sportsfield Lighting Gladesville Reserve	(16,250)
	Croquet Club Disabled Access	(32,000)
	Gladesville Reserve Skate Facility	(11,208)
	Sportsfield Lighting Buffalo Creek	(42,000)
	Croquet Club Kitchen Fit Out	(23,430)
	Henley Cottage Internal Upgrades	(22,985)
	Valentia Street Playground	(24,170)
	Boronia Park North Bike Path	(2,101)
		141,276
2	Roads, bridges, footpaths	
	Collingwood Street	507,065
	Traffic Calming Measures – Crown Street, Henley	110,000
	Kelly's Bush Track	105,000
	Phase 3: Local Roads & Infrastructure Grant	(185,870)
		536,195

Capital funding			
3	Rates & other untied funding		
		Collingwood Street	507,065
		Traffic Calming Measures – Crown Street, Henley	110,000
		Harding Memorial Reserve	14,141
			631,206
4	Capital grants & contributions		
		Kelly's Bush Track	105,000
		Additional funds to Weil Park Upgrade	50,000
		Harding Memorial Reserve	30,870
		Phase 3: Local Roads & Infrastructure Grant	(185,870)
			0
5	Reserves: external restrictions		
		Boronia Park BMX (s7.12)	60,057
		Boronia Park Improvements (s7.12)	(60,057)
			-
6	Reserves: internal restrictions		
		Weil Park playground	20,000
		Hunters Hill Pre- school roof	11,800
		Buffalo Creek Reserve carousel	14,465
		Buffalo Creek Basketball Court and Playground	5,511
		Harding Memorial Reserve	4,989
		48 Gladesville Road	(10,500)
			46,265
7	Other funding Special Rates		
		Boronia Park Grandstand top-up funding (total project cost -	100,000
		Buffalo Creek Basketball Court and Playground	94,489
		Woolwich Baths Replace Piers & Shark Net	(20,345)
		Sportsfield Lighting Gladesville Reserve	(16,250)
		Croquet Club Disabled Access	(32,000)
		Gladesville Reserve Skate Facility	(11,208)
		Sportsfield Lighting Buffalo Creek	(42,000)
		Croquet Club Kitchen Fit Out	(23,430)
		Henley Cottage Internal Upgrades	(22,985)
		Valentia Street Playground	(24,170)
		Boronia Park North Bike Path	(2,101)
			0

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Cash & investments budget review statement

Budget review for the quarter ended 30 September 2021
Cash & investments - Council Consolidated

($000's)	Cash Balance 30-Jun-21	Approved changes: Carry forwards	Sep QBRS	Dec QBRS	Mar QBRS	Revised budget FY2021-22	Variations for this Sep Qtr	Notes	Projected year end result	Actual YTD figures
Externally restricted (1)										
Developer Contributions	1,369,210	(623,194)				746,016			746,016	1,448,713
Specific Purpose Unexpended Grants	2,692,105	(1,376,126)				1,315,979	(355,085)	1	960,894	2,554,304
Domestic Waste Management	907,499					907,499	(92,667)	2	814,832	907,499
Other Special Levies	1,260,260	(837,334)				422,926			422,926	2,184,879
						-			-	
Total externally restricted	**6,229,074**	**(2,836,654)**	**-**	**-**	**-**	**3,392,420**	**(447,752)**		**2,944,668**	**7,095,395**
(1) Funds that must be spent for a specific purpose										
Internally restricted (2)										
Plant Replacement	489,223	11,059				500,282			500,282	489,223
Employee Leave Entitlements	594,710	(2,602)				592,108			592,108	594,710
Deposits, Retentions, Bonds	2,765,889					2,765,889			2,765,889	2,844,017
Construction of building	418,808	(110,000)				308,808	(11,800)	3	297,008	382,158
Office Equipment	297,790	(190,000)				107,790			107,790	246,628
Road reconstruction	182,861	(182,861)				-			-	143,183
Elections	166,083	(135,000)				31,083			31,083	191,083
Insurance	237,860	10,000				247,860			247,860	237,860
Property Reserve	-					-			-	95,969
Sustainability Reserve	223,460					223,460			223,460	223,460
Community initiatives & minor capital works		20,000				20,000	(20,000)	4	-	20,000
Stormwater & marine maintaince reserve		50,000				50,000			50,000	50,000
Council community building maintaince reserve		50,000				50,000			50,000	50,000
Council work depot - LC	290,000					290,000	(100,000)	5	190,000	190,000
Other	57,381					57,381	(14,465)	6	42,916	54,612
Total internally restricted	**5,724,065**	**(479,404)**	**-**	**-**	**-**	**5,244,661**	**(146,265)**		**5,098,396**	**5,812,902**
(2) Funds that Council has earmarked for a specific purpose										
Unrestricted (ie. available after the above Restrictions)	10,440,861	(159,387)	-	-	-	10,281,474	(629,948)		9,651,526	10,809,682
Total Cash & investments	**22,394,000**	**(3,475,445)**				**18,918,555**	**(1,223,965)**		**17,694,590**	**23,717,979**

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Cash & investments budget review statement

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals $23,721,256

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 3.10.2021

Reconciliation status

The YTD cash & investment figure reconciles to the actual balances held as follows:		**$ 000's**
Cash at bank (as per bank statements)		393,534
Inevstments on hand		23,327,722
less: unpresented cheques	(Timing Difference)	(11,141)
add: undeposited funds	(Timing Difference)	7,864
Reconciled cash at bank & investments		23,717,979
Balance as per QBRS review statement:		23,717,979
Difference:		0

Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes	Details	
Externally restricted		
1	Specific Purpose Unexpended Grants	
	Phase 3: Local Roads & Infrastructure Grant	185,870
	Kelly's Bush Track	(105,000)
	Additional funds to Weil Park Upgrade	(50,000)
	Harding Memorial Reserve	(30,870)
	Landcare Australia	(6,580)
	CRIFP – Boronia Park 2020-21	(20,850)
	CRIFP – Riverglade Res 2020-21	(22,000)
	LLS - Restoring fragmented habitats Lane Cove River	(20,000)
	Local Council Transition fund	(137,700)
	LRCI - Street Tree Planting Program	(147,955)
		(355,085)
2	Domestic Waste Management	
	Better waste and recycling fund	(92,667)
Internally restricted		
3	Construction of building	
	Hunters Hill Pre- school roof	(11,800)
4	Community initiatives & minor capital works	
	Weil Park Playground	(20,000)
5	Council work depot - LC	(100,000)
6	Other	
	Buffalo Creek Reserve carousel	(14,465)

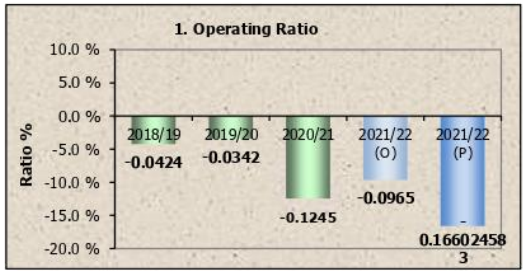
Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

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

Budget review for the quarter ended 30 September 2021

($000's)	Current projection Amounts 21/22	Current projection Indicator 21/22	Original budget 21/22	Actuals prior periods 20/21	Actuals prior periods 19/20
The Council monitors the following Key Performance Indicators:					
1. Operating Ratio					
Total continuing operating revenue (excl. Capital Grants & Contributions)					
Less Operating Expenses	-2715				
Total continuing operating revenue (excl. Capital Grants & Contributions)	16353	-16.6 %	-9.7 %	-12.5 %	-3.4 %
2. Own Source Operating Revenue Ratio					
Total continuing operating revenue (less ALL Grants & Contributions)	15422				
Total continuing operating revenue	20089	76.8 %	77.4 %	84.2 %	91.3 %
3. Unrestricted Current Ratio					
Current Assets Less all External Restrictions	16452				
Current Liabilities Less Specific Purpose Liabilities	5612	2.9	2.9	3.6	5.1







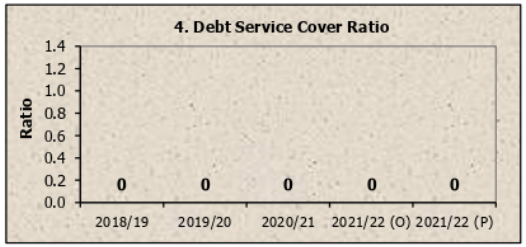
Hunters Hill Council

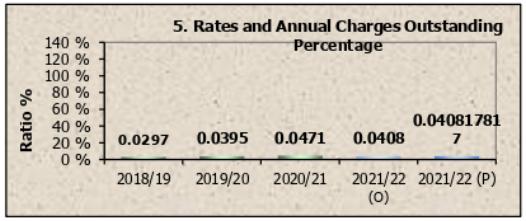
Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

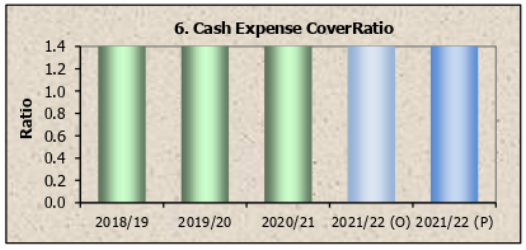
Key performance indicators budget review statement - Council specific KPI's

Budget review for the quarter ended 30 September 2021

($000's)	Current projection Amounts 21/22	Current projection Indicator 21/22	Original budget 21/22	Actuals prior periods 20/21	Actuals prior periods 19/20
4. Debt Service Cover Ratio					
Operating Result before capital excluding interest and depreciation/impairment/amortisation	2276	0.0	0.0	0.0	0.0
Principal Repayments (from the Statement of cash Flows) + Borrowing Interest Costs (from the Income Statement)	0				
5. Rates and Annual Charges Outstanding Percentage					
Rates and Annual Charges outstanding	559	4 %	4 %	5 %	4 %
Rates and Annual Charges collectable	13695				
6. Cash Expense CoverRatio					
Current Year's Cash and Cash Equivalents Including All Term Deposits	17695	13.5	13.0	16.6	17.2
Payments from cash flow of operating and financing activities	15676				







Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Contracts budget review statement

Budget review for the quarter ended 30 September 2021
Part A - Contracts listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract value	Start date	Duration of contract	Budgeted (Y/N)	Notes

Notes:

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

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

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/07/21 to 30/09/21

Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Bugeted (Y/N)
Consultancies	13,671	y
Legal Fees	181,396	y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a concultant from other contractors.

ITEM NO	:	4.10
SUBJECT	:	SUMMARY OF COUNCIL INVESTMENTS AS AT 30 SEPTEMBER 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	JOHN JAVILLONAR

Ref:543982

PURPOSE

The purpose of this report is to provide a summary of the performance of Council's investments as at 30 September 2021.

All investments are undertaken and reported in compliance with the requirements of the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's policy on investments.

RECOMMENDATION

1. That the report be received and noted.

REPORT

In accordance with Council's Investment Policy, investments have been made to ensure the preservation of capital and to ensure there is sufficient liquidity to meet cash flow requirements.

The investments have regular maturity dates and this prevents the unnecessary loss of income due to having to retire the investment before maturity.

At present the investments have been made across several Financial Institutions to spread risk. The majority of Council's investments are for a period of 90 days which are currently being invested for longer terms. Table 3 shows the monthly average rate of Council's investment portfolio in comparison with average bank deposit rates.

The 90-day bank bill average rate is an industry performance benchmark. Over the past 12 months, Council's average rate of 0.57% is performing above the 90-day bank bill average rate of 0.03%.

The TCorpIM Medium Term Growth Fund has an average return of 0.53% for the period 2 June 2021 to month ending September 2021.

TABLE 1 - SUMMARY OF COUNCIL'S INVESTMENTS AS AT 30 SEPTEMBER 2021

Institution	Reference		Principal	Lodged	Term	Matures	Rate
AMP	Term Deposit	$	500,000.00	16-Nov-20	330	12-Oct-21	0.75%
AMP	Term Deposit	$	500,000.00	16-Nov-20	330	12-Oct-21	0.75%
AMP	Term Deposit	$	500,000.00	21-Apr-21	183	21-Oct-21	0.65%
NAB	Term Deposit	$	1,000,000.00	12-Nov-20	365	12-Nov-21	0.55%
AMP	Term Deposit	$	500,000.00	16-Nov-20	365	16-Nov-21	0.75%
AMP	Term Deposit	$	500,000.00	16-Nov-20	392	13-Dec-21	0.75%
ME Bank	Term Deposit	$	1,100,000.00	29-Jun-21	210	25-Jan-22	0.50%
AMP	Term Deposit	$	500,000.00	17-May-21	280	21-Feb-22	0.55%
AMP	Term Deposit	$	500,000.00	15-Jul-21	239	11-Mar-22	0.60%
ME Bank	Term Deposit	$	500,000.00	24-Jun-21	364	23-Jun-22	0.55%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	364	29-Jun-22	0.45%
AMP	Term Deposit	$	500,000.00	13-Sep-21	301	11-Jul-22	0.40%
AMP	Term Deposit	$	500,000.00	13-Aug-21	364	12-Aug-22	0.75%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	425	29-Aug-22	0.50%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	488	31-Oct-22	0.53%
NAB	Term Deposit	$	1,000,000.00	30-Jun-21	547	29-Dec-22	0.58%
NAB	Term Deposit	$	500,000.00	30-Mar-21	730	30-Mar-23	0.60%
NAB	Term Deposit	$	1,000,000.00	31-May-21	730	31-May-23	0.60%
NAB	Term Deposit	$	500,000.00	09-Aug-21	730	09-Aug-23	0.65%
Macquarie	Call	$	8,200,798.40				0.40%

				Lodged	Month-end	Balance at month-end	Month return
TCorp	Medium Term Growth Fund	$	1,500,000.00	2/06/2021	June-2021	$ 1,515,096.51	1.01%
					July-2021	$ 1,538,434.43	1.54%
		$	500,000.00	9/08/2021	Aug-2021	$ 2,052,149.68	0.79%
					Sep-2021	$ 2,026,923.72	-1.23%
		$	2,026,923.72	**Closing balance**			
		$	**23,327,722.12**				
CBA	General	$	393,534.47	30.9.2021	Bank Account Balance		
Total		**$**	**23,721,256.59**				

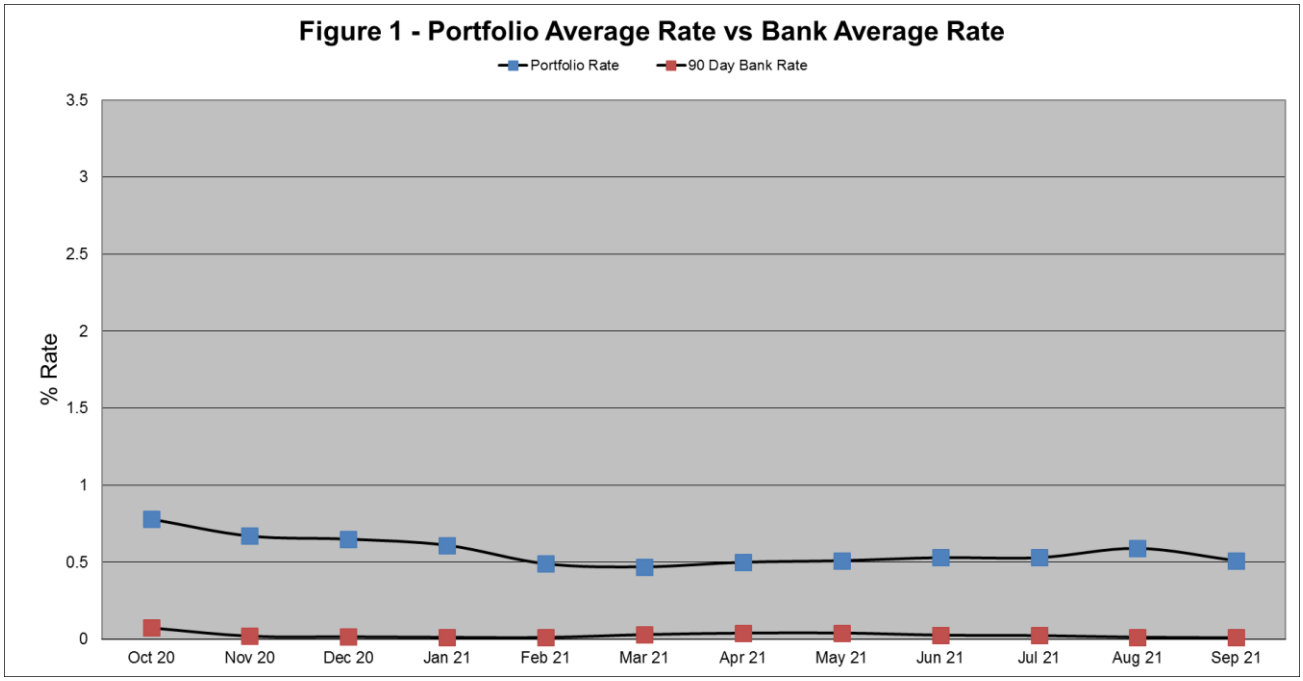
Certification – Responsible Accounting Officer

September investments include the following restrictions:

Table 2 - External Restrictions	Actual as at 30 September 2021	Actual as at 31 August 2021
Developer contributions - S7.12	$1,300,820.10	$1,291,055.48
Other developer contribution	$147,893.20	$143,363.20
Specific purpose unexpended grants	$2,554,304.01	$2,520,162.24
Domestic waste management	$907,498.73	$907,498.73
Other special levies	$2,184,879.19	$2,485,065.82
Total External Restrictions	**$7,095,395.23**	**$7,347,145.47**
Internal Restrictions		
Plant and vehicle replacement	$489,222.99	$489,222.99
Employee leave entitlements	$594,709.70	$594,709.70
Deposits, retentions and bonds	$2,844,017.34	$2,824,838.79
Construction of building	$382,158.00	$393,958.00
Office equipment & furniture	$246,628.24	$296,750.24
Elections	$191,082.73	$191,082.73
Insurance reserve	$237,859.78	$237,859.78
Road Reconstruction	$143,182.73	$143,182.73
Property strategy	$95,968.74	$95,996.94
Sustainability Reserve	$223,460.00	$223,460.00
Safety & welfare expenses OH&S Incentive	$20,146.75	$20,366.75
Other	$34,465.09	$34,465.09
Community initiatives & minor capital works	$20,000.00	$20,000.00
Stormwater & marine maintenance reserve	$50,000.00	$50,000.00
Council community building maintenance reserve	$50,000.00	$50,000.00
Council work depot - Lane Cove	$190,000.00	$290,000.00
Total Internal Restrictions	**$5,812,902.09**	**$5,955,893.74**
Total Restrictions	**$12,908,297.32**	**$13,303,039.21**

Table 3 - Council's total portfolio by month

		$	Portfolio Rate	90 Day Bank Rate
Total Investment as at:				
Oct-20	$	22,394,598	0.78	0.07
Nov-20	$	21,909,683	0.67	0.02
Dec-20	$	21,919,008	0.65	0.02
Jan-21	$	21,926,182	0.61	0.01
Feb-21	$	21,003,760	0.49	0.01
Mar-21	$	21,010,808	0.47	0.03
Apr-21	$	20,514,042	0.50	0.04
May-21	$	19,011,825	0.51	0.04
Jun-21	$	19,694,887	0.53	0.03
Jul-21	$	19,096,342	0.53	0.02
Aug-21	$	21,298,103	0.59	0.01
Sep-21	$	21,300,798	0.51	0.01
Average Rate			**0.57**	**0.03**



ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	4.11
SUBJECT	:	MINUTES OF THE BUSHLAND MANAGMENT ADVISORY COMMITTEE HELD 6 SEPTEMBER 2021
STRATEGIC OUTCOME	:	OUR NATURAL ENVIRONMENT IS PROTECTED, AND ENHANCED FOR FUTURE GENERATIONS
ACTION	:	ENCOURAGE AND SUPPORT ACTIVE COMMUNITY PARTICIPATION IN LOCAL ENVIRONMENTAL PROJECTS AND EVENTS
REPORTING OFFICER	:	JACQUI VOLLMER

Ref:542320

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Bushland Management Advisory Committee (BMAC) for 6 September 2021.

The objectives of the Committee are to:

- Assist Council in the formulation and implementation of bushland management strategies and initiatives;
- Use the expertise, experience and local knowledge of community bush care representatives to inform Council about best practice, bush health and priority areas / species concerning bushland management and rehabilitation, making recommendations where appropriate;
- Advise Council on bush care priorities including assisting Council with grant applications and in achieving optimum effectiveness and value for money in meeting bushland management and natural areas obligations; and
- Promote the value of Hunter's Hill's bushland heritage and bush care to the local community and encourage volunteer involvement.

The minutes are attached

RECOMMENDATION

1. That the report be received and noted.

ATTACHMENTS

1. Bushland Management Advisory Committee minutes held 6 September 2021 ⇩

MINUTES OF BUSHLAND MANAGEMENT ADVISORY COMMITTEE held 6 September 2021

COMMENCEMENT

The meeting opened at 2.00pm.

PRESENT

Clr Ross Williams	Chair and Councillor, Hunter's Hill Council
Clr Jim Sanderson	Councillor, Hunter's Hill Council
Clr Elisabeth Krassoi	Councillor, Hunters Hill Council
Robert (Bob) Hayes	Friends of Boronia Park
Jenny Craige	Collingwood Street Reserve
Liz Hinton	Friends of Kellys Bush
John Harper	Riverglade Bushcare
John Anschau	Friends of Betts Park and Gladesville Reserve
Bev Debrincat	Tarban Bridge/Bedlam Bay
Sally Gaunt	Tarban Creek Action Group
Brigid Dowsett	Tarban Creek Action Group/Ferdinand Street Reserve
Nick Tobin	Acting General Manager
Stuart Dutton	Director Service Delivery and Special Projects
Michael Scarpellino	Manager, Projects and Services
Jacqui Vollmer	Bushland Management Officer

APOLOGIES

Heather Armstrong	Friends of Buffalo Creek Reserve and the Great North Walk

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RESOLVED on the MOTION of Bev Debrincat, seconded Bob Hayes

That the Minutes of Bushland Management Advisory Committee of previous Meeting held on 3/05/2021 be adopted.

BUSINESS ARISING

2.1 BUSINESS ARISING

It was suggested that a turtle education program instead of a turtle crossing be implemented in Riverglade Reserve. Interpretative signage, potentially with a number of languages, should be installed at the Fryar Place ponds.

REPORTS

3.1 BORONIA PARK SPORTS AND COMMUNITY FACILITY

Stuart Dutton provided an overview of the project. An architect has been engaged and concept plan developed. The DA has been submitted and public submissions will be received until 17 September 2021. Subsequently it will be assessed by an independent assessor, followed by a planning panel.

It is located between ovals 1 and 2 as per the Boronia Park Plan of Management. The tree report was prepared by Tree IQ. There are no significant trees on the STR or LEP. 7 trees were assessed, trees 1 to 5 were given a retention value of "consider for retention" and 6 and 7 given a retention value of "consider for removal". Trees 3 to 6 will be removed and 6 replacement trees installed under the proposal.

It was suggested that the Committee provides recommendations and advice on replacement trees and the landscaping surrounding the building.

The Committee provided the following feedback:

- The trees to be removed are part of a significant habitat corridor linking St Johns Park and Boronia Park bushland.
- It was suggested to establish a grove of mature trees at the edge of oval 2.
- Concerns were raised regarding light spill and impact on native fauna as lights will be on until 11pm.
- It was suggested to plant more than 6 mature trees and extend planting to the northern embankment of oval 2.
- It was suggested to plant understorey as well i.e. "small bird habitat" around the building and footpaths.
- Also need to consider view lines, although it was noted that there is no city view now.
- It was noted that exclusion of solar panels at this stage was an oversight however it was advised that it's an option that can be considered. The inclusion of a lift would make solar panels essential.
- It was also advised that there is an onsite tank now and Council will consider water reuse where possible.
- A lighter coloured and more traditional roof was recommended.
- Concerns were raised regarding the glass panels and birds flying into them.
- The aspect of the building was raised and the need to consider the buildings impact on the character of the park.
- Friends of Boronia Park have advocated to minimise man-made structures and maintaining the open vista of the park.

3.2 UPDATE ON TREE PLANTING AND CANOPY

Jacqui Vollmer provided an update on street tree planting and tree canopy and register (from Councils Parks and Landscapes Coordinator).

81 new street trees have been planted and 50 mature trees planted in Riverglade Reserve. Both projects are on a once to twice a week watering /maintenance schedule by contractors (street trees) and Council staff (Riverglade trees) .

Council staff are currently reviewing the pros and cons of each tree canopy and tree register option in regards to what benefits they will have for Council and how Council will use them. It is anticipated there will be a Councillor briefing presenting this review on the 27 September 2021.

The Committee provided the following feedback:

- There was an enquiry about the proposed Riverglade planting from the Manning Road boardwalk to the viewing platform. This planting was scheduled for September but has been postponed to autumn next year due to COVID restrictions.
- The tree planting was welcomed considering the ongoing loss of trees on private property.
- There was an enquiry about the Significant Tree Register. There is no update as yet and around 50 nominations were received.
- It is suggested to plant a Fig in Figtree Park.

3.3 BIKES IN BUSHLAND

Nick Tobin provided an update on the current situation regarding bikes in bushland and the proposed BMX/mountain bike track in Boronia Park. He commented that numerous Councils were experiencing the increase in mountain biking in bushland. There have been meetings with Boronia Park and Kellys Bush bushcare volunteers as well as with parents of kids riding bikes in the reserves. Barriers have been installed around the Sydney Turpentine Ironbark Forest and wetlands.

Construction will commence this week on a BMX/mountain bike track as located in the Boronia Park Plan of Management. Council has conducted 3 workshops with the kids via the schools (8 to 10 year olds). Stage 1 is to mark the area out and provide dirt for mounds. Stage 2 will involve the construction of a more permanent track.

The Committee provided the following feedback:

- It was suggested to permanently fence the Sydney Turpentine Ironbark Forest as it is located near the proposed BMX/mountain bike track.
- It was suggested that compliance in bushland was still necessary i.e. Rangers, sign posting etc
- It was suggested that Council needed a campaign to raise awareness in the community regarding the importance of the bushland and bike issues.
- It was suggested that bushcare groups could quantify damage and seek funding from state or other bodies to remediate the bushland.
- It was noted that the Henley track in Gladesville Reserve was for older kids and some Committee members agreed that this track be retained because it is a degraded area. If retained it was considered that the area be re-categorised from E2 to RE1 zoning and work was needed to make it safe. It was recommended that a flora and fauna survey be conducted for the Gladesville Reserve track area and reported back to Council.

3.4 BORONIA PARK POM BIODIVERSITY MANAGEMENT ACTIONS

This item was deferred to the following meeting.

3.5 GLADESVILLE RESERVE WEED VINE CONTROL

- Jacqui Vollmer reported that bush regeneration contractors were currently undertaking a significant amount of weed vine control in Gladesville Reserve.
- Nick Tobin reported that the Waruda pond vine and typha/sediment removal in Riverglade Reserve will be undertaken shortly.
- Jacqui Vollmer will follow up on a letter sent to Riverside Girls High regarding weed vine control on their land.

OTHER BUSINESS

4.1 OTHER BUSINESS

- The investigation on artificial turf for the Gladesville Reserve sportsfield will be presented to this Committee at some stage.
- The upgrade to the main track in Kellys Bush has been included as an item requiring funding in an upcoming Council report. It was reported that Property NSW may potentially provide an in-kind contribution for materials /resources as an offset for their work in Nelson Parade.

The meeting closed at 3.40pm.

I confirm that these Minutes are a true and accurate record of Bushland Management Advisory Committee Meeting held on 6 September 2021.

R. E. Williams

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CHAIRPERSON GENERAL MANAGER

ITEM NO	:	4.12
SUBJECT	:	MINUTES OF THE THE HUNTERS HILL LOCAL TRAFFIC COMMITTEE MEETING HELD ON 16 SEPTEMBER 2021
STRATEGIC OUTCOME	:	ROAD CONGESTION AND TRAFFIC SAFETY IS IMPROVED
ACTION	:	REVIEW TRAFFIC MANAGEMENT PLANS TO IDENTIFY AREAS THAT REQUIRE INTERVENTION (E.G. TRAFFIC CALMING)
REPORTING OFFICER	:	LEANNE STATHAKIS

Ref:542739

PURPOSE
This report provides Council with the minutes of the Hunters Hill Local Traffic Committee meeting held on 16 September 2021. The minutes of the meeting are attached.

RECOMMENDATION

1. That the recommendations of the Hunters Hill Local Traffic Committee meeting held on 16 September 2021 be adopted.

BACKGROUND
The Hunters Hill Local Traffic Committee was held online 16 September 2021 at 11:00am

REPORT
The recommendations of the Traffic Committee are attached to this report. Should Council concur with these recommendations, they must be formally adopted prior to implementation.

Prior to implementation of resolution, Council must provide 14 days' notice to the Police and RMS if recommendations of the Local Traffic Committee are not adopted.

CONCLUSION
The recommendations of the Traffic Committee are submitted for Council's consideration and resolution.

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. September Traffic Committee Minutes ⇩

MINUTES OF HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE held 16 September 2021

COMMENCEMENT

The meeting opened at 11:00am – Held Via Zoom

IN ATTENDANCE

Clr Ross Williams	Mayor, Hunter's Hill Council
Clr Ben Collins	Councillor Hunter's Hill Council representing The Hon.
Sgt Leonie Abberfield	Traffic Supervisor, Ryde Police Area Command, NSW Police
Mrs Shivani Karan	RMS Representative (on behalf of Vicki Walker)

ALSO PRESENT

Mr Stuart Dutton	Director, Service Delivery and Special Projects
Mr Mohamad Badarani	Manager, Asset and Design
Mrs Leanne Stathakis	Traffic and Parking Officer
Mr John Tsiros	Ranger, Hunter's Hill Council
Ms Sally Yeo	Administration Officer, Hunter's Hill Council (Minutes)

APOLOGIES

Ms Valerie Stamper	Road Safety Officer

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

454/21 RESOLVED on the MOTION of Clr Collins, seconded Chairperson Williams

That the Minutes of Hunters Hill Local Area Traffic Committee Meeting held on 17/07/2021 11:00:00 AM be adopted.

REPORTS

3.1 COLLINGWOOD STREET - PROPOSED YELLOW LINE MARKING

PROCEEDINGS IN BRIEF

The Committee was briefed that there are people parking illegally half on the footpath blocking entry to the shared driveway in front of number 1,3 & 3a of Collingwood Street. As a result it is proposed to install a "yellow" line to remind residents it is a no parking area.

RESOLVED on the MOTION of Clr Collins, seconded Shivani Karan

1. That a 'No Stopping' zone by way of 'yellow' line marking be installed adjacent to No.3a from the western side of the driveway to property No.3



MOTION CARRIED UNAMIOUSLY

RECORD OF VOTING	
For	Against
Clr Ross Williams	
Clr Ben Collins	
Sgt Leonie Abberfield	
Mrs Shivani Karan	

3.2 WARUDA PLACE - REQUEST FOR MOBILITY SPACE

PROCEEDINGS IN BRIEF

The Committee was briefed on the location of the proposed mobility space.

455/21 RESOLVED on the MOTION of Sgt Abberfield, seconded Shivani Karan

1. That a request for a mobility space outside No. 27 Waruda Place be declined

MOTION CARRIED UNAMIOUSLY

RECORD OF VOTING	
For	Against
Clr Ross Williams	
Clr Ben Collins	
Sgt Leonie Abberfield	
Mrs Shivani Karan	

3.3 ELLESMERE AVENUE AND FOSS STREET - PROPOSED STATUTORY 10M YELLOW LINE MARKING

PROCEEDINGS IN BRIEF

The Committee was briefed and confirmed that the proposal is to mark the statutory 10m 'No Stopping' zone at the intersection. Line marking is preferred as an alternative to signage.

456/21 RESOLVED on the MOTION of Clr Collins, seconded Sgt Abberfield

1. That the statutory 10m 'No Stopping' zone be installed at the intersection of Ellesmere Avenue and Foss Street by way of yellow line marking



Proposed yellow statutory 10m line marking
Foss Street and Ellesmere Avenue

MOTION CARRIED UNAMIOUSLY

RECORD OF VOTING	
For	Against
Clr Ross Williams	
Clr Ben Collins	
Sgt Leonie Abberfield	
Mrs Shivani Karan	

3.4 CENTENARY AVENUE, GEORGE STREET AND DE MILHAU ROAD

PROCEEDINGS IN BRIEF

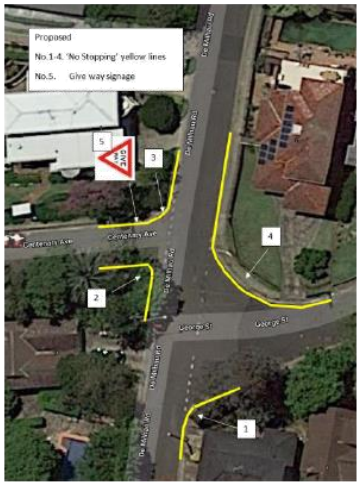
The Committee was briefed on the proposal to provide line marking to the statutory 10 metre 'No Stopping ' zones as well the extended zone on the eastern side of De Milhau Road to improve sight distance and safety.

A 'giveaway' sign is to be installed on Centenary Ave at the approach to De Milhau Road.

MINUTES OF HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE held 16 September 2021

457/21 RESOLVED on the MOTION of Clr Collins, seconded Shivani Karan

1. That the Statutory 10m 'No Stopping' zone be installed by way of yellow line marking at the intersection of De Milhau Road and George Street on the south east side.
2. That the Statutory 10m 'No Stopping' zone be installed by way of yellow line marking at the intersection of De Milhau Road and Centenary Avenue on the south west side.
3. That Statutory 10m 'No Stopping' zone be installed by way of yellow line marking at the intersection of De Milhau Road and Centenary Avenue on the north west side
4. That 'No Stopping' zone be installed by way of yellow line marking at the intersection of De Milhau Road and George Street on the north east side from the eastern side boundary of 2 George Street to approximately 13m north of the tangent point to be in line with north side of the access gate on De Milhau Road
5. That a 'Give way' (R1-2) sign be installed on Centenary Avenue on approach to De Milhau Road



MOTION CARRIED UNAMIOUSLY

RECORD OF VOTING	
For	Against
Clr Ross Williams	
Clr Ben Collins	
Sgt Leonie Abberfield	
Mrs Shivani Karan	

The meeting closed at 11:14am.

I confirm that these Minutes are a true and accurate record of Hunters Hill Local Area Traffic Committee Meeting held on 16 September 2021.

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CHAIRPERSON GENERAL MANAGER

ITEM NO	:	4.13
SUBJECT	:	ASSET DATA
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	REPORT QUARTERLY TO COUNCIL AND THE COMMUNITY ON THE PROGRESS OF THE DELIVERY PROGRAM, OPERATIONAL PLAN AND ASSOCIATED RESOURCING STRATEGY (LTFP, AMP'S & WORKFORCE PLAN)
REPORTING OFFICER	:	STUART DUTTON

Ref:543235

PURPOSE
To report back to Council on the ability to publish asset data.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND
At its meeting of 16 August 2021 Council resolved that;

> *"A report be brought back to Council regarding the cost and timeframe to release all raw data connected to footpath, roads and kerb network during the most recent asset review"*

REPORT
In 2019 Council undertook Condition Audits of its assets in order to develop the organisations Asset Management Plan.

The data received from the consultants that undertook the condition assessments for Roads, Footpaths and Kerb is contained in spreadsheets with 5,887 lines, 2,245 lines and 5,248 lines of data respectively. The data includes the condition and construction materials with the locations of each asset expressed in engineering terminology using Northing and Easting (a geographic coordinate for a point) and a chainage (centerline of a linear structure, such as a road). Given the engineering terminology it would be difficult for the community to interpret the location referred to in each line of data.

Councils Asset Management Consultants have now been able to convert the Northing and Easting designations to street names to make the information more user friendly. The location on the street remains as chainage.

The consultants undertook this work for Council as part of their existing arrangements.

This data has been produced on Councils website.

CONCLUSION

The condition data for Roads, Footpaths and Kerb can be loaded to Councils website.

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	:	4.14
SUBJECT	:	STATUS OF COUNCIL RESOLUTIONS AS AT OCTOBER 2021
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	COUNCIL AND COUNCILLORS ABIDE BY THE CODE OF CONDUCT, CODE OF MEETING PRACTICE AND LOCAL GOVERNMENT ACT
REPORTING OFFICER	:	RANDA GERGES

Ref:543331

PURPOSE

This report provides a quarterly update on the resolutions of Council that require a further report, or information to Council as at October 2021.

RECOMMENDATION

That the report be received and noted.

REPORT

The attachment sets out items considered by Council that require a further report, or information to Council.

ATTACHMENTS

1. Status of Resolutions as at October 2021 ⇩

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
12/03/2018	Gladesville Masterplan	054/18	RESOLVED on the motion of Clr Miles, seconded Clr Williams 1. That Council develop a master plan for the Gladesville precinct with a particular focus on: a) Developing active frontages along Victoria Road with appropriate connectivity into the Gladesville key site; b) Building an overarching vision for development of land, particularly between Pittwater Road and Batemans Road fronting Victoria Road; c) Pedestrian access into and out of the site; including investigating an above ground walkway from Trim Place into the Gladesville Village amongst other connectivity priorities into the surrounding residential areas; d) Alleviating pressure from increased traffic flows stemming from development in the Gladesville precinct; e) Developing a public pedestrian plaza along the existing shareway access between Cowell and Massey Streets with appropriate connectivity to the key site/shopping village and Victoria Road f) Councils potential to acquire land for the public purpose and improved design outcomes for the community; g) Improving access to public transport and the cycling network; h) Assessment of heritage items and the impact of development of the Gladesville Village to those items; i) Urban design outcomes and place planning priorities as outlined in the Future Gladesville report and the updated DCP for the Gladesville Village;	Community consultation completed. Report to Council on 18 October recowmmending next steps.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			j) The relocation and development of Gladesville Library facilities or other council interfaces within the shopping village or adjoining sites. 2. That, consistent with Part 1 of the motion above, Council arrange for an 'indicative design concept' to be developed through: a) The holding of public meetings of residents and stakeholders; b) Workshopping concepts with residents and stakeholders; c) Consultation with other Councils and the Department of Planning. 3. That current landholders, and any entities/individuals who have live applications under consideration be made aware of the development of this master plan and its potential to affect their applications; 4. That the design concept outlined in Part 2 of the motion above be published on the Hunters Hill Council website and, subsequent to being brought back to council, go on public exhibition for comment; 5. That the Department of Planning is made aware of the development of a master plan for this precinct with the view to better planning/design outcomes being made by way of amendment to the Hunters Hill LEP (2012); 6. That potential for funding from the Department of Planning for the development of this master plan is sought as appropriate.	
9/06/2020	Hunters Hill Local Government	004/20	RESOLVED on the AMENDED motion of Clr Williams, seconded Clr Miles That : 1. The report be received and noted;	Addendum report has been prepared that addresses the eight Council resolutions. Draft Flood Study is currently being edited and due to be submitted to DPIE and NSW

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
	Area Flood Study		2. Council notes that the Flood Risk Management Guidelines are not prescriptive and allow council flexibility to tailor its response to suit local conditions; 3. Council notes the Hunters Hill Municipality has a highly variable topography making it reasonable for Council to consider the individual circumstances faced by property owners rather than imposing a single criteria or generic threshold that triggers inclusion as flood prone; 4. Council acknowledges that the Study identifies "overland flow" as the predominate potential impact for the majority of properties with only 5 being subjected to rising water – "flooding"; 5. Council does not include at this stage a notation on 10.7(5) and (2) certificates under EPA Act, with the exception of the 5 properties impacted by flooding (rising water), until council has completed its Flood Risk Management Study. It is considered unreasonable to tag properties at this stage as there is still uncertainty ("may") that properties are impacted and what planning controls could be imposed; 6. Council in conjunction with property owners conduct further investigations to assess the relevance of the threshold used in the Study (10% of the property to a depth of 150mm or greater during a 1:100 year rainfall event) to individual properties and circumstances experienced with overland flow in the Hunters Hill Municipality; 7. Council seek advice from the relevant State Government Agency as to the approach above and its conformance with the objectives of the Flood Risk Management Guidelines.	Flood data portal end of November 2021. There will be a further report to Council early next year.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			8. That Council defer endorsement of the Hunters Hill Local Government Area Flood Study attached (1), until the Study is updated to: a. address pertinent points made in Public Exhibition Submissions; b. include relevant omissions from the modelling, such as the larger diameter storm water drain from Ellesmere Avenue to Lukes Bay; c. reflect the current state of the modelling; d. further consider thresholds for tagging; and e. correct identified errors. AMENDED Motion at Item 4.2 CARRRIED	
14/09/2020	Waste, Recyclables and Garden Organics Collection & Recycling Processing Tender	160/20	RESOLVED on the motion of Deputy Mayor Sanderson, seconded Clr Miles 1. That Council receive and note the report. 2. That Council contract United Resource Management Pty Ltd for the provision of waste, recycling and green waste collections and to act as an agent for recycling processing, such agency to guarantee the rates specified as maximums with any out performance shared 50:50, at the submitted prices, for seven (7) years plus up to a three (3) year option. 3. That Council Contract SUEZ Recycling & Recovery Pty Ltd for the provision of green waste processing at the submitted prices for seven (7) years plus up to a three (3) year option. 4. That Council authorise the General Manager to prepare and execute on behalf of Council the contracts with United Resource Management Pty Ltd and SUEZ Recycling & Recovery Pty Ltd for the services described in their Tenders, as amended, for the services described in (1) and (2).	The agreement between Suez and Council has been executed. The contract between URM and Council to be signed shortly.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			Motion at Item 4.7 CARRIED	
14/12/2020	Local Roads and Community Infrastructure Grants Program - Further Report		RESOLVED on the motion of Clr Miles, seconded Clr Collins 1. That Council adopt the list of works in the conclusion to this report for implementation under the Local Roads and Community Infrastructure (Extension) Grants Program in 2020/21, and 2. That Council write to the Federal Member and thank him for this opportunity to provide additional infrastructure improvement works across the Hunters Hill Municipality. MOTION CARRIED UNAMIOUSLY	1. Manning Road pedestrian facility has been completed. 2. Footpath renewal program has been completed. 3. Tarban Street Road Resurfacing has been completed. 4. The Stormwater Drainage Inspections CCTV program has been completed. 5. The Street Planting Program - the online survey is closed and the results are being analysed after which we will implement. We have obtained 4 prices for develop a Street Tree Register and was reported to Councillor Workshop on 27 September. Planting completed, waiting for council resolution for tree canopy and heat map. 6. Stormwater relines We have awarded the contract however there is a delay in receipt of overseas materials. Completed
23/11/2020	Prince Edward Street, Gladesville - Traffic Conditions	210/20	RESOLVED on the motion of Clr Krassoi, seconded Clr Miles 1. That the report be received and noted. 2. That Council consider the allocation of $24,000 to undertake a local area traffic study for Prince Edward Street and Manning Road, and general vicinity, as part of its 2021/22 Budget. 3. That Council in the interim continue to pursue recommendations from previous motions around the management of traffic in that precinct.	This work has now been adopted as part of the 2021/22 works program. Due to COVID restrictions, data collection on hold till traffic goes back to normal. We will attempt this in Feb 2022.
15/03/2021	Council Depot - Leasing Strategy	289/21	RESOLVED on the motion of Clr Miles, seconded Clr Collins 1. That Council note the report and actions currently being undertaken to lease the former depot premises for lease on the terms and conditions outlined below. 2. That a further report be submitted to Council following receipt of any appropriate and satisfactory offers to lease the site.	Agents appointed. No offers to lease site received to date. This site will continue to be offered to the market.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			MOTION CARRIED	
19/04/2021	Boronia Park sports and community facility - Business case and Agreement for Licence between Hunters Hill Rugby Union Club and Council.	313/21	MOVED on the MOTION of Councillor Miles, seconded Councillor Collins 1. That Council receive and note the attached Business Case for the Sports and Community Facility at Boronia Park. 2. That Council review and resolve its acceptance of Hunters Hill Rugby Union Football Club's request for use proposed licence terms at a future facility, in consideration of its proposed capital contribution to the project. 3. That Council enter into an Agreement for Licence which sets out precedent conditions prior to entering into a Licence Agreement providing for an effective governance and probity framework for the duration of the project. 4. That Council note the progress on the preliminary concept designs. RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins 1. That Council receive and note the attached Business Case for the Sports and Community Facility at Boronia Park. 2. That Council review and resolve its acceptance of Hunters Hill Rugby Union Football Club's request for use proposed licence terms at a future facility, in consideration of its proposed capital contribution to the project. 3. That Council enter into an Agreement for Licence which sets out precedent conditions prior to entering into a Licence Agreement providing for an effective	The Agreement for Licence has been forwarded to Hunters Hill Rugby Union Football Club for execution in accordance with this Council resolution. The Club has referred the Agreement to their legal counsel and ongoing discussions are taking place with a view to finalising by the end of November. To date, the Agreement has not been executed. It is expected this will occur following the local government elections.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			governance and probity framework for the duration of the project. 4. That Council note the progress on the preliminary concept designs. 5. That the facility will not be available for hire after 10:00 pm, or 5:00 pm on Sundays, for any licensee or casual hirer, with a short layover period to clean the facility; and 6. That the facility will not be available for hire by individuals for private celebrations such as weddings, birthdays etc. after 5:00 pm. MOTION CARRIED UNANIMOUSLY	
26/04/2021	Draft Community Infrastructure Plan (Property Strategy)	323/21	RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Krassoi 1. That the report be received and noted. 2. That consideration by Council of the Community Infrastructure Plan (to be reconfigured as the Property Strategy) be deferred until: a. Amendment to correct errors, unsupported assertions and inappropriate language; b. Amendment to recognise the current and ongoing use of community facilities by all community groups; c. Amendment to include Council's ultimate decision regarding the upgrade of the Gladesville Reserve Playing Field; d. Council prepare a policy to guide any possible sale and set of principles for the assessment of remnant land and include a flow chart of the proposed process including how community consultation would take place and seek appropriate legal advice in relation to	Currently collating comments from Councillors. A revised property strategy will be presented to the newly elected Council in February 2022.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			protections under zoning, easements and covenants 3. That Council commence the next phase of investigation of options and community consultation on the Arts and Cultural Hub (the former depot site) and the Village Green (Gladesville Road and Figtree Park site). 4. That a further report be provided to Council following investigation of options and associated financial modelling. 5. That Council write to individuals and organisations who provided a response during the public exhibition period to thank them for their submissions and advise of the outcome and next steps. MOTION CARRIED	
26/04/2021	Motion to Reduce Food Waste in Landfill	324/21	RESOLVED on the MOTION of Councillor Collins, seconded Councillor Miles 1. That Council investigate the provision of a Kitchen Caddy compost service to residents of Hunters Hill to reduce food waste sent to landfill; 2. That Council investigate ways to provide commercial food operators with a similar service. 3. That a report be brought to the next Council meeting outlining options for implementing a kitchen compost service. CARRIED UNANIMOUSLY	Council Officers have commenced investigations in conjunction with the NSROC Waste Officer. Due to COVID restrictions this matter will be re-examined early 2022.
17/05/2021	Notice of Motion: Boronia Park	339/21	RESOLVED on the MOTION of Councillor Krassoi, seconded Councillor McLaughlin 1. That Council bring a report scoping the cost of traffic calming measures on Pittwater Rd at Boronia Park in early readiness for the 22/23 budget and any funding or contribution opportunities that arise before then.	Officers have met with City of Ryde representatives and agreed to a scope for the design. Funding opportunities are currently being sought.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			2. That Council work with the Beautiful Boronia working group to develop affordable ideas to trial in the interim to inform future design. 3. That Council write to Ministers Roberts and Constance to stress the unique and complex shared nature of this project and related design and costing, and request their support through Transport for New South Wales Place and Movement office. MOTION CARRIED.	
17/05/2021	Boronia Park Sports And Community Facility - Update		RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins 1. That the report be received and noted. 2. That Council note the design of the facility as developed by djrd architects in the context of the adopted Boronia Park Plan of Management and feedback from the community, sporting and school groups as well as Councillors via briefings. 3. That an onsite community consultation be undertaken late May, ahead of the lodgement of the Development Application and formal public notification period to assist the community in making informed submissions in response to the Development Application. 4. That the Development application be referred to the Conservation Advisory Panel, Sustainability Advisory Committee and the Bushland Management Advisory Committee for review and advice as part of the DA notification process. 5. That a further report be provided to Council following the assessment of the Development Application before consideration by the Local Planning Panel. MOTION CARRIED.	Design was provided to Conservation Advisory Panel, Sustainability Advisory Committee and Bushland Management Advisory Committee for their consideration. Onsite community consultation held. Workshop held with Councillors on 11 October to consider feedback on development application.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
21/06/2021	Gladesville Reserve proposal for improved playing capacity		RESOLVED on the MOTION of Councillor Sanderson, seconded Councillor Krassoi 1. That the report be received and noted. 2. That the process, design and development adhere to the intention of Council Resolution 315/21 of 19 April 2021 and involve engagement with and input from the community and other interested parties, including bringing all the parties together in a facilitated forum to discuss their aspirations for an improved scope for Gladesville Reserve. CARRIED UNANIMOUSLY.	Motion will be actioned following receipt of discussion paper being prepared by Minister Stokes' office.
21/06/2021	Lease of Road Reserve adjoining 13 Euthella Ave		RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin 1. That Council renew the current lease for a maximum period of two (2) years, subject to the lessee accepting a minimum rent of $25,750 per annum and meeting Council's associated legal costs. 2. That the Mayor and General Manager be granted Delegated Authority to execute the documentation as required. CARRIED UNANIMOUSLY.	Proposed final Lease sent to the Lessee's lawyer. Awaiting signed Lease.
21/06/2021	Land Adjoining 3 Wandella Avenue		RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins That Council: 1. Notes the single objection in respect of the proposed closure of part of Wandella Avenue and the potential sale of the road area and drainage reserve. 2. Finalises the road closure of the relevant portion of Wandella Avenue and the processes to secure a title for this land. 3. Support the submission of a planning proposal to reclassify the Drainage Reserve from community to	Planning Proposal sent to DPIE. Awaiting response before proceeding with remaining items.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			operational land, to the Department of Planning, Infrastructure and Environment, for a Gateway Determination. 4. That if a Gateway Determination is issued under section 3.34 of the EP&A Act, then: a. The exhibition of the Planning Proposal will take place under the requirements of the Gateway Determination; and. b. The public hearing conducted will be consistent with the requirements of section 29 of the Local Government Act 1993. 5. That once the consultation processes described in recommendation 4 are complete, the matter is resubmitted to Council for further consideration, having regard to any submissions received. 6. That a title is secured for the Drainage Reserve land in any event. CARRIED UNANIMOUSLY.	
21/06/2021	SSROC Tender for Electricity		MOVED on the motion of Councillor McLaughlin, seconded Councillor Krassoi 1. That the report be received and noted. 2. That a contract be awarded to the successful tenderer in the SSROC Energy and Environmental Risk Solutions Tender; and 3. That Council delegate authority to the General Manager to execute the contract and any other documentation required to give effect to this resolution. CARRIED UNANIMOUSLY.	SSROC is working through the tender process and will present a preferred supplier for approval once the process is complete.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
21/06/2021	Purchase of Land		MOVED on the motion of Councillor Miles, seconded Councillor Collins 1. That the Acting General Manager be authorised to negotiate with the owner of the subject property the possible purchase and report back to Council the outcome of these negotiations and if positive a funding plan for the purchase. CARRIED UNANIMOUSLY.	In progress.
19/07/2021	Mayoral Minute - Infrastructure Contributions Reform		RESOLVED on the MOTION of Mayor Williams, seconded Councillor Krassoi 1. That the report be received and noted. 2. That Council notes the significant impact on Council's revenue of the NSW Government's proposed reforms to infrastructure contributions of $4.5M over 15 years. 3. That Council supports LGNSW and NSROC advocacy efforts including submissions to the Parliamentary Inquiry into the *Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021.* 4. That Council writes to the: a. Premier, The Hon Gladys Berejiklian b. Treasurer, The Hon Dominic Perrottet c. Minister for Planning and Open Space, The Hon Robert Stokes d. Minister for Local Government, The Hon Shelley Hancock e. Opposition Leader Mr Chris Minns and f. local Member of Parliament, the Minister for Counter Terrorism and Corrections the Hon. Anthony Roberts to advocate for additional modelling, consultation and a mechanism to ensure that contributions are paid in a	Letter sent to Premier, Minister for Planning and Minister Roberts. Council has worked with other metropolitan councils in a public campaign to ensure that legislation is not adopted as presented.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			timely way and that no council is worse of under the proposed reforms. MOTION CARRIED UNANIMOUSLY.	
19/07/2021	Motion Regarding Reiby Road	394/21	RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins That Hunter's Hill Council: 1. That recommendation 3.4, Part 4 of the Local Area Traffic Committee of 18 June 2020 '*That a 'No Stopping' zone be installed from 11m from the driveway of #14 Reiby Road to 11m from the driveway of #10 Reiby Road*' be referred back to the Local Traffic Committee for review in consultation with the immediate residents. 2. That the bare poles which have been installed on Reiby road be removed. 3. That the Local Area Traffic Committee also consider removing the double lines from #12 to the Avenue. MOTION CARRIED UNANIMOUSLY.	In progress.
19/07/2021	Collingwood Street Restoration Works	397/21	RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Miles 1. That the report be received and noted. 2. That additional funding of $507,065 be allocated from Unrestricted Reserves to undertake the remedial work to renew Collingwood Street, Woolwich. 3. Should funding be received from Resilience NSW that the Unrestricted Reserves be reimbursed; and 4. That Council delegate authority to the General Manager to execute the contract and any other documentation required to expedite repair works to Collingwood Street, Woolwich once a tender is completed.	A contractor has been appointed to undertake these works and is scheduled to commence on 25 October 2021. However, commencement has now been delayed until early November. Awaiting advice from Resilience NSW in relation to funding.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			MOTION CARRIED UNANIMOUSLY.	
19/07/2021	End of Term Report	398/21	RESOLVED on the MOTION of Mayor Williams, seconded Councillor Miles 1. That the report be received and noted. 2. That a copy of the report be forwarded to the NSW Office of Local Government as per the Local Government Act legislative guidelines. 3. That a copy of the report be posted on Council's website. MOTION CARRIED UNANIMOUSLY.	Report to be resubmitted to Council on 18 October.
19/07/2021	Proposed Sale of Road Reserve - Adjoining 1 Vernon St, Hunters Hill	402/21	RESOLVED on the MOTION of Councillor McLaughlin, seconded Councillor Krassoi That the subject road reserve area of 57 square metres is sold to the adjoining owner for $114,000, subject to: 1. Council resolving to make application to close the Road Reserve adjacent to 1 Vernon St Hunters Hill, under the NSW Roads Act 1993. 2. Council resolving that once the Road Reserve is closed, it be classified as Operational land under the Local Government Act 1993. 3. That provided no submissions are received, proceed with the sale of the Road Reserve, for the agreed valuation sum. 4. That the purchaser meets all costs associated with the sale, except that each party pays its own legal costs. 5. That the Mayor and General Manager be granted Delegated Authority to execute the documentation as required. MOTION CARRIED UNANIMOUSLY.	In progress.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
19/07/2021	Developer Contributions State Government Proposed Changes	409/21	RESOLVED on the MOTION of Councillor McLaughlin, seconded Deputy Mayor Sanderson 1. That the report be received and noted. 2. Council through NSROC, seeks urgent meetings with the Local Member and relevant Ministers regarding the proposal; 3. Council makes a strong submission to the Upper House enquiry thorough NSROC objecting to the proposal on the basis of the severe financial impacts to Hunters Hill and the services impacts on its residents; 4. Council includes in its submission the need for amendments (in line with the contents of this report) to the proposal so there is no adverse effect to Hunters Hill residents; and 5. The Acting General Manager be given delegated authority, in consultation with the Mayor, to further pursue this matter with the State Government during the caretaker period due to the upcoming local government elections. MOTION CARRIED UNANIMOUSLY.	All correspondence has been sent. Ongoing watch on NSW Government's handling of the legislation.
16/08/2021	Motion to release all kerb and footpath data	425/21	RESOLVED on the MOTION of Councillor McLaughlin, seconded Councillor Krassoi That a report be brought back to Council regarding the cost and timeframe to release all raw data connected to the footbath, roads and kerb network during the most recent asset review. CARRIED UNANIMOUSLY.	Report to be provided to October Council Meeting.
16/08/2021	Motion to Produce Modelling on Asset Renewal	426/21	RESOLVED on the MOTION of Councillor Collins, seconded Councillor Miles That Hunter's Hill Council produce - and make public - modelling to demonstrate how bringing forward all asset	Discussion on Asset Modelling to occur with Councillors in October 2021.

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			renewal programs affects future maintenance costs over the next 10 years. MOTION LOST on the casting vote of Mayor Ross Williams.	
16/08/2021	Motion to Address the Maintenance Backlog	429/21	RESOLVED on the MOTION of Councillor Collins, seconded Councillor Miles 1. That Council adopts a policy of restoring sealed roads, footpaths, kerbs and guttering, and other road assets to the agreed level of service set by council; 2. That Council adopts a policy of budgeting for all required maintenance and restoration costs on infrastructure assets in the annual budget delivered each year. MOTION CARRIED.	Discussion on Levels of Service to be commenced in October 2021. Budgeting for asset renewal to occur during 2022/2023 Budget process.
20/09/2021	Reclassification of Land at 4 Pittwater Road Gladesville	446/21	RESOLVED on the MOTION of Councillor Miles, seconded Deputy Mayor Sanderson That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land. CARRIED UNANIMOUSLY.	In progress.
20/09/2021	Novation of Garden Organics Processing Services	453/21	RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin 1. That the report be received and noted. 2. That Council endorses the proposed novation to Cleanaway of the Agreement of 21 November 2020 for Garden organics Processing Services Contract No 786520. 3. That Council delegate authority to the General Manager and Mayor to execute the contract and any other documentation required to give effect to this resolution.	Executed by the Mayor and GM and now with the Contractors lawyers for execution. Expected completion by end of October 2021

STATUS OF RESOLUTIONS OF COUNCIL as at October 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
			CARRIED UNANIMOUSLY. RESOLVED on the MOTION of Councillor Miles, seconded Councillor McLaughlin 1. That the report be received and noted. 2. That Council endorses the proposed novation to Cleanaway of the Agreement of 21 November 2020 for Garden organics Processing Services Contract No 786520. 3. That Council delegate authority to the General Manager and Mayor to execute the contract and any other documentation required to give effect to this resolution. CARRIED UNANIMOUSLY.	

ITEM NO	:	4.15
SUBJECT	:	DISCLOSURE OF INTEREST RETURNS - COUNCILLORS AND DESIGNATED PERSONS
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	COUNCIL AND COUNCILLORS ABIDE BY THE CODE OF CONDUCT, CODE OF MEETING PRACTICE AND LOCAL GOVERNMENT ACT
REPORTING OFFICER	:	RANDA GERGES

Ref:543717

PURPOSE

The purpose of this report is to table the Disclosure of Interest Returns for the year ended 30 June 2021.

RECOMMENDATION

That the report and tabled disclosure of interest returns by councillors and designated persons for 2020-21 are received and noted.

BACKGROUND

The General Manager is required under the *Local Government Act 1993* to table written returns of interests for councillors and designated persons at a meeting of Council. Annual returns for the period 2020-21 are now due to be formally received and noted.

Section 440AAB of the *Local Government Act 1993* outlines the requirement for disclosures of interest returns to be completed by councillors and designated persons. The returns assist in ensuring that transparency and accountability are maintained. Section 6(2) of the *Government Information (Public Access) Act 2009* stipulates that certain open access information must be made publicly accessible on Council's website. Returns of interests of councillors, designated persons and delegates are classed under Schedule 1 of the *Government Information (Public Access) Regulation 2018* as open access information for the purposes of website publication.

REPORT

Specific requirements for preparation and lodgement of returns is contained the Office of Local Government's Model Code of Conduct. The Model Code is the basis of the Hunter's Hill Council Code of Conduct. All councillors and designated persons must lodge disclosure of interest returns within 3 months of:

a) becoming a councillor or designated person

b) 30 June each year

c) the councillor or designated person becoming aware of an interest they are required to disclose under Schedule 1 of the Hunter's Hill Council Code of Conduct that has not been previously disclosed in a return lodged in a first time return or an annual return

A 'designated person' is described in clause 4.8 of the Hunter's Hill Council Code of Conduct as:

a) the general manager

b) other senior staff of the council for the purposes of section 332 of the *Local Government Act 1993*

c) a person (other than a member of the senior staff of the council) who is a member of staff of the council or a delegate of the council and who holds a position identified by the council as the position of a designated person because it involves the exercise of functions (such as regulatory functions or contractual functions) that, in their exercise, could give rise to a conflict between the person's duty as a member of staff or delegate and the person's private interest

d) a person (other than a member of the senior staff of the council) who is a member of a committee of the council identified by the council as a committee whose members are designated persons because the functions of the committee involve the exercise of the council's functions (such as regulatory functions or contractual functions) that, in their exercise, could give rise to a conflict between the member's duty as a member of the committee and the member's private interest.

Preparation and proactive release of disclosure of interest returns are important elements in promoting public accountability of Council. They help to protect the integrity of Council decision making processes by allowing scrutiny of potential conflicts of interest that could arise where councillors or other key council officials participate in decision making from which they or their close associates may derive (or be perceived to derive) personal or financial benefit.

All councillors and designated persons have lodged their returns for the year ended 30 June 2021. The returns have already been published on the Council website in line with statutory requirements.

CONCLUSION

Pursuant to Section 440AAB of the *Local Government Act 1993*, the returns for the period ended 30 June 2021 as per the summary of returns in Attachment 1 to this report have been

lodged in accordance with Section 4.21 of the Hunter's Hill Council Code of Conduct. The returns will be tabled at the meeting.

ATTACHMENTS

1. Summary of Disclosure of Interest Returns for 2020-21 ⇩

Annual Disclosure of Interest Returns – 2020-21 Councillors and Designated Persons	
Position Title	**Incumbent**
Mayor	Ross Williams
Deputy Mayor	Jim Sanderson
Councillor	Elizabeth Krassoi
Councillor	Justine McLaughlin
Councillor	Ben Collins
Councillor	Zac Miles
Local Planning Panel Chair	Lesley Finn
Local Planning Panel Alternate Chair	Peter Tomasetti SC
Local Planning Panel Expert Member	Sheridan Burke
Local Planning Panel Expert Member	Ron Edgar
Local Planning Panel Expert Member	David Logan
Local Planning Panel Expert Member	Chris Young
Local Planning Panel Community Representative	Phillip Hart
Local Planning Panel Community Representative	Meredith Sheil
Local Planning Panel Community Representative	Richard Quinn
Local Planning Panel Community Representative	Virginia Wise
Acting General Manager	Nick Tobin
Director Development and Regulatory Services	Steve Kourepis
Strategic Planner	Marjorie Ferguson
Development Assessment Officer	Shahram Mehdizadgan
Health and Building Surveyor	Peter Williams
Heritage Advisor	Kathleen Higgins
Ranger	John Tsiros
Ranger	Antonio Gigliotti
Director Finance and Corporate Strategy	Maria Kenny
Financial Accountant	May Vilaythong
Payroll/Creditor Officer	Kevin Vilaythong
Finance Officer	John Javillonar
IT Business Partner	Steven Spagnolo
Manager Place and Projects	Bec Ho
Director Service Delivery and Special Projects	Stuart Dutton
Manager Assets and Design	Mohamad Badarani
Parks and Landscape Coordinator	Matthew Vidmar
Traffic and Transport Officer	Leanne Stathakis
Works Superintendent	Ben Kopp
Bushland Coordinator	Jacqui Vollmer
Facilities Manager	Luigi Signorelli
Asset Management Engineer	Christopher Azzi
Corporate Strategist	Annie Goodman
Manager People and Culture	Rosanna Guerra
Manager of Digital and Customer Information	Jade Reed

ITEM NO : 4.16

SUBJECT : DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN SEPTEMBER 2021

STRATEGIC OUTCOME : MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL

ACTION : ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS

REPORTING OFFICER : STEVE KOUREPIS

Ref:543998

The purpose of this report is to advise of Development Applications determined under delegated authority for the period September 2021.

RECOMMENDATION

That the report be received and noted.

DELEGATED AUTHORITY

In accordance with Section 327 of the Local Government Act 1993, authority is hereby delegated to the Director, Development and Regulatory Services to exercise and perform those powers, duties and functions in line with the authority and limitations of that position. These include approval and refusal of Development Applications as per Section 10 of Hunter's Hill Council Delegations of Authority.

REPORT

Development Application No.	DA2015/1106-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Laurianne Lemaistre	Value	N/A
Premises	52 Manning Road, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	1a	Date lodged	31.05.21
Assessing Officer	Shahram Zadgan	Determination Date	23.08.21
Proposal	Alterations and first floor additions to the existing dwelling -S4.55 Modification - Minor changes to the internal layout of the dwelling, incorporating one ensuite and walls to study on first floor as well as two walk-in wardrobes on ground level. No external changes to the building and no additional floor space added to the dwelling.		
Determination	Approval		

Type of Report	*Delegated Authority*	Inspection Date	12/05/21
Development Application No.	*DA2020/1195*	Zone	R2
Construction Certificate No.	*N/A*	Notification	Yes
Applicant	*Gordy Tanous*	Value	$1,006,500
Premises	*9 Gray Street, Henley*	Landscaped Area	52%
Classification (NCC)	1a, 10b	Date lodged	15/01/21
Assessing Officer	John McFadden	Determination Date	21/06/21
Proposed Development	Demolition of Parts of an Existing Two-storey Dwelling, Tree Removal and Alterations and Additions including Basement Parking, New Driveway, Landscaping, External Works and Pool		
Recommendation	Approval		

Development Application No.	*DA2010/1042-2*	Zone	R2
Construction Certificate No.	*N/A*	Notification	Yes
Applicant	*Hsu Choong*	Value	N/A
Premises	*50 The Point Road, Woolwich*	Garden Area	50%
Classification (BCA)	1a, 10a, 10b	Date lodged	06.04.21
Assessing Officer	Shahram Zadgan	Determination Date	10.09.21
Proposal	Demolish existing single storey annex at rear, alterations and additions of two storey extension, pool and cabana – s4.55 – Internal layout changes to rear extension and modifications to approved windows, simplification of roof form, delete pool cabana		
Determination	Approval		

Development Application No.	DA2018/1131-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Karen Roberts	Value	N/A
Premises	5 Huntleys Road, Huntleys Point	Landscaped Area	61.7%
Classification (BCA)	1a,10a, 10b	Date lodged	26.04.21
Assessing Officer	Shahram Zadgan	Determination Date	10.08.21
Proposal	Demolition of the existing house and associated structures and construction of a new dwelling with swimming pool – s4.56 Modification Application includes minor internal layout changes and external changes. External Changes include modification or deletion to some windows and doors, addition of eaves to roof, change to ridgeline, lightweight partial cover over entry bridge, slight change to entry stairs		
Determination	Approval		

Development Application No.	*DA 2021-1189*	Zone	R2
Construction Certificate No.	*CC ****/**** *	Notification	Yes
Applicant	*Mrs Madeline Carter*	Value	N/A
Premises	*59 Woolwich Road* *Hunters Hill*	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	19.08.2021
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	15.09.2021
Proposal	Removal of fourteen (14) trees		

Determination

Approve removal of thirteen (13) trees with the planting of ten (10) replacement trees.
Refuse removal of one (1) tree.

Trees 1-13 *XCupressocyparis leylandii* (Leyland Cypress)

- Mature specimens which form a screen planting along the western boundary
- Application proposes tree removal as they are too large for the area and are damaging roof tiles
- Partially supressed with etiolated crown forms and limited building clearance
- Trees have not been regularly pruned/clipped which has exposed their bare inner crowns (typical of species)
- Species has the potential to reach over 20m in height and are not considered suitable for this location
- Application for tree removal is supported with replacement tree planting

Tree 14 *Brachyciton acerifolius* (Illawarra Flame Tree)

- Mature specimen in good health
- Moderate landscape value
- Application proposes tree removal as the tree is growing in close proximity to a *Camellia* sp.
- No significant defects were observed at the time of assessment and tree makes a significant contribution to canopy cover of locality
- Application for tree removal is refused

The following trees may be removed:

Tree	**Location**	**Comments**
Trees 1-13 *XCupressocyparis leylandii* (Leyland Cypress)	Western boundary	

The following replacement planting is required:

	Location	**Minimum container size at purchase**	**No. of replacement plants required**	**Replacement Tree Species**
	Western boundary	25L	10	*Viburnum* spp. (Viburnum species), or *Syzygium* spp. (Lillypilly species), or *Murraya paniculata* (Orange Jessamine), or *Callistemon* spp. (Bottlebrush), or *Backhousia citriodora* (Lemon Scented Myrtle)

Development Application No.	DA2016/1214-2	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Karen Staunton-Ross Outside Living Pty Ltd	Value	$80,000
Premises	1 Pains Road, Hunters Hill	Landscaped Area	50%
Classification (BCA)	10a	Date lodged	29.07.21
Assessing Officer	Shahram Zadgan	Determination Date	14.09.21
Proposal	Swimming pool and associated landscaping – s4.55 Modification Application – Alterations to the configuration of coping and deck adjoining the pool, removal of proposed landscape elements, increase area of deck, install a new spa		
Determination	Approval		

Development Application No.	*DA 2021-1188*	Zone	R2
Construction Certificate No.	*CC ****/****	Notification	Yes
Applicant	*Mr Stephen Ryan*	Value	N/A
Premises	*16 Alexandra Street* *Hunters Hill*	Garden Area	N/A
Classification (BCA)	N/A	Date lodged	11.8.21
Assessing Officer	Anna Hopwood Martin Peacock	Determination Date	27.09.2021
Proposal	Removal of two (2) trees and pruning of one (1) tree		
Determination	Approve removal of one (1) tree with the planting of one (1) replacement tree. Refuse removal of one (1) tree. Approve pruning of two (2) trees with Conditions imposed to limit the pruning works Tree 1 - *Macadamia integrifolia* (Macadamia) • Small, mature specimen in good/fair health • Large trunk wound resulting from failure of major co-dominant inclusion		

- Low landscape value
- Crown contact with facade and roof of dwelling
- Application proposes tree removal due to proximity of tree to dwelling
- Application is supported due to the poor structural condition of the tree resulting from the large trunk wound and inappropriate location of the tree

Tree Group 2 - *Jacaranda mimosifolia* (Jacaranda) x2 trees

- Mature specimens in good/fair health
- Moderate Landscape Significance
- Partially supressed
- Minimal crown clearance between crown and dwelling
- Application proposes tree removal due to proximity of tree to dwelling
- Application for tree removal is refused. Additional building clearance can be achieved by pruning
- Pruning is supported with Conditions imposed to limit the pruning works

Tree 3 – *Lagerstroemia indica* (Crepe Myrtle)

- Small, mature specimen in good/fair health
- Low landscape value
- Lopped at 2m with crown comprising entirely of small diameter epicormic growth
- Application proposes pruning to improve the tree
- Application for pruning is supported with Conditions imposed to limit the pruning works

The following tree may be removed:

Tree	Location	Comments
Tree 1 *Macadamia integrifolia* (Macadamia)	Western boundary	Impaired structural condition and limited building clearance reduce trees useful life span

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement Tree Species
Western boundary	25L	1	*Syzygium wilsonii* (Powderpuff Lilly Pilly) or *Xanthstemon chrythanthos* (Lemon Myrtle) or *Magnolia grandiflora* 'Little Gem' (Bull Bay Magnolia cultivar)

The following trees may be pruned:

Tree	Location	Comments
Tree Group 2 *Jacaranda mimosifolia* (Jacaranda) x2 trees & Tree 3 *Lagerstroemia indica* (Crepe Myrtle)	Front garden	Crown Lift / Reduction Prune branches <100mm diameter to increase vertical clearance and crown spread over roof of dwelling The branches pruned shall represent no greater than 10% of the trees total crown volume.
Note: the removal of deadwood does not require Council approval		

ATTACHMENTS

There were no attachments to this report.

ITEM NO	:	4.17
SUBJECT	:	MINUTES OF THE CONSERVATION ADVISORY PANEL HELD 15 SEPTEMBER 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	PROVIDE QUALITY TECHNICAL HERITAGE ADVICE TO RESIDENTS, DEVELOPERS, DCU, AND THE LAND AND ENVIRONMENT COURT
REPORTING OFFICER	:	KATHLEEN HIGGINS

Ref:544017

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Conservation Advisory Panel (CAP) Meeting held on 15 September 2021.

The purpose of CAP is to consider and advise Council staff on any matter of environmental heritage referred to the advisory committee by staff including building and development proposals and plans or policies referred by Council or the General Manager

RECOMMENDATION

That the report be received and noted.

ATTACHMENTS

1. Conservation Advisory Panel Minutes 15 September 2021 ⇩

MINUTES OF CONSERVATION ADVISORY PANEL held 15 September 2021

COMMENCEMENT

The meeting opened at 2.30 pm.

IN ATTENDANCE

Clr Ross Williams	Councillor, Hunters Hill Council
Clr Jim Sanderson	Councillor, Hunters Hill Council
Bob Moore	Representative of the Institute of Architects
Michael Lehany	Landscape Adviser
Brian McDonald	Heritage Architect
Lucy Creagh	Hunters Hill Trust Representative
Helen Temple Berry	Community Representative
Bronwyn Doutreband	Community Representative
Graham Atkins	Community Representative (Alt) – arrived at 3.15 pm

ALSO PRESENT

Steve Kourepis	Director, Development & Regulatory Services
Kate Higgins	Heritage Adviser

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interests:

- Lucy Creagh declared an interest in Item 3.2 - 30 Alexandra Street, Hunters Hill. Lucy left the meeting at 4.35 pm and returned at 5.02 pm.
- Graham Atkins – Item 3.4 - 23 Ernest Street, Hunters Hill. Graham left the meeting at 5.45 pm and returned at 6.20 pm.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Conservation Advisory Panel of previous Meeting held on 18 August 2021 be adopted. Moved by Clr Jim Sanderson. Seconded by Brian McDonald

BUSINESS ARISING

2.1 2.30PM CHARACTER STATEMENTS

PROCEEDINGS IN BRIEF

Attendees Paul Davies

Paul Davies advised that a key purposes of the character statements is to provide a reference to aid assessment of development applications and to inform challenges to inappropriate proposals. They also guide applicants to understand appropriate development. The incremental loss of contributory elements in conservation areas has an adverse impact over time. Paul has tried to describe the relationship between buildings and their setting. The way new development fits into the existing patterns of landscape and built elements character is critical.

The Panel proposed that the northern side of Princes Street be investigated as a possible conservation area. Paul said that he has undertaken some research of the area and is worth considering. Robert Moore agreed with Paul that the defensibility of listings in a Court process is important. Robert also mentioned that the support of property owners is a good foundation for heritage listing.

There was general discussion about conservation areas and character areas. Michael put forward the view that proposed HCA No. 4 has greater heritage value than described by Paul and noted the importance of significance statements. Lucy said that she has access to a heritage report on proposed HCA. 4 that she would be happy to share with Paul. Jim noted that character areas/statements will not protect areas from unsympathetic development. Lucy suggested that streetscape and public domain features eg street trees, footpath widths, views etc, are discussed at the start of a character description. Paul was happy to prepare a summary character statement.

Brian commended Paul's report as an excellent and comprehensive background for more succinct character statements that applicants and applicant's consultants will bother to take the time to read and digest.

The Panel generally supports the removal of Pulpit Point from HCA No. 1. Steve noted that removal from the HCA would not allow development of a greater scale.

The Panel supports the urgent need for the preparation of inventory sheets for heritage items and for the urgent identification and mapping of contributory properties as well as identified Heritage Items in conservation areas. These will provide a strong visual tool to identify clusters or streets with their own particular character within the larger Conservation Areas.

The Panel supported the idea that Hunters Hill should be considered for a Commonwealth heritage listing.

REPORTS

3.1 4.00PM BORONIA PARK SPORT AND COMMUNITY FACILITY (DA2021-1184)

PROCEEDINGS IN BRIEF

Attendees Nick Tobin, Acting General Manager Hunters Hill Council
Stuart Gordon, contract assessment planner

Stuart Dutton, Director Service Delivery and Special Projects

Panel comments

Stuart Dutton advised that gates are needed for the central passageway for reasons of security. He said that the hipped roof was investigated but it did not work aesthetically, because "*it would look like a shed*", colours are continuing to be considered. He advised that the location is predetermined by the plan of management for the park. Light at night will be managed by the restriction on the hours of use, use of directional lighting, and use of curtains. Stuart noted that the use is congruent with the heritage values of the park.

The panel provide the following comments:

- Clr Jim Sanderson noted that, as the *Heritage Impact Statement* assessed aesthetic significance of Boronia Park at State level, respecting the aesthetic values of the park is incredibly important
- Brian was very disappointed that previous comments of the Panel had not been taken into account, especially as council is the proponent. He did not agree that his suggestion for a hipped roof would make the building appear bulkier. He suggested that the security gates be visually permeable. He was very disappointed with the response.
- Robert said that the large area of glazed wall will mean that the building will be very visible at night. He suggested shrouded light fittings that direct light downwards and have little light leakage could be used. He said that the soffit of the roof overhang and the internal ceiling will make the roof appear like an aeroplane's wing and questioned the resulting visual dominance in a context which has high aesthetic significance.
- Graham queried the size of the first floor community room as it increases the bulk and scale of the building.
- Helen queried the location of the building. The active sports area – the fenced oval, the historic grandstand and the square open playing field adjacent have a special relationship to each other. This wide open space is surrounded by bush, and has glimpses of the city on the horizon. This is part of the character of Boronia Park. The bush land has a parallel natural heritage significance. The proposed new very large facility detracts from the character of the playing field area. Helen mentioned that the historic grandstand has been overlooked and it is an important historic element in the park and had been earmarked for attention in the Government grants.
- Lucy raised a concern about the scale of the building – being 50 metres long, and the safety of having such public facilities in the middle of the park. She feels the building is in the wrong place. Brian agreed that the building could be anywhere. He said that it is unresponsive to the character of Boronia Park. Lucy noted that community consultation supported a smaller building and in a different location.
- Nick noted that Council had already approved the location of the building.
- Michael asked what the dark materials of the façade were. He stated that the dark colours are completely out of keeping with the park. He wondered what was happening with the fence. Nick noted that the fence will be relocated in order to accommodate the new building.
- The Panel feels that its comments have not been taken on board and expressed great concern that the representatives of the Council (the proponent) have not taken the panel's recommendations on board,

whereas a private applicant is expected to seriously consider the panel's recommendations (which are adopted by the Council on most occasions).

RECOMMENDATION

That the Panel advise the Director, Development and Regulatory Services that it does not support the proposal.

3.2 4.30PM PRE-DA LODGEMENT FOR 30 ALEXANDRA STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees	Geoff Dalgleish (Architect) Marc Lane and Joel Lohrey (owners) Louise Doherty, Weir Phillips
Panel comments	The original house was most likely built c.1925. Brian stated that the roof would most likely have been tiled (Marseille pattern) and would be more appropriate than a grey roof. Brian thought the solar panels on the main roof are problematic. Brian would prefer a flat roof over the garage than a skillion roof. Robert supports Brian's comments. He suggested finding earlier plans of the house as an understanding of the original house could guide the nature of alterations. Michael suggested that the house could have been built by the ?? who ran a very successful corner store. Michael is concerned that the Lemon scented gum does not like its roots disturbed and recommended that an arborist look at the tree. Michael thinks that the house might be in an early "green book" of Hunters Hill.

RECOMMENDATION

That the Panel recommended that some modifications be made to the design as discussed and advise its comments to the Director, Development and Regulatory Services for consideration in the process of a future development application.

3.3 5.03PM 2 JAMES STREET, HUNTERS HILL (DA2021-1169)

PROCEEDINGS IN BRIEF

Attendees	Ashwin Kuruvilla, Colin Brady, Heritage Consultant John Baker, Architect
Panel comments	Lucy noted that the drawings show that the rear dormer is be demolished. This was confirmed by the architect although the wall framing could possibly stay despite the roof being demolished. Lucy asked if the dormer could be retained as it is documented part of the original building. Lucy suggested that the addition have a greater separation from the existing house. Lucy thinks that the addition will have some visibility from the northern end of the street. Helen thinks it would be more appropriate to have a single storey addition in a longer rear wing rather than a two storey addition. This would preserve the rear elevation of the original house including the dormer. She is also concerned about new openings in original walls in the historic part of the house. Bronwyn asked if the studio and cabana are remaining. The architect confirmed this.

It was noted that the integrity of heritage items is important and the impact on the whole of the building needs to be considered – not just what can be viewed from the street.
Brian is not concerned about the form and scale of the proposal nor the loss of the original dormer, nor the proposed colours.
Robert is also concerned about the treatment of the dormer as it is a signature feature of this building and it is a shame that it is proposed to be modified as it has a key role in demonstrating what is significant about this house. He thought that it would be useful to know what changes have been made to the original building and that previous plans made shed some light on this. The connection of the historic building and the new rear addition should not happen at the expense of the dormer.
Michael also raised concerns about the demolition of the rear dormer window as it is an unusual feature in Hunters Hill and unique architectural element. Its demolition is not sympathetic. He agrees with Robert. He supported the original front door being retained as the main entry door. He thinks the new crashes into the old. He is concerned that the original service wings may be being lost, however these are important elements of a house. There is the opportunity to reinstate lost original features such as skillion roofs typical of rear service wings. He recommended further investigation.
A site inspection was desired by the panel although COVID 19 makes this difficult.

RECOMMENDATION

That the Panel advises the Director, Development and Regulatory Service that it does not support the design and recommends that a new design come back to the Panel for comment. The Panel requested a site visit.

5 minute break between 5.40 and 5.45 pm.

3.4 5.50PM 23 ERNEST STREET, HUNTERS HILL (DA2017-1098-2)

PROCEEDINGS IN BRIEF

Attendees	Zoltan Kovacs (Heritage Architect and Consultant) George Karavanas (GSA Planning)
Panel comments	Lucy raised a concern that at night, when the lights were on, the building would read as a four storey building from the river. This relates to previous CAP discussion of this site, noting it is situated amongst a line of historic " marine villas" along the Lane Cove River. This design severely detracts from their integrity as an historic grouping. Concern was raised that the modifications created an additional level with glass only hidden from view from the water by vegetation and that non-compliance with 50% garden area and FSR was not acceptable in location only separated from the river by the reserve. Brian does not have an issue with the proposal. **RECOMMENDATION** That the Panel advises the Director, Development and Regulatory Service that it does not support the proposal.

3.5 6.07PM 70 PRINCE EDWARD STREET, GLADESVILLE (DA2021-1100)

PROCEEDINGS IN BRIEF

Attendees	Andrew Minto (planner) Anne Warr (heritage consultant) Jaci Chen (architect)
Panel comments	Brian noted the poor condition of the building as demonstrated by the photographs in the applicant's report. Lucy suggested that the stone be salvaged and reused and the bricks if possible, as well as any other components. The building needs to be dismantled rather than demolished. Ann advised that the intention is to salvage and reuse the sandstone blocks. Brian recommended a demolition specification should be prepared by a suitably qualified heritage architect. Michael wondered if some salvaged components could be used in the new house, perhaps in the details. In the same way the new design could echo some details of the original house. This would also help ensure compatibility with the streetscape. Helen raised concerns about the "heaviness" of the design – it would read as three storey from the street. (The architect advised that the third level is set back.) Robert noted that one way a new building can relate to older buildings is to use vertical windows. He thinks the horizontal windows look awful. Consideration should be given to use of a hipped roof rather than the currently proposed gable at the front of the house as this would help to reduce bulk. Robert stated that the stone wall should be rebuilt as it currently appears. Clr Jim Sanderson noted that there is a large cantilevered roof covering an outdoor area and queried if the area below could be countered as part of the landscaping. If counted as hard landscaping, would exceed one third of landscaped area. Lucy raised a concern about the location of the water tanks and if they were plastic, as these elements are very utilitarian in character and would have some visibility from the street. It was recommended that they be relocated. Michael is of the view that the stair at the front of the building, which appears to have a void at garden level under, would be an unattractive element. He suggested it be enclosed by sandstone or some other sympathetic wall. Robert noted that Council could commission its own engineering assessment. **RECOMMENDATION** That the Panel advises the Director, Development and Regulatory Service that it does not support the current design and recommends amendments to address the issues raised.

3.6 6.35PM PRE-DA LODGEMENT FOR 1 AMBROSE STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees	Mark Armstrong and Louise Oxnevad (ARC Architects) Anthony (owner)
Panel comments	Bronwyn noted that there are currently quite substantial pillars at the driveway on Ambrose Avenue and stone walls on Passey Avenue. Graham raised a concern that the proposed addition seems to be overpowering the existing house (former lodge). He wondered why the garage is located on an

elevated platform. The architect explained that it relates to existing ground levels. Graham asked if the garage level could be lowered.
Lucy queried if the bulk and scale of the addition could be reduced and if the garage could be set further back and lowered. She said that it is very important to engage a good heritage consultant.
Clr Ross Williams noted that the site is in the proximity of a number of heritage items and that the existing building is significant. He is also concerned about the scale of the proposal.
Helen agrees with the concerns about scale and relationship of the proposal to the existing building. She noted that the existing building is a little gem which makes an important contribution to the streetscapes. She was concerned about the impact of the garage on the character of Passey Avenue, given that the Lodge has two street frontages.
Robert said the use of brick in a similar colour to the stone is a sound direction. He recommended that the form of the roof be reviewed as it has a very large scale. Also the pergola structure rendered in white makes it seem more visible. The connection between the old and new supports the exposure of the rear wall of the lodge. He suggested that consideration be given to moving the addition away from the cottage with a small linkage at the double doors. He noted that the junction of the addition with the ensuite has many materials meeting and wondered if this could this be better managed.
Brian said that the south-east rear corner of the building should be left free and visible. The skillion roof on the upper floor of the addition is unnecessarily bulky, particularly as it would be seen from Passey Avenue. A flat roof would reduce the building bulk significantly. If light is required in the centre of the upper floor above the hallway this could be achieved by skylights or south light clerestorey window. Brian asked if research had been undertaken on the house eg a rear skillion roofed section. He supported the lowering of the garage floor level.
The extent of glazing at the first floor is a concern.
It was recommended that a heritage architect be engaged, as an architect would be able to engage with the design issues.

RECOMMENDATION

That the Panel advise its comments to the Director, Development and Regulatory Services for consideration in relation to a future development application. The Panel does not support the design and recommends that a revised design come to the Panel for comment.

3.7 7.20PM PRE-DA LODGEMENT FOR 2 WOOLWICH ROAD, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees	Richard Mackay (heritage consultant) Mark Armstrong and Louise Oxnevad (ARC Architects) Nick and Jacky Stevens (owners)
Panel comments	Brian is of the view that the proposal makes perfect sense. Helen and Michael congratulated the owners for seeking to return an important historic element. Michael thinks the stone wall is an original wall to the Passey Estate.

The Panel did not raise an issue with the changes to the rear façade (new openings). Robert noted that substantial door opening are often sheltered from rain for practical reasons and recommended an awning.
Robert raised a concern about the proximity of the car stacker to the house as it could disturb the foundations.

RECOMMENDATION

That the Panel supports the proposal and advise its comments to the Director, Development and Regulatory Services for consideration.

GENERAL BUSINESS

4.1 SOLAR PANELS IN CONSERVATION AREAS

PROCEEDINGS IN BRIEF

Panel comments

- Brian advised that solar panels that fit into a slate roof are available for new houses. Lucy and Robert noted that solar panels cannot be used on original slate roofs because of issues fixing through.
- Brian and Robert are of the view that vast arrays of solar panels are not suitable for conservation areas.
- Robert noted that panels should be installed where they cannot be seen.

RECOMMENDATION

The Panel request a report from the Director, Development and Regulatory Services on solar panels be made to the next meeting.

The meeting closed at 8.25 pm.

The next meeting of the Conservation Advisory Panel will be held on 20 October 2021.

Agenda items to be included in the next meeting:

- Solar panels
- Re-use of sandstone

ITEM NO	:	4.18
SUBJECT	:	REPORT OF LEGAL MATTERS - SEPTEMBER 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS
REPORTING OFFICER	:	STEVE KOUREPIS

Ref:544317

PURPOSE

The purpose of this report is to update Council on legal matters. These matters are generally with the Land and Environment Court.

RECOMMENDATION

1. That the report be received and noted.

REPORT

Attached are Status Reports provided by Council's Legal Advisors – HWL Ebsworth, Hall & Wilcox and Lindsay Taylor Lawyers.

ATTACHMENTS

1. HWL Ebsworth ⇩
2. Hall and Wilcox ⇩
3. Lindsay Taylor Lawyers ⇩

Hunters Hill Council
Confidential Status Report
October 2021

HWL EBSWORTH LAWYERS

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
679896	Other non-compliances: 27 Nelson Parade, Hunters Hill	John Cole	10 October 2017	Advice regarding unauthorised works, associated modification application In progress. Surveyor briefed to identify additional unauthorised work. Objector/neighbours solicitors in discussions re litigation. Warning letter sent regarding concreting works at north of property/ north of public pathway. Response received stating urgent meeting with counsel was being organised by Cavasinni. Further response received referring to intention to lodge modification application. Modification now lodged and being independently assessed. Class 1 Appeal filed. Judgment delivered - supportive of Council's argued position. See below (HHC ats Cavcorp)	$8,303.50
951186	Advice re Tree Prosecution - 2 Passy Avenue	John Cole/ Philip Brown	16 September 2019	Removal of tree at 2 Passy Avenue. Phillip Myles investigating matter and interviewing relevant parties. Interviews put on hold due to Covid19. Arrangements now made for formal interviews with owners. Interviews have now been conducted. Evidence prepared and proceedings commenced (2 charges against Tania Lazarus-Hall and 1 charge against Matthew Lazarus-Hall) Listed for mention on 24 September 2021. Charge bargain arrangement accepted. Mrs Lazarus - Hall entered a plea of guilty plea to the charge of cutting down/ removing the tree without consent. The other 2 charges (Mr Lazarus - Hall cutting down the tree and Mrs Lazarus pruning the tree prior to its removal) to be withdrawn upon confirmation of the guilty plea at the sentencing hearing. Draft statement of agreed facts being prepared.	$30,850.50

Hunters Hill Council
Status Report
6 October 2021

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
970573	HHC ats Cavcorp Australia Pty Ltd - LEC 2019/403392 - 27 Nelson Parade, Hunters Hill	John Cole / Philip Brown	30 January 2020	Appeal against refusal of modification application which sought to modify works and landscaping to a residential dwelling approved by Land and Environment Court in 2009 proceedings Matter set down for hearing on 12-13 May 2020, however has been vacated due to Covid - 19 and need for site inspection by Court. Jacinta Reid briefed. Debra Laidlaw being briefed as planner. Craig McLaren briefed for traffic and Cat Mackenzie briefed for landscaping. SOFAC filed. Matter listed for hearing on 21-22 December 2020. Hearing dates vacated and relisted for 11 and 12 February 2021. Hearing not completed and resumed 6 and 7 April 2021. Hearing resumed and concluded 8 June 2021. Judgment delivered. Council in summary successful. Further amended plans and conditions required. Further amended plans and response to conditions due 6 October 2021. Council to respond by 13 October 2021. If no agreement short submissions due on 20 October 2021.	$87,499.45
1056555	HHC ats Melocco & Moore Architects Pty Limited - LEC 2021/132908 - 2 Viret Street, Hunters Hill	John Cole	21 May 2021	Mark Adamson and Guy Paroissien briefed. First directions hearing on 9 June 2021. Conciliation listed for 26 August 2021. Objectors notified, objectors solicitor responded to. Without prejudice meeting organised for 12 August 2021. S 34 Conciliation on 26 August 2021 adjourned until 17 September 2021 and amended plans being prepared. Section 34 agreement entered into and provided to Commissioner Bish on 1 October 2021. Amendments to plans, including reduction in floor space/ bulk of building, were satisfactory to Council's planning and arboriculture experts. Section 34 agreement negotiations obtains s 88E covenant in favour of covenant restricting the building envelope of new waterfront lot, s 88E covenant for maintenance of trees between flat building and new dwelling, and an order for Council's costs thrown away in the sum of $20,000.	$5,583.00
1059348	HHC - potential prosecution re trees at 17 Lloyd Avenue, Hunters Hill	John Cole	3 June 2021	Investigators briefed, investigation ongoing.	$1,320.00

Hunters Hill Council
Status Report
6 October 2021

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
1073343	HHC ats Gaitanos, 7 Tiree Ave - Appeal to Deemed Refusal of Consent to demolish existing dwelling and build new 2-3 storey dwelling with swimming pool, landscaping and garaging	John Cole / Brenda Milo	5 August 2021	Class 1 appeal filed against Council on 2 August for Deemed Refusal of Mr Gaitanos' development application to demolish dwelling at 7 Tiree Ave Hunters Hill, and construct new 2-3 storey dwelling with ancillary swimming pool, landscaped grounds and car garaging in a heritage zoned area. There are two objectors. Section 34AA process is in train. Mark Adamson (planner), Catriona Mackenzie (landscaping) and Greg Patch (heritage) all briefed. Council's SOFAC filed on 3 September. Usual orders for experts sought on 27 September. Request for particulars from applicant completed on 29 September (SOFAC in Reply received 30 September). Without prejudice meeting scheduled for 20 October and s34AA conciliation conference and hearing set down for 18 and 19 November 2021.	NIL

Error! Unknown document property name.

Hunters Hill Council
Status Report
6 October 2021

MATTERS COMPLETED FINANCIAL YEAR 2021/2022					
Our Ref	Matter Name	Acting Solicitor	Date File Opened	Description/outcome and link to judgment	Fees billed to date excluding GST
1024243	HHC ats Raland Construction Pty Ltd - 2020/ 342950 - 2 Massey Street Gladesville	John Cole / Alex Epstein	11 December 2020	Appeal against refusal for development works including works for construction of a childcare centre at 2 Massey Street which is a heritage item. First directions hearing listed for 21 January 2021. Planner, heritage consultant, acoustic consultant and traffic consultant briefed. SOFAC filed. Conciliation listed for 23 March 2021. Objectors notified. Matter now listed for hearing 9-11 August 2021. Nick Eastman (barrister) to be briefed. Objectors notified. Amended plans filed, Council notifying. Amended SOFAC filed. Joint expert reports being prepared for filing. Conditions being finalised for filing. Hearing on 8 and 9 August with Counsel appearing for the Respondent. Judgment handed down in this matter. The Court upheld the appeal and granted development consent. Judgment - https://www.caselaw.nsw.gov.au/decision/17be1fdf099ef417e81cb645	$19,040.50

Hunters Hill Council
Status Report
6 October 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	Matter Name	Acting Solicitor	Date File Opened	Description/outcome and link to judgment	Fees billed to date excluding GST
939455	HHC ats David Charles Shad - LEC 2019/00188972 - 96 Barons Crescent, Hunters Hill	John Cole / Alex Epstein	19 June 2019	Appeal against refusal for development works including works on rear deck at 96 Barons Crescent. Planner and tree expert briefed. Without prejudice meeting has occurred on site. Matter currently listed for s 34AA conciliation/ hearing on 13 and 14 February 2019. Notice of Motion to amend filed. Expert evidence and amended SOFAC prepared. Parties entered into a s34 agreement including amended plans at s34AA. Court has made orders in accordance with the agreement. Judgment - https://www.caselaw.nsw.gov.au/decision/5e4efd64e4b0c8604babc05e	$13,806.00
928701	HHC ats Jason Khouri - LEC 2019/89953 -32 Ryde Road Hunters Hill	John Cole	27 March 2019	Appeal against deemed refusal of development application for demolition of two dwellings and associated structures, tree removal, extinguishment of strata plan and construction of two-storey childcare centre with basement car parking and associated landscaping. Planner, arborist, acoustic consultant, traffic consultant and heritage consultant briefed. Conciliation conference listed for 16 December 2019. Resident meetings held. Without prejudice plans prepared and Applicant agreed to them being notified to residents (outside usual course of keeping them confidential). Parties entered into s34 agreement. Residents notified. Court made orders in accordance with agreement. Including order for costs in the sum of $17,000. Judgment - https://www.caselaw.nsw.gov.au/decision/5e49ccbce4b09d076393dff3	$22,472.00

Hunters Hill Council
Status Report
6 October 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	Matter Name	Acting Solicitor	Date File Opened	Description/outcome and link to judgment	Fees billed to date excluding GST
962187	HHC ats Blainey North - Class 1 Appeal: 22 Vernon Street Hunters Hill	John Cole/Alex Epstein	21 November 2019	Appeal against refusal for development works including works for the refurbishment of existing cottage and construction of a new dwelling and swimming pool with associated landscaping. Statement of Facts and Contentions filed 17 December 2019. First directions on 10 December 2019. Planner, heritage expert and barrister sent initial brief. Proceedings listed for s34AA on 9-10 July 2020. Applicant filed notice of discontinuance. Objectors notified. Council to formalise withdrawal of development application. Notice of Discontinuance - See Annexure A	$5,803.00
967097	HHC ats George Antoniou - 39 Alexandra Street Hunters Hill - 2019/396302	John Cole/Alex Epstein	20 December 2019	Appeal against refusal for development works including works for alterations and additions to existing heritage building and for change of use to small 36 place long day care centre. Planner, heritage, traffic, arborist and acoustic consultants briefed. SOFAC filed. First directions on 29 January 2020. Conciliation conference held. Conciliation terminated with no agreement. Matter proceeding to hearing. Hearing dates set down for 13-15 October 2020 and residents notified. Jacinta Reid briefed. Application to file amended application in May. Matter has discontinued. Objectors notified. Notice of Discontinuance - See Annexure B	$11,819.50

Hunters Hill Council
Status Report
6 October 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	Matter Name	Acting Solicitor	Date File Opened	Description/outcome and link to judgment	Fees billed to date excluding GST
975525	HHC ats Karen Lee Roberts - LEC 2020/65310 - 5 Huntleys Point Road, Huntleys Point	John Cole	4 March 2020	Appeal against refusal for development works including works for the demolition of existing carport, dwelling and pool and construction of new dwelling and attached pool. Matter listed for first directions on 20 March 2020. S34AA listed for 29-30 October 2020. SOFAC filed 30 March 2020. Planner, arborist and barrister (Mike Staunton) briefed. Objectors notified. Material for without prejudice meeting provided. Without prejudice meeting held. Amended plans expected. Joint reports - planning and arboriculture filed. Court ordered matter to start on site with one objector and two representatives from each side. S34 agreement being entered into including on basis of amended plans. Judgment issued in accordance with agreement and objector notified. Judgment - https://www.caselaw.nsw.gov.au/decision/1766de6ad4095d05e8bbc009	$19,645.50
974137	HHC ats Marianne Doyle - LEC 2020/00059337 - Class 1 Application - 28 Mary Street Hunters Hill	John Cole	24 February 2020	Appeal against issue of development control order in relation to erection of fence and unapproved fill. Matter listed for first directions on 24 March 2020. Conciliation conference listed for 3 November 2020. SOFAC filed 30 March 2020. Planner and heritage experts briefed. Objectors notified. Court made orders for limited site inspection at start of conciliation. Conciliation held and parties reached agreement as to acceptable orders and have filed with the Court. Judgment issued. Objectors notified. Judgment - https://www.caselaw.nsw.gov.au/decision/175aa98c60aa5d63addcac01	$10,169.00
976119	HHC ats Samantha Sheppard - LEC2020/70211 - 47 Auburn Street, Hunters Hill	John Cole	9 March 2020	Appeal against refusal for development works including works for construction of a double garage. Matter listed for directions on 25 March 2020. S34AA listed for 4-5 November 2020. SOFAC filed 24 March 2020. Planner briefed. No objectors to notify. Orders made in relation to matter starting on site. Arborist briefed and comments provided. Alternative option plans provided by applicant and being assessed by Council experts. Joint planning report filed. S34 agreement entered into on basis of amended plans. Judgment issued. Matter completed (no residents to notify). Judgment - https://www.caselaw.nsw.gov.au/decision/1763f2ae09d6022299544196	$18,322.50

Hunters Hill Council
Status Report
6 October 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	Matter Name	Acting Solicitor	Date File Opened	Description/outcome and link to judgment	Fees billed to date excluding GST
976681	HHC ats Anthony Polykandriotis - LEC 2020/75876 - 14 Ellesmere Avenue, Hunters Hill	John Cole	13 March 2020	Appeal against refusal for development works including works for demolition of existing dwelling and construction of new two storey dwelling with attached garage and fencing. Matter listed for s34AA on 12-13 November 2020. Heritage expert/planner briefed. Barrister (Mike Staunton) briefed. Objectors notified. SOFAC filed 20 April 2020. View loss assessment from neighbour properties undertaken by Brian McDonald. Hearing listed 12 and 13 November 2020. Joint report filed. Amended plans will be the subject of the initial s34 conference negotiations and have regard to the joint report. Parties entered into s34 agreement and court issued judgment in accordance with same. Matter completed. Judgment - https://www.caselaw.nsw.gov.au/decision/17616105af04e43bcfb83b72	$16,120.00
591725	HHC: Liu - tree removal 24B Barons Crescent	John Cole	9/07/2019	Prosecution against removal of tree without consent. Prosecution Class 5 proceedings commenced. Defendant served with Summons on 6 February 2018. Matter listed for directions 16 March 2018. Guilty plea entered. Sentencing hearing 8 June. Case management orders made for the filing of agreed statement of facts and bundle. Further evidence of prosecutor filed and served 3 May 2018. Statement of agreed facts and bundle now agreed. Matter heard on 8 June 2018 before Moore J. Judgment Respondent fined $48,000 and ordered to plant and maintain replacement trees, costs of $35,000 were awarded in council's favour. Judgment - https://www.caselaw.nsw.gov.au/decision/5a2734f7e4b058596cbacba0	$41,648.50

Hunters Hill Council
Status Report
6 October 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	Matter Name	Acting Solicitor	Date File Opened	Description/outcome and link to judgment	Fees billed to date excluding GST
586370	HHC v Michael John Carter - 15 Pains Rd, Hunters Hill - LEC: 2017/371778	John Cole	11/12/2015	Prosecution against unlawful tree lopping. Matter was listed for directions on 2 February 2018. Defendant has entered guilty plea. Matter listed for sentencing hearing 14 May 2018. Parties have executed an agreed statement of facts. Council has filed and served all evidence. Defendant has served unsealed copies of evidence as to character and does not object to findings in Castor report. Sentencing hearing occurred on 14 May 2018. Awaiting handed down on 31 May 2018. The Defendant was convicted and fined $45,000 and he is to pay Council's costs of $30,000. A remedial order was made in relation to the trees which were lopped but didn't die. Judgment - https://www.caselaw.nsw.gov.au/decision/5b0f43fbe4b074a7c6e1fbe0	$39,269.00

Hunters Hill Council
Status Report
September 2021

Hall&Wilcox Lawyers

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
HUN415 185166	LEC Proceedings: Hunters Hill -v- Zhang Fu Qiu Property: 28 Lyndhurst Crescent, Hunters Hill	Stan Kondilios	01/07/2021	**Class 1 appeal against Council's deemed refusal of DA 2020/1223 for alterations and additions to the existing roof terrace for use as a private open space** A section 34AA took place on 29 September 2021. The parties reached an agreement before Commissioner O'Neill in accordance with amended plans that had been agreed between the parties. These plans reflected feedback provided by Council during the course of without prejudice discussions between the parties. Accordingly, a section 34 agreement and agreed conditions of consent were filed on 29 September 2021.	$0.00

Hunters Hill Council
Status Report
September 2021

MATTERS COMPLETED FINANCIAL YEAR 2021/2022						
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**	**Disbs billed to date excluding GST**
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Hunter Hill Council
Status Report
7 October 2021

lindsaytaylorlawyers
planning • environment • local government

MATTERS COMPLETED					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
HUN21001	Council ats Maurici, 66 The Point Road, Woolwich Land and Environment Court of NSW	Sue Puckeridge, Partner Katie Mortimer, Senior Associate	21/01/2021	Class 1 appeal against Council's deemed refusal of modification application no. 2008-1138-1 – seeking to modify development consent No.2008-1138, to alter the internal layout of a dwelling and approve certain external works. Judgment given on 23 August 2021 in accordance with filed s34 agreement: The judgment can be found https://www.caselaw.nsw.gov.au/decision/17b5cca09b29545bb7d77997. Letter on the outcome of the proceedings to Council on 7 September 2021. Emails sent to residents notifying of judgment on 20 September 2021.	$37,604.20 Unbilled at 31 Aug 2021: $3,367.00
HUN21002	Council ats Maurici, 66 The Point Road, Woolwich (BIC Appeal)	Sue Puckeridge, Partner Katie Mortimer, Senior Associate	25/06/2021	Class 1 appeal against Council's deemed refusal of building information certificate for modifications to internal room layouts and external modifications. Section 34 conciliation conference occurred on 27 August 2021, and adjourned to 16 September and then 30 September 2021. BIC issued on 6 October 2021 and proceedings discontinued on 7 October 2021.	$3,418.40 Unbilled at 31 Aug 2021: $3,599.20

ITEM NO	:	4.19
SUBJECT	:	MINUTES OF THE SUSTAINABILTY ADVISORY COMMITTEE
STRATEGIC OUTCOME	:	A LEADER IN SUSTAINABILITY BY RESPONDING PROACTIVELY TO PRESSURE FACING OUR NATURAL ENVIRONMENT
ACTION	:	ESTABLISH A COMMITTEE TO ADDRESS THE QUADRUPLE BOTTOM LINE AND REVIEW AREAS SUCH AS WATER, TREE CANOPY, ENERGY MANAGEMENT, AIR QUALITY, WASTE AND RECYCLING
REPORTING OFFICER	:	BEC HO

Ref:544686

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Sustainability Advisory Committee, held September 2021.

RECOMMENDATION

That the Minutes be received and noted.

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

COMMENCEMENT

The meeting opened at 4pm.

PRESENT

Clr Elizabeth Krassoi	Councillor, Hunter's Hill Council
Clr Justine McLaughlin	Councillor, Hunter's Hill Council
Clr Ross Williams	Mayor, Hunter's Hill Council
Clr Jim Sanderson	Deputy Mayor, Hunter's Hill Council
Helen Whitkin	Community Representative
Lisa McLean	Community Representative
Aimee Choi	Community Representative
Caroline McDaid	Community Representative
Carrie Hamilton	Community Representative
Emma Whitmore	Community Representative
Camille Good	Community Representative

Also present:
Nick Tobin, Acting General Manager, Hunter's Hill Council
Bec Ho, Manager Place and Projects, Hunter's Hill Council
Emma Paxton, Hunter's Hill Council, Food Organics Project Manager

APOLOGIES

Penny Hurley
Madeline Thessling

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Sustainabilty Advisory Committee of previous Meeting held on 5/4/2021

REPORTS

3.1 PRESENTATION REGARDING THE BORONIA PARK COMMUNITY FACILITY

PROCEEDINGS IN BRIEF

Andrew Hipwell from DJD Architects provided an overview of the design, and sustainability considerations and features, for the Boronia Park Community Facility.

- Water retention on site through the DCP to be integrated
- Further consideration and engagement regarding pre fab
- Waste and composting

- Solar to be included, consider lighter coloured roof (and access to retrofit if we can't installed) and ensure excess power fed back into the grid
- Trial products
- Avoid natural gas

Ask that the feedback be taken, and the committee be provided with the link to the DA.

DA is being finalised at the moment, going through the last details.

3.2 SUSTAINABILITY ACTION PLAN UPDATE

PROCEEDINGS IN BRIEF

Link to the SAP online.

There is an update on the plan https://www.huntershill.nsw.gov.au/wp-content/uploads/2021/06/2021-June-Sustainability-Action-Plan-.pdf

Solar our Schools – send a summary update.

Community Swap Spot

3.3 CLIMATE CLEVER APP

PROCEEDINGS IN BRIEF

Committee will commit to a pilot on the app

GENERAL BUSINESS

Happy Hens morning tea – asked for someone on the committee to write to thanks. Mayor Williams will arrange correspondence.

Worn Up – will review in the new Council term. Provide an email introduction to the school principals.

The meeting closed at 500pm.

I confirm that these Minutes are a true and accurate record of Sustainability Advisory Committee Meeting held on 6 July 2021.

....

CHAIRPERSON GENERAL MANAGER

ITEM NO	:	4.20
SUBJECT	:	MINUTES OF THE CHILDREN SERVICES COMMITTEE
STRATEGIC OUTCOME	:	THE COMMUNITY IS INFORMED AND INVOLVED IN DECISIONS
ACTION	:	IMPROVE COMMUNITY ENGAGEMENT (E.G. COUNCILLORS PRECINCT FORUMS AND INVESTIGATE COMMUNITY LED GOVERNANCE
REPORTING OFFICER	:	BEC HO

Ref:544691

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Children's Services Committee held 15 September 2021.

RECOMMENDATION

That the Minutes be received and noted.

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

Attendance was limited at this meeting, and quorum not meet. Attached is a summary of the discussion held with those present.

Present
Clr Ben Collins, Chair
Hunters Hill Pre School
Henley Long Day Care

Bec Ho, Manager Place and Projects took notes.

Items discussed:

- Covid restrictions and return to centre was discussed.
- School Readiness programs have been cancelled/delayed or reimagined due to the restrictions of the pandemic and lockdown. Discussion around how council could support the children and families preparing to enter school eg penpal programs, videos. Bec to connect with the principals of Hunters Hill, Villa Maria and Boronia Park to see if there is any assistance required.
- Playspaces were discussed. An invitation to attend the launch event (to be determined) of Livvi's Place was extended. Discussed the opportunity to include the centres in designing the upgrades to playspaces at Weil Park and Harding Memorial as part of the Playmaking Project.

ITEM NO	:	4.21
SUBJECT	:	MINUTES OF THE SCHOOL PRINCIPALS LIAISON FORUM
STRATEGIC OUTCOME	:	SERVICES AND FACILITIES THAT ARE CHILD, YOUTH, FAMILY AND AGE FRIENDLY ARE SUPPORTED
ACTION	:	LIAISE WITH AND SUPPORT LOCAL CHILDREN'S AND AGED SERVICES PROVIDERS
REPORTING OFFICER	:	BEC HO

Ref:544743

PURPOSE

The purpose of this report is to provide Council with the Minutes of the School Principals Liaison Forum held 8 October 2022

RECOMMENDATION

That the Minutes be received and noted.

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

COMMENCEMENT

The meeting opened at 930am.

IN ATTENDANCE

Clr Ross Williams	Mayor, Hunters Hill Council
Clr Elizabeth Krassoi	Councillor, Hunters Hill Council (Alternate)
Clr Ben Collins	Councillor, Hunters Hill Council
Richard Quinn	St Joseph's College
Ms Rae Ward	Boronia Park Public School
Mr Kim Dudgeon	Hunters Hill Primary School

ALSO PRESENT

Nick Tobin	Acting General Manager
Bec Ho	Manager People Place and Project

APOLOGIES

Hannah Schneider	Villa Maria Parish School
Mr Gregory Lill	Hunters Hill High School
Dr Anne Ireland	Marist Sisters College
Alison Gambino	Riverside Girls High School

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of School Principals Liaison Forum of previous Meeting held on 6/18/2021 12:00:00 AM be adopted.

REPORTS

3.1 COMMUNITY UPDATE

PROCEEDINGS IN BRIEF

The Manager Place and Projects provided an update on community projects, presentation included in minutes.

The Boronia Park Local Area Traffic report was shared. Principals asked to share with their schools.

Young in Art is happening online, and begins 14 October. Principals and their teachers are thanked, there are over 100 entries.

Council has been focused on improving opportunities for recreation and open space. This includes Livvi's Place opening in November, the Boronia Park BMX track and designs for Figtree Park.

The community grant program was promoted to all principals and a reminder given regarding the closing date.

Council will be hosting Youth Summit 24 Feb 2022 and an invitation has been sent to all principals. Primary School are invited to send senior students in 2022.

3.2 PRINCIPAL UPDATES

PROCEEDINGS IN BRIEF

Conversation focused on the return to school, how to support the students as they move from 120 days of home learning back to school environment.

Vaccination status was discussed, also.

Acknowledged Liz Stanford's retirement at the end of Term 3, and her contribution over the past decade to the community of Boronia Park Public School.

At St Josephs, Mr Tarlington will be replaced by current deputy Mick Blaith.

ACTION – The Mayor will write a letter of thanks.

Discussed traffic issues around schools – particularly the peninsula. Clr Krassoi raised the drop zone at Hunters Hill PS. For further discussion with the school and council officers.

ATTACHMENTS

There are no attachments to this report.

3.3 DEPARTMENT OF EDUCATION - ASSET ACTIVATION

PROCEEDINGS IN BRIEF

Discussed the opportunity and campaign DOE is running to activate assets.

ATTACHMENTS

There are no attachments to this report.

3.4 BORONIA PARK LOCAL AREA TRAFFIC MANAGEMENT REPORT

PROCEEDINGS IN BRIEF

<<type text here>>

ATTACHMENTS

1. Boronia Park LATC

The meeting closed at 1030am.

I confirm that these Minutes are a true and accurate record of School Principals Liaison Forum Meeting held on 8 October 2021.

....

CHAIRPERSON GENERAL MANAGER

ATTACHMENTS

1. 20211008 School Principals ⇩


SCHOOL PRINCIPALS
MEETING HELD OCTOBER 2021
PEOPLE & PLACE TEAM
HUNTER'S HILL COUNCIL



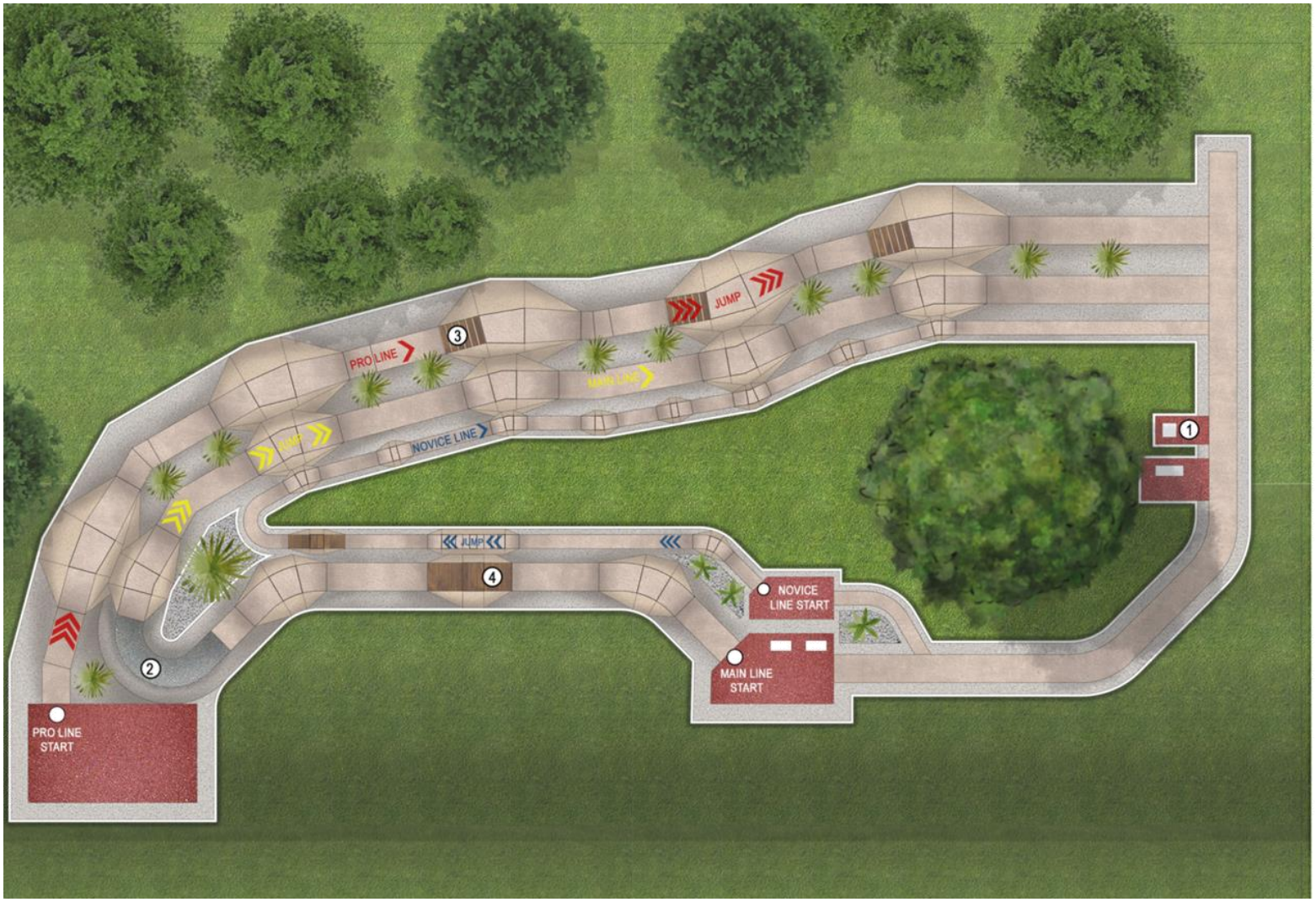
Young in Art
Hunters Hill Restart
Open Spaces
Coming Events


young in art
ONLINE
14 - 17 OCTOBER, 2021
huntershill.nsw.gov.au/art
art from k - 12 in hunters hill
"Fertility and Death"
Elizabeth A from Marist Sisters College
MUNICIPALITY OF HUNTERS HILL
1861


HUNTERS HILL
RESTART
COVID19 COMMUNITY
ACTION PLAN 2021-2022
MUNICIPALITY OF HUNTERS HILL
1861


GOALS FOR THE ACTION PLAN
1. Assist return to community activity and sports safely.
2. Support businesses to innovate and adapt so they can reopen and grow
3. Reopen all Council spaces, services and facilities by December 1st 2021.

Type	STAGE 3 (70%)	STAGE 2 (80%)	STAGE 1	COVID 19 SAFETY PLAN
Indicative Date	**October 11**	**October 25**	**December 1**	
Restrictions as per NSW Public Health Order	1 person per 4m2 social distancing rule.	1 person per 4m2 social distancing rule.	1.5m social distancing recommended	
Community Sport	Not permitted	Limited community sport for fully vaccinated	Normal community sport resumes	
Community Centres	Remain closed	Remain closed	Reopen	Mandatory
The YARN	Closed	Closed	Reopen	Council Plan Mandatory
Lane Cove Library	Reopened for vaccinated, density limits	Reopened for vaccinated, density limits	Reopen	
Town Hall	Closed	Closed	Reopen	Council Plan Mandatory
Events - outdoors	Ticketed & seated outdoor public gatherings to 500 people	Ticketed & seated outdoor public gatherings to 500 people	1 person per 2m2 Covid safe plans for events with > 1000	Mandatory
Events - indoors	Ticketed & seated with denisty limits for fully vaccinated	Ticketed and seated with denisty limits for fully vaccinated	1 person per 2m2	Mandatory
Museum	Reopened for vaccinated volunteers, density limits	Reopened for vacinated volunteers, density limits	Reopen to public 1 person per 2m2	Mandatory
Council Run Community Events - indoor	On hold	On hold	Commence 1 person per 2m2*	Mandatory
Council Run Community Events and Programs- outdoor	Resume	Resume	1 person per 2m2 Covid safe plans for events with >1000	Mandatory



Features List:

1-Bike repair station



2-Asphalt berm



3-Wooden jump ramp

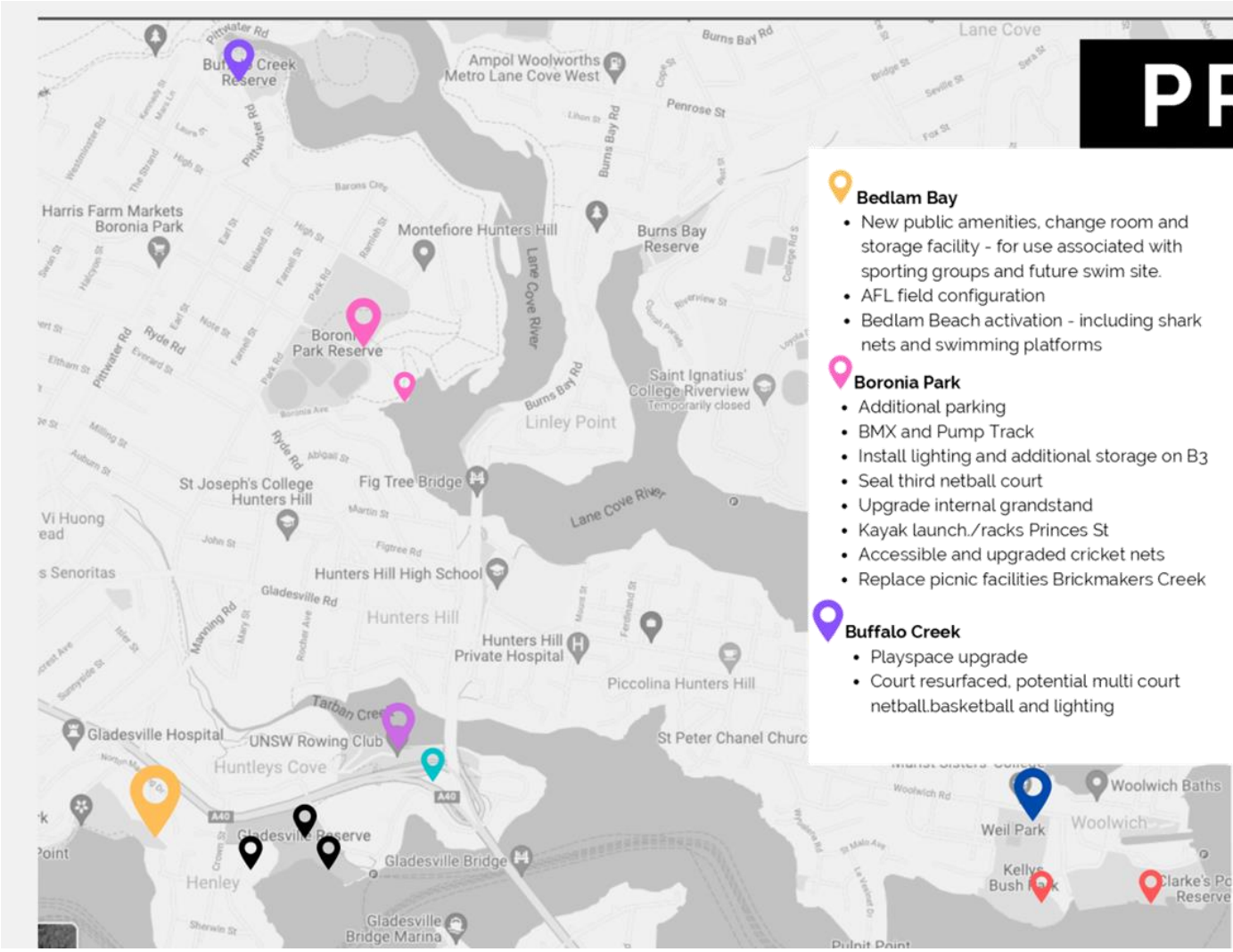


4-Wooden table top



5-Sandstone block seating





PROJECTS

Bedlam Bay
- New public amenities, change room and storage facility - for use associated with sporting groups and future swim site.
- AFL field configuration
- Bedlam Beach activation - including shark nets and swimming platforms

Boronia Park
- Additional parking
- BMX and Pump Track
- Install lighting and additional storage on B3
- Seal third netball court
- Upgrade internal grandstand
- Kayak launch./racks Princes St
- Accessible and upgraded cricket nets
- Replace picnic facilities Brickmakers Creek

Buffalo Creek
- Playspace upgrade
- Court resurfaced, potential multi court netball.basketball and lighting

Clarkes Point, Morts Reserve + Kelly's Bush
- Walking track and fitness equipment
- Upgrade to Kelly's Bush track and signage
- Sailing Club upgrades
- Public small craft launch

Henley Precinct
- Playspace upgrade/relocation
- Community centre adaptive use (swap spot, gym)
- Upgrade playing field and increase to 1.5 fields
- Upgrade amenities, with terrace and meeting room on top floor
- Upgrade skate park and basketball court
- install lighting
- Improve carparking
- Mountain Biking in lower Gladesville Reserve
- Synthetic surface on old Bowling green for multi use, (hockey, croquet)

Riverglade Reserve
- Increased picnic facilities
- Kayak rack/public launch
- Formalise carpark near playing fields

Weil Park
- Enlarge field to full size and increase surface quality
- Resurface court, include netball
- Upgrade playspace and incorporate pump track?

7.1 : Question with Notice
COUNCILLOR : BEN COLLINS

Councillor Ben Collins asked the following questions with notice:

QUESTION:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with the Local Government Act?

2. Was this question answered incorrectly at the Hunters Hill Council Meeting (4500) held on 20th of September 2021?

3. Was any incorrect advice given to councillors about the audit referral process?

4. If the answer is NO to any of the above three questions, then please answer the following:

   a) Is Hunters Hill Council required to comply with the Local Government Code of Accounting Practice and Financial Reporting 2020-21 (December 2020, 978-1-922001-83-2)?

   b) What does the "Commentary - Statement by Councillors and Management" state at the bottom of page 8 of the Local Government Code of Accounting Practice and Financial Reporting – Section 1 – General Purpose Financial Statements? (https://www.olg.nsw.gov.au/wp-content/uploads/2020/12/General-Purpose-Financial-Statements.pdf). (Please reproduce these three statements as they appear in the Code at the bottom of page 8).

RESPONSE:

Further information is being sought from the Office of Local Government. A response will be provided before or at the Council meeting if available. If not a response will be listed in the next council agenda.

ATTACHMENTS

1. Background Information - Question with Notice Council Meeting of 18 October 2021 ⇩
2. Question with Notice and Officer Response - Council Meeting of 20 September 2021 ⇩

From: Ben Collins
Sent: Monday, 11 October 2021 3:48 PM
To: Nick Tobin
Cc: Maria Kenny; Councillors
Subject: Question With Notice

To the General Manager,

Please include responses to the following Question with Notice in the next Business Paper.

Please also include the email trail between myself and the NSW Office of Local Government below, and please include the responses to my Question with Notice published in the 20th of September 2021 meeting agenda.

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with the Local Government Act?

2. Was this question answered incorrectly at the Hunters Hill Council Meeting (4500) held on 20th of September 2021?

3. Was any incorrect advice given to councillors about the audit referral process?

4. If the answer is NO to any of the above three questions, then please answer the following:

a) Is Hunters Hill Council required to comply with the Local Government Code of Accounting Practice and Financial Reporting 2020-21 (December 2020, 978-1-922001-83-2)?

b) What does the "Commentary - Statement by Councillors and Management" state at the bottom of page 8 of the Local Government Code of Accounting Practice and Financial Reporting – Section 1 – General Purpose Financial Statements? (https://www.olg.nsw.gov.au/wp-content/uploads/2020/12/General-Purpose-Financial-Statements.pdf). (Please reproduce these three statements as they appear in the Code at the bottom of page 8).

From: Sarah Gubb <Sarah.Gubb@olg.nsw.gov.au>
Sent: Thursday, 7 October 2021 12:24 PM
To: Ben Collins
Subject: RE: Clarification of Audit Referral Process

Dear Clr Collins

As you aware, Council's Financial Statements must include a general purpose financial report, any matters prescribed by the regulation and a statement in the approved form.

The statement in the approved form is included within the Code of Accounting and Financial Reporting, and indicates it has been signed in accordance with a resolution of Council made on (specific date)

Regards
Sarah

Sarah Gubb | Acting Manager
Performance Team
Office of Local Government | Department of Planning, Industry and Environment
Locked Bag 3015, Nowra NSW 2541
e: sarah.gubb@olg.nsw.gov.au | p: 4428 4142 | f: 4428 4199 | http://www.olg.nsw.gov.au

NSW Office of Local Government

From: Ben Collins <BenCollins@huntershill.nsw.gov.au>
Sent: Tuesday, 21 September 2021 10:58 AM
To: OLG Office of Local Government Mailbox <olg@olg.nsw.gov.au>
Subject: Clarification of Audit Referral Process

To the Office of Local Government,

I would like to seek your advice on a matter that my council (Hunters Hill Council) has been unable to clarify or resolve.

The crux of the matter is this: **I believe that under the Act, referring the financial statements to audit requires a resolution of council**.

The advice given by the General Manager is that is is not a requirement.

This matter came to light when I queried the process that had been outlined to us - that excluded the step of a council resolution. The process was subsequently changed after my query, but there has been no admission that the original process was incorrect. I believe the 2020 financial statement may have been referred to audit without a resolution of council.

I have attached my Question with Notice presented to the 20/09/21 Hunters Hill Council meeting which also includes the email thread of this matter.

As I was prevented from clarifying my question at the council meeting my the Mayor, could you please confirm whether part 1 of my five part Question With Notice was in fact answered incorrectly by the General Manager?

Kind Regards,

Ben Collins | Councillor

HUNTER'S HILL COUNCIL
22 Alexandra Street Hunters Hill | 02 9879 9400 | BenCollins@huntershill.nsw.gov.au



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7.1 : Question with Notice
COUNCILLOR : BEN COLLINS

Councillor Ben Collins asked the following questions with notice:

QUESTION:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with s 413(20)(c) of the Local Government Act?
2. Why has the original roadmap changed to present the financial reports for endorsement at a council meeting?
3. Was any of the subsequent advice to given to councillors (contained in the below email thread) on this matter incorrect?
4. You have stated that the external auditors have endorsed the implementation timetable - have they endorsed the process of referring the financial statements to audit without a resolution of council?
5. In an earlier response you referred to 'informal' referral of the financial statements to the auditor being mentioned in The Act: what section is 'informal' referral mentioned in The Act?

RESPONSE:

1. Was Hunters Hill Council's original plan to refer the 2021 financial statements to the auditor without a resolution of council inconsistent with s 413(20)(c) of the Local Government Act?

   No, Section 413 of the *Local Government Act (1993)* states:

   413 Preparation of financial reports

   (1) A council must prepare financial reports for each year, and must refer them for audit as soon as practicable (having regard to the requirements of section 416(1)) after the end of that year.

   (2) A council's financial reports must include:
   (a) a general purpose financial report, and
   (b) any other matter prescribed by the regulations, and
   (c) a statement in the approved form by the council as to its opinion on the general purpose financial report.

   (3) The general purpose financial report must be prepared in accordance with this Act and the regulations and the requirements of:
   (a) the publications issued by the Australian Accounting Standards Board, as in force for the time being, subject to the regulations, and
   (b) such other standards as may be prescribed by the regulations.

   The Local Government Act makes provision for a distinction between the Governing Body being the elected representatives (section 222), and the management of the day-to-day administration of Council (section 335).

Section 413 (1) requires Council staff, under the direction of the General Manager, to prepare financial statements.

With regards to Section 413(2), the draft Statements tabled in this business paper have been prepared in accordance with the Office of Local Government template which is available to all Councils.

2. Why has the original roadmap changed to present the financial reports for endorsement at a council meeting?

   The Audit, Risk and Improvement Committee reviewed and endorsed the timetable for the finalisation of Unaudited Statements and External Audit Review for:

   - Year ending 30 June 2020; and
   - Year ending 30 June 2021.

   Referral of the draft Statements, by resolution of Council, to the External Auditors was not originally included in the timetable.

   For the year ending 30 June 2021, the timetable was amended to align with the Acting General Manager's preferred methodology based on his past experience.

3. Was any of the subsequent advice to given to councillors (contained in the below email thread) on this matter incorrect?

   No it is all correct.

4. You have stated that the external auditors have endorsed the implementation timetable - have they endorsed the process of referring the financial statements to audit without a resolution of council?

   Yes. Each year, the External Auditors appointed by NSW Audit Office, prepares a draft Engagement letter which includes a proposed timetable. The final Engagement letter is issued by the External Auditors.

5. In an earlier response you referred to 'informal' referral of the financial statements to the auditor being mentioned in The Act: what section is 'informal' referral mentioned in The Act?

   The Local Government Act does not include the terminology informal in reference to Financial Statements. This was a term used by the Acting General Manager.

ATTACHMENTS

1. Background Information for Question with Notice - Councillor Ben Collins - 20 September 2021

7.2 : Question with Notice
COUNCILLOR : BEN COLLINS

Councillor Ben Collins asked the following questions with notice:

QUESTION:

1. Can you please update Council on the roadmap for opening council community facilities in accordance with the NSW Roadmap?

RESPONSE:

A Response will be made available prior to or at the Council meeting.

ATTACHMENTS

There were no attachments to this report.

LEP Practice Note: PN 16-001 Classification and reclassification of public land though a local environmental plan	
Requirement	Response
A summary of council's interests in the land, including: - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)	Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hill Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at **Attachment 11**). The nominated easement created by transfer (Dealing No. 394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at **Attachment 11**. On 24 April 2023, Hunters Hill Council Staff consulted with Sydney Water regarding restriction on the future use of the land as noted in "(3)" of the abovementioned Dealing. This restriction is detailed below: *(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.* The above interest would restrict the use of the land solely for the use as a "Baby Health Centre" and, as such, this would restrict Hunters Hill Council from selling or developing the land for any other purpose. Given the above, Council's correspondence of 24 April 2023 (refer to **Attachment 12**) sought to clarify the abovementioned interest in the land to better understand potential future uses of the site or to seek release of the restriction. On 5 June 2023, Sydney Water responded to Council in relation to this matter (refer to **Attachment 13**). This correspondence included the following statement: '*Sydney Water does not object to the land being reclassified. However, we note that the proposed site is traversed by the Northern Suburbs Ocean Outfall Sewer (NSOOS) critical trunk sewer main (oviform 2819x2362) as well as a shaft to access the*

LEP Practice Note: PN 16-001 Classification and reclassification of public land though a local environmental plan	
	tunnel.' Given the above, in consideration of the correspondence from Sydney Water to Council dated 5 June 2023, Council is satisfied that Sydney Water does not object to the proposed land reclassification.
- if council does not own the land, the land owner's consent;	Hunters Hill Council is the landowner.
- the nature of any trusts, dedications etc;	Nil.

Planning & Environment

LEP practice note

LOCAL PLANNING

Ref No.	PN 16-001
Issued	5 October 2016
Related	Supersedes PN 09-003

Classification and reclassification of public land through a local environmental plan

The purpose of this practice note is to update guidance on classifying and reclassifying public land through a local environmental plan (LEP). This practice note emphasises the need for councils to demonstrate strategic and site specific merit, includes a comprehensive information checklist and clarifies issues arising for public reserves and interests in land. It should be read in conjunction with *A guide to preparing local environmental plans* and *A guide to preparing planning proposals*.

Classification of public land

Public land is managed under the *Local Government Act 1993* (LG Act) based on its classification. All public land must be classified as either community land or operational land (LG Act ss.25, 26).

- *Community* land – is land council makes available for use by the general public, for example, parks, reserves or sports grounds.
- *Operational* land – is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

What is public land?

Public land is defined in the LG Act as any land (including a *public reserve*) vested in, or under council control. Exceptions include a public road, land to which the *Crown Lands Act 1989* applies, a common, land subject to the *Trustees of Schools of Arts Enabling Act 1902* or a regional park under the *National Parks and Wildlife Act 1974*.

Why classify public land?

The purpose of classification is to identify clearly that land made available for use by the general public (community) and that land which need not (operational). How public land is classified determines the ease or difficulty a council can have dealings in public land, including its sale, leasing or licensing. It also provides for transparency in council's strategic asset management or disposal of public land.

Community land must not be sold, exchanged or otherwise disposed of by a council. It can be leased, but there are restrictions on the grant of leases and licences, and also on the way community land can be used. A plan of management (PoM), adopted by council, is required for all community land, and details the specific uses and management of the land.

There are no special restrictions on council powers to manage, develop, dispose, or change the nature and use of operational land.

How is public land classified or reclassified?

Depending on circumstances, this is undertaken by either:

- council resolution under ss.31, 32, or 33 (through LG Act s.27(2)), or
- an LEP under the *Environmental Planning and Assessment Act* (through LG Act s.27(1)).

Councils are encouraged to classify or reclassify land by council resolution where suitable.

Classification of public land occurs when it is first acquired by a council and classified as either community or operational.

Reclassification of public land occurs when its classification is changed from community to operational, or from operational to community.

Reclassification through an LEP

Classification and reclassification of public land through an LEP is subject to both the local plan-making process in the EP&A Act and the public land management requirements of the LG Act.

A planning proposal to classify or reclassify public land, will need to be prepared in accordance with this practice note and the additional matters specified in Attachment 1 to this practice note.

Reclassification through an LEP is the mechanism with which council can remove any public reserve status applying to land, as well as any interests affecting all or part of public land (LG Act s.30).

It is critical that all interests are identified upfront as part of any planning proposal. If public land is reclassified from community to operational, without relevant interests being identified and discharged, then the land will need to be reclassified back to community (usually by council resolution under LG Act s.33[1]) before being reclassified in a new planning proposal to operational, to explicitly discharge any interests.

While a reclassification proposal to remove the public reserve status of land and/or discharge interests may not necessarily result in the immediate sale or disposal of the land, the community should be aware the public land in question is no longer protected under the LG Act from potential future sale once it has been reclassified to operational.

Councils should obtain their own advice when proposing to discharge any interests and be aware that this may attract a claim for compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Where land has been dedicated to council by a State agency for a particular purpose and a trust exists, it is advisable for council to seek the views of that agency prior to council commencing any planning proposal affecting the land.

Public reserve is defined in the LG Act and includes a public park and land declared or dedicated as a public reserve.

Land can be dedicated as a public reserve by either:

- registering a deposited plan with a statement creating a lot(s) as 'public reserve', or
- publishing a notification in the Government Gazette for an existing parcel.

Interests in land refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants and mortgages.

For the purpose of reclassification through an LEP, 'interests' means trusts, estates, dedications, conditions, restrictions and covenants affecting the land.

A legal owner of land may not be the only person with an interest in the land. For example, one person may have the benefit of an easement for services, such as water, electricity or sewerage over someone else's land.

Certain interests are registered on title to ensure they are on record and cannot be disregarded if sold to a new owner. An electronic title search is generally conducted to determine the land owner, correct land description and the type of interests which may affect the land.

Standard Instrument LEP requirements

Clause 5.2—Classification and reclassification of public land in Standard Instrument LEPs enables councils to classify or reclassify public land as operational land or community land in accordance with the LG Act. The land to be reclassified or classified is described in Schedule 4 of the LEP.

Schedule 4 is not to refer to any land already classified or reclassified.

Where there is no public land to be classified, or reclassified, through a principal LEP (i.e. the LEP applies to the whole of a local government area), Schedule 4 will appear blank.

Note: At a later stage council may lodge a planning proposal to remove previous listings in Schedule 4. This will not affect the classification status of these parcels of land.

Department assessment

A proposal to classify or reclassify public land through an LEP must have planning merit. The Department will undertake an assessment to determine whether the proposal demonstrates strategic and site specific merit.

Community consultation

Planning proposals to reclassify public land are to be publicly exhibited for at least 28 days.

A copy of this practice note is to be included in the public exhibition materials.

[1] Note: Council is required to give public notice of the proposed resolution and provide a period of at least 28 days during which submissions may be made (LG Act s.34).

Public hearings

Councils must hold a public hearing when reclassifying public land from community to operational (EP&A Act s.57 & LG Act s.29). This gives the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

After the exhibition period has ended, at least 21 days public notice is to be given before the hearing. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised.

There are specific requirements for the independence of the person chairing the hearing, their preparation of a public hearing report and council making the report publicly available (LG Act s.47G).

Governor's approval

The Governor's approval is required when a reclassification proposal seeks to remove any public reserve status and/or discharge any interests affecting public land (s.30).

When a council reports back to the Department on the community consultation undertaken and requests the Department make the LEP, the Department will arrange legal drafting of the LEP, including recommending the Governor approve the provisions before the LEP can be legally made.

Where the Governor's approval is required, the council's report accompanying the final planning proposal must address:

- council's interests in the land;
- whether the land is a 'public reserve';
- the effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status;
- the strategic and site specific merits of the reclassification and evidence to support this;
- any current use of the land, and whether uses are authorised or unauthorised;
- how funds obtained from any future sale of the land will be used;
- the dates the planning proposal was publicly exhibited and when the public hearing was held;
- issues raised in any relevant submissions made by public authorities and the community;
- an explanation of how written and verbal submissions were addressed or resolved; and
- the public hearing report and council resolution.

Authorisation of delegation

Local plan making functions are now largely delegated to councils.

A Written Authorisation to Exercise Delegation is issued to a council as part of the Gateway determination. However, where an LEP requires the Governor's approval, this council delegation cannot be issued. In this instance, the council must request the Department make the LEP.

A decision to classify or reclassify public land cannot be sub-delegated by council to the general manager or any other person or body (LG Act s.377(1)(l)).

Background

On July 1, 1993 when the LG Act commenced, the following land under council ownership or control, was automatically classified as *community* land:

- land comprising a public reserve,
- land subject to a trust for a public purpose,
- land dedicated as a condition of consent under s.94 of the EP&A Act,
- land reserved, zoned or otherwise designated for use under an environmental planning instrument as open space,
- land controlled by council and vested in Corporation Sole - Minister administering the EP&A Act.

Councils must keep a register of land under their ownership or control (LG Act s.53) and anybody can apply to a council to obtain a certificate of classification (LG Act s.54).

Further information

A copy of this practice note, *A guide to preparing planning proposals* and *A guide to preparing local environmental plans* is available at:
http://www.planning.nsw.gov.au

For further information, please contact the Department of Planning and Environment's Information Centre by one of the following:

Post: GPO Box 39, Sydney NSW 2001.
Tel: 1300 305 695
Email: information@planning.nsw.gov.au

Authorised by:
Carolyn McNally
Secretary

Important note: This practice note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this practice note.

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www.planning.nsw.gov.au

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ATTACHMENT 1 – INFORMATION CHECKLIST FOR PROPOSALS TO CLASSIFY OR RECLASSIFY PUBLIC LAND THROUGH AN LEP

The process for plan-making under the EP&A Act is detailed in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*.

Importantly, *A guide to preparing local environmental plans* contains the Secretary's requirements for matters that must be addressed in the justification of all planning proposals to reclassify public land. Councils must ensure the Secretary's requirements are addressed.

Councils must also comply with any obligations under the LG Act when classifying or reclassifying public land. More information on this can be found in *Practice Note No. 1 - Public Land Management* (Department of Local Government, 2000).

All planning proposals classifying or reclassifying public land must address the following matters for Gateway consideration. These are in addition to the requirements for all planning proposals under section 55(a) – (e) of the EP&A Act (and further explained in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*).

- ❑ the current and proposed classification of the land;
- ❑ whether the land is a 'public reserve' (defined in the LG Act);
- ❑ the strategic and site specific merits of the reclassification and evidence to support this;
- ❑ whether the planning proposal is the result of a strategic study or report;
- ❑ whether the planning proposal is consistent with council's community plan or other local strategic plan;
- ❑ a summary of council's interests in the land, including:
  - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
  - if council does not own the land, the land owner's consent;
  - the nature of any trusts, dedications etc;
- ❑ whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;
- ❑ the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);
- ❑ evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);
- ❑ current use(s) of the land, and whether uses are authorised or unauthorised;
- ❑ current or proposed lease or agreements applying to the land, together with their duration, terms and controls;
- ❑ current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);
- ❑ any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);
- ❑ how council may or will benefit financially, and how these funds will be used;
- ❑ how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;
- ❑ a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and
- ❑ preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.



ORDINARY MEETING

19 APRIL 2021 AT 6:00PM

MUNICIPALITY OF HUNTERS HILL

1861

ORDER OF BUSINESS

Attendance, Apologies,

Declarations of Interests

1 Confirmation of Minutes

2 Business Arising

3 Reports

4 Other Business

Charter of Respectful Behaviour

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

HUNTER'S HILL COUNCIL
ORDINARY MEETING OF COUNCIL
19 April 2021

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COMMENCEMENT

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

IN ATTENDANCE

The Mayor Councillor Ross Williams, Deputy Mayor Councillor Jim Sanderson, Councillors Ben Collins, Elizabeth Krassoi, Justine McLaughlin, and Zac Miles.

ALSO PRESENT

The General Manager Lisa Miscamble, the Director Development and Regulatory Services Steve Kourepis, Director Finance, Corporate Services, Maria Kenny, Director Service Delivery and Special Projects Stuart Dutton, Manager of People, Place and Projects Bec Ho, Parks Planner Susan Butler, Amanda Janvrin (Minutes), Melinda Doust (Recording).

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

Councillor Zac Miles declared an interest in Item 4.10, the interest being in relation to Draft Plans of Management to be referred to the Crown Lands for endorsement in that he resides next to one of the Reserves mentioned in the report. Councillor Zac Miles declared it as non-significant and non-pecuniary.

Councillor Zac Miles declared an interest in Item 4.14, the interest being in relation to Development Applications determined under Delegated Authority in February 2021 in that one of the applicants is known to him. Councillor Zac Miles declared it as non-significant and non-pecuniary.

Councillor Justine McLaughlin declared an interest in Item 4.13, the interest being in relation to Report of Legal Matters – February 2021 and Item 4.14, the interest being in relation to Development Applications determined under Delegated Authority in February 2021 as some of the applicants are known to her. Councillor Justine McLaughlin declared it as non-significant and non-pecuniary.

Councillor Ben Collins declared an interest in Item 4.7, the interest being in relation to Licencing for Community Facilities as his children attend one of the facilities mentioned in the report. Councillor Ben Collins declared it as non-significant and non-pecuniary.

Councillor Ben Collins declared an interest in Item 4.14, the interest being in relation to Development Applications determined under Delegated Authority in February 2021 as one of the applicants is known to him. Councillor Ben Collins declared it as non-significant and non-pecuniary.

CONFIRMATION OF MINUTES

283/21 RESOLVED on the MOTION of Deputy Mayor Jim Sanderson, seconded Councillor Zac Miles

That the Minutes of Ordinary Meeting No. 4492, 15 February 2021 be confirmed.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

3.1 NOTICE OF MOTION - CLR SANDERSON - SUSTAINABILITY ACTION PLAN

PROCEEDINGS IN BRIEF

Mrs Heather Armstrong (supporter) addressed the Council

Deputy Mayor Jim Sanderson moved a MOTION, seconded Councillor Elizabeth Krassoi

1. That Council endorse the formation of a Sustainability Advisory Committee to champion the formation, evolution, implementation and promotion of Council's Sustainability Action Plan and Circular Economy Initiatives.
2. That the Terms of Reference for the Sustainability Advisory Committee be those attached to this Notice of Motion.
3. That the General Manager authorise corrections to the Terms of Reference only in so far as necessary for compliance with relevant legislation and for consistency with Council Codes.
4. That Council appoint the three (3) Councillor Representatives and eight (8) Community Representatives, who currently serve on the Sustainability Working Party, as the first members of the Sustainability Advisory Committee, subject to their acceptance of their appointment.
5. That one of the three appointed Councillors Chair the Sustainability Advisory Committee.
6. That Council invite each of our four local high schools to send a youth representative to each meeting.
7. That Council write to: the Federal Member for North Sydney, Mr Trent Zimmerman; the State Member for Lane Cove, the Hon Anthony Roberts; the Federal Minister for the Environment, the Hon Sussan Ley; the Shadow Minister for Climate Change and Energy, the Hon Chris Bowen; the NSW Minister for Energy and Environment, The Hon Matthew Kean; and Shadow Minister for Climate Change and Energy, the Hon Adam Searle, to:

a. Advise them of the appointment of Council's Sustainability Advisory Committee;

b. Seek input regarding cross sector collaboration opportunities; and

c. To invite them to attend one of our scheduled meetings.

An Amendment to the MOTION by Councillor Ben Collins, seconded Councillor Zac Miles

1. That Council endorse the formation of a Sustainability Advisory Committee to champion the formation, evolution, implementation and promotion of Council's Sustainability Action Plan and Circular Economy Initiatives, to commence with the next term of Council.
1.
2. That Council continue the work of the working party until the end of the term.
3. That the Terms of Reference for the Sustainability Advisory Committee be those attached to this Notice of Motion.

4. That the General Manager authorise corrections to the Terms of Reference only in so far as necessary for compliance with relevant legislation and for consistency with Council Codes.

5. That Council appoint the three (3) Councillor Representatives and eight (8) Community Representatives, who currently serve on the Sustainability Working Party, as the first members of the Sustainability Advisory Committee, subject to their acceptance of their appointment.

6. That one of the three appointed Councillors Chair the Sustainability Advisory Committee.

7. That Council invite each of our four local high schools to send a youth representative to each meeting.

8. That Council write to: the Federal Member for North Sydney, Mr Trent Zimmerman; the State Member for Lane Cove, the Hon Anthony Roberts; the Federal Minister for the Environment, the Hon Sussan Ley; the Shadow Minister for Climate Change and Energy, the Hon Chris Bowen; the NSW Minister for Energy and Environment, The Hon Matthew Kean; and Shadow Minister for Climate Change and Energy, the Hon Adam Searle, to:

   a. Advise them of the appointment of Council's Sustainability Advisory Committee;

   b. Seek input regarding cross sector collaboration opportunities; and

   c. To invite them to attend one of our scheduled meetings.

AMENDMENT LOST. A FURTHER AMENDMENT WAS THEN MOVED.

RECORD OF VOTING	
For	Against
Clr Ben Collins	Mayor Ross Williams
Clr Zac Miles	Clr Elizabeth Krassoi
	Clr Justine McLaughlin
	Deputy Mayor Jim Sanderson

An Amendment to the MOTION by Councillor Ben Collins, seconded Councillor Zac Miles

1. That Council endorse the formation of a Sustainability Advisory Committee to champion the formation, evolution, implementation and promotion of Council's Sustainability Action Plan and Circular Economy Initiatives to commence with the next term of Council.
2.
2. That Council continue the work of the working party until the end of the term.
3. That the Terms of Reference for the Sustainability Advisory Committee be those attached to this Notice of Motion.

4. That the General Manager authorise corrections to the Terms of Reference only in so far as necessary for compliance with relevant legislation and for consistency with Council Codes.

5. That Council call for Expressions of Interest from the three (3) Councillor Representatives and the either (8) Community Representatives and also invite current members of the working party who wish to do so to apply.

6. That one of the three appointed Councillors Chair the Sustainability Advisory Committee.

7. That Council invite each of our four local high schools to send a youth representative to each meeting.

8. That Council write to: the Federal Member for North Sydney, Mr Trent Zimmerman; the State Member for Lane Cove, the Hon Anthony Roberts; the Federal Minister for the Environment, the Hon Sussan Ley; the Shadow Minister for Climate Change and Energy, the Hon Chris Bowen; the NSW Minister for Energy and Environment, The Hon Matthew Kean; and Shadow Minister for Climate Change and Energy, the Hon Adam Searle, to:

    a. Advise them of the appointment of Council's Sustainability Advisory Committee;

    b. Seek input regarding cross sector collaboration opportunities; and

    c. To invite them to attend one of our scheduled meetings.

AMENDMENT CARRIED, the AMENDED MOTION became the MOTION

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

284/21 RESOLVED on the MOTION of Councillor Ben Collins, seconded Councillor Zac Miles

1. That Council endorse the formation of a Sustainability Advisory Committee to champion the formation, evolution, implementation and promotion of Council's

Sustainability Action Plan and Circular Economy Initiatives to commence with the next term of Council.

2. That Council continue the work of the working party until the end of the term.
3. That the Terms of Reference for the Sustainability Advisory Committee be those attached to this Notice of Motion.
4. That the General Manager authorise corrections to the Terms of Reference only in so far as necessary for compliance with relevant legislation and for consistency with Council Codes.
5. That Council call for Expressions of Interest from the three (3) Councillor Representatives and the either (8) Community Representatives and also invite current members of the working party who wish to do so to apply.
6. That one of the three appointed Councillors Chair the Sustainability Advisory Committee.
7. That Council invite each of our four local high schools to send a youth representative to each meeting.
8. That Council write to: the Federal Member for North Sydney, Mr Trent Zimmerman; the State Member for Lane Cove, the Hon Anthony Roberts; the Federal Minister for the Environment, the Hon Sussan Ley; the Shadow Minister for Climate Change and Energy, the Hon Chris Bowen; the NSW Minister for Energy and Environment, The Hon Matthew Kean; and Shadow Minister for Climate Change and Energy, the Hon Adam Searle, to:
    a. Advise them of the appointment of Council's Sustainability Advisory Committee;
    b. Seek input regarding cross sector collaboration opportunities; and
    c. To invite them to attend one of our scheduled meetings.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

COUNCIL REPORTS

4.1 SUSTAINABILITY ACTION PLAN

PROCEEDINGS IN BRIEF

Reverend Michael Armstrong (supporter) addressed the Council

285/21 RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Councillor Zac Miles

1. That the report be received and noted.

2. That Council endorse the Sustainability Action Plan, noting that the majority of actions relate to Council operation, with significant progress already made.

3. That Council write to the members of the working group to thank them for their participation in the development of the Sustainability Action Plan.

4. That Council invite those working group members who wish to continue on the working group to participate in two further working group meetings to progress the community focused initiatives.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.2 REVIEW OF DELIVERY PROGRAM: END OF DECEMBER 2020 QUARTER

PROCEEDINGS IN BRIEF

286/21 RESOLVED on the MOTION of Councillor Ben Collins, seconded Councillor Zac Miles

1. That the report be received and noted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.3 QUARTERLY BUDGET REVIEW AS AT 31 DECEMBER 2020

PROCEEDINGS IN BRIEF

287/21 RESOLVED on the MOTION of Councillor Ben Collins, seconded Councillor Elizabeth Krassoi

1. That the report to be received and noted.

2. That variations to 2020/21 operational and capital budget as outlined in this report be adopted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.4 STATUS OF COUNCIL RESOLUTIONS AS AT FEBRUARY 2021

PROCEEDINGS IN BRIEF

288/21 RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Councillor Justine McLaughlin

1. That the report be received and noted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.5 COUNCIL DEPOT - LEASING STRATEGY

PROCEEDINGS IN BRIEF

Councillor Zac Miles moved a MOTION, seconded Councillor Ben Collins

1. That Council note the report and actions currently being undertaken to lease the former depot premises for lease on the terms and conditions outlined below.

2. That a further report be submitted to Council following receipt of any appropriate and satisfactory offers to lease the site.

An AMENDMENT to the MOTION by Deputy Mayor Jim Sanderson, seconded the Mayor, Ross Williams

1. That Council note the report and actions currently being undertaken to lease the former depot premises for lease on the terms and conditions outlined below.

2. That Council consult with the community about interim uses of the former depot premises, noting any limitations imposed by the site's current SP2 zoning.

3. That a further report be submitted to Council following consultation, suggesting uses for the site that are compatible with surrounding development.

AMENDMENT LOST. THE MOTION WAS THEN PUT.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	Clr Ben Collins
Deputy Mayor Jim Sanderson	Clr Elizabeth Krassoi
	Clr Justine McLaughlin
	Clr Zac Miles

289/21 RESOLVED on the MOTION of Councillor Zac Miles, seconded Councillor Ben Collins

1. That Council note the report and actions currently being undertaken to lease the former depot premises for lease on the terms and conditions outlined below.

2. That a further report be submitted to Council following receipt of any appropriate and satisfactory offers to lease the site.

MOTION CARRIED

RECORD OF VOTING	
For	Against
Clr Ben Collins	Mayor Ross Williams
Clr Elizabeth Krassoi	Deputy Mayor Jim Sanderson
Clr Justine McLaughlin	
Clr Zac Miles	

4.6 HUNTERS HILL BIKE PLAN

PROCEEDINGS IN BRIEF

Dr Alister Sharp (objector) addressed the Council

290/21 RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Councillor Justine McLaughlin

1. That the report be received and noted.

2. That Council adopt Hunters Hill Bike Plan.

3. That write to the members of the Bike Plan Working Party to advise of the outcome and thank them for their time and contribution.

4. That Council promote and sign post our existing bike route and that as each route is developed that we promote them to the community and our schools.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.7 LICENSING FOR COMMUNITY FACILITIES

PROCEEDINGS IN BRIEF

Mr David Armstrong (supporter) addressed the Council

290/21 RESOLVED on the MOTION of Councillor Ben Collins, seconded Deputy Mayor Jim Sanderson

1. That consideration of this matter be deferred to the next Council meeting.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.8 FEES AND CHARGES - THE YARN

PROCEEDINGS IN BRIEF

291/21 RESOLVED on the MOTION of Councillor Zac Miles, seconded Councillor Elizabeth Krassoi

1. That the report is received and noted.

2. That Council adopt the fees and charges as advertised.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.9 COMMUNITY GRANTS PROGRAM: 2020 - 2021

PROCEEDINGS IN BRIEF

292/21 RESOLVED on the MOTION of Councillor Ben Collins, seconded Councillor Zac Miles

1. That the report be received and noted.

2. That Council endorse the recommended grant applications.

3. That the successful grants be announced on all of Council communication channels.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.10 DRAFT PLANS OF MANAGEMENT TO BE REFERRED TO CROWN LANDS FOR ENDORSEMENT

PROCEEDINGS IN BRIEF

Councillor Zac Miles moved a MOTION, seconded Councillor Justine McLaughlin

1. That Council authorise the General Manager to submit the following
   i. draft Plan of Management for Crown Reserves – Park and Natural Areas
   ii. draft Plan of Management for Figtree Park and Gladesville Community Centre Reserves
   iii. draft Plan of Management for Henley Precinct Open Space
   to the Department of Planning, Industry and Environment – Crown Lands for endorsement prior to giving public notice of these draft Plans.

2. That Council proceed to public exhibition of these draft Plans of Management following endorsement by the Department of Planning, Industry and Environment – Crown Lands, unless there are any substantial changes to the draft Plans required by the Department that would require further consideration by Council.

3. That following the Public Exhibition of the 3 Plans of Management a further report be provided to Council.

Councillor Ben Collins left the meeting at 07:26 pm.

Councillor Ben Collins returned to the meeting at 07:27 pm.

An AMENDMENT to the MOTION by Deputy Mayor Jim Sanderson

1. That Council authorise the General Manager to submit the following
   i. draft Plan of Management for Crown Reserves – Park and Natural Areas
   ii. draft Plan of Management for Figtree Park and Gladesville Community Centre Reserves
   iii. draft Plan of Management for Henley Precinct Open Space
   to the Department of Planning, Industry and Environment – Crown Lands for endorsement prior to giving public notice of these draft Plans.

2. That Council proceed to public exhibition of these draft Plans of Management following endorsement by the Department of Planning, Industry and Environment – Crown Lands, unless there are any substantial changes to the draft Plans required by the Department that would require further consideration by Council.

3. That following the Public Exhibition of the 3 Plans of Management, Councillors be consulted about amendments responding to public consultation, before a further report is provided to Council.

Councillors Zac Miles (Mover) and Councillor Justine McLaughlin (Seconder) accepted the AMENDMENT as the MOTION.

293/21 RESOLVED on the MOTION of Councillor Zac Miles, seconded Councillor Justine McLaughlin

1. That Council authorise the General Manager to submit the following
   i. draft Plan of Management for Crown Reserves – Park and Natural Areas
   ii. draft Plan of Management for Figtree Park and Gladesville Community Centre Reserves
   iii. draft Plan of Management for Henley Precinct Open Space

   to the Department of Planning, Industry and Environment – Crown Lands for endorsement prior to giving public notice of these draft Plans.

2. That Council proceed to public exhibition of these draft Plans of Management following endorsement by the Department of Planning, Industry and Environment – Crown Lands, unless there are any substantial changes to the draft Plans required by the Department that would require further consideration by Council.

3. That following the Public Exhibition of the 3 Plans of Management, Councillors be consulted about amendments responding to public consultation, before a further report is provided to Council.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.11 YERTON AVENUE AND MUIRBANK AVENUE, ROAD AND FOOTPATH RESURFACING.

PROCEEDINGS IN BRIEF

Mrs Jeanelle Calandra (supporter) addressed the Council

Councillor Zac Miles moved a MOTION, seconded Councillor Ben Collins

1. That the report be received and noted.

2. That $42,200 be allocated to the renewal of Yerton Avenue and Muirbank Avenue, with funds sourced from savings in phase 2 of the LRCI program.

An AMENDMENT to the MOTION by Deputy Mayor Jim Sanderson, seconded by the Mayor, Councillor Ross Williams

1. That the report be received and noted.

2. That $42,200 be allocated to the renewal of Yerton Avenue and Muirbank Avenue, with funds sourced from savings in phase 2 of the LRCI program.

3. That residents affected by the proposal be consulted to ensure: good access to entrance gates and garages is maintained and the dish gutter on the northern side of Yerton Avenue is designed to maintain good vehicle access.

Councillors Zac Miles (Mover) and Councillor Ben Collins (Seconder) accepted the AMENDMENT as the MOTION.

294/21 RESOLVED on the MOTION of Councillor Zac Miles, seconded Councillor Ben Collins

1. That the report be received and noted.

2. That $42,200 be allocated to the renewal of Yerton Avenue and Muirbank Avenue, with funds sourced from savings in phase 2 of the LRCI program.

3. That residents affected by the proposal be consulted to ensure: good access to entrance gates and garages is maintained and the dish gutter on the northern side of Yerton Avenue is designed to maintain good vehicle access.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.12 SUMMARY OF COUNCIL INVESTMENTS AS AT 28 FEBRUARY 2021

PROCEEDINGS IN BRIEF

295/21 RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Deputy Mayor Jim Sanderson

1. That the report be received and noted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.13 REPORT OF LEGAL MATTERS - FEBRUARY 2021

PROCEEDINGS IN BRIEF

296/21 RESOLVED on the MOTION of Councillor Ben Collins, seconded Councillor Zac Miles

1. That the report be received and noted.
3.
2. That Council alter the format of the report to include matters that have been finalised in the current financial year.
4.
3. That matters finalised provide details of the outcomes and associated costs and that any rulings be circulated to the Councillors.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.14 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN FEBRUARY 2021

PROCEEDINGS IN BRIEF

297/21 RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Deputy Mayor Jim Sanderson

1. That the report be received and noted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.15 DEVELOPMENT APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL UNIT IN FEBRUARY 2021

PROCEEDINGS IN BRIEF

298/21 RESOLVED on the MOTION of Councillor Zac Miles, seconded Councillor Justine McLaughlin

1. That the report be received and noted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.16 MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE HELD ON 17 FEBRUARY, 2021

PROCEEDINGS IN BRIEF

299/21 RESOLVED on the MOTION of Councillor Ben Collins, seconded Councillor Zac Miles

1. That the report be received and noted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.17 MINUTES OF THE CONSERVATION ADVISORY PANEL HELD 17 FEBRUARY 2021

PROCEEDINGS IN BRIEF

300/21 RESOLVED on the MOTION of Deputy Mayor Jim Sanderson, seconded Councillor Justine McLaughlin

1. That the report be received and noted.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

4.18 MINUTES OF THE BUSHLAND MANAGEMENT ADVISORY COMMITTEE MEETING HELD 11 NOVEMBER 2020

PROCEEDINGS IN BRIEF

301/21 RESOLVED on the MOTION of Deputy Mayor Jim Sanderson, seconded Councillor Elizabeth Krassoi

1. That the report be received and noted.
5.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

QUESTIONS WITH OR WITHOUT NOTICE

7.1 QUESTION WITH NOTICE - COUNCILLOR JIM SANDERSON - WARUDA PLACE HUNTLEY COVE

QUESTION:

Waruda Place Huntleys Cove

Council has notified residents in Waruda Place Huntleys Cove of a proposal to install a NO STOPPING zone on the north side of Waruda Place. Council has proposed no alternatives. In relation to the problem of visiting traffic in this residential street:

1. Noting that residents appear to oppose this proposal, if it is essential that parking restrictions are imposed in this part of Waruda Place, why is a NO STOPPING zone proposed rather than NO PARKING, which would permit residents (particularly those without driveways on to Waruda Place) to drop off or pick up passengers or goods in front of their homes?
2. Can Council install No Buses signs at the western entrance to Waruda Place in accordance with Road Rules 2014 (NSW) Rule 106 and ask relevant clubs and schools having participants delivered or picked up by bus to have buses stop in Victoria Road or the western end of Huntleys Point Road?
3. Can Council convene a meeting between all stakeholders to discuss and resolve parking and traffic issues around Waruda Place?
4. To assist residents with the problems caused by visiting traffic in Waruda Place, can Council increase enforcement of parking restrictions in this area until solutions are implemented, which provide long term mitigation of traffic problems in this area?

OFFICERS' RESPONSE:

Council received representations from residents regarding traffic issues in Waruda Place, Huntleys Cove. As a result, Officers proposed 'No Stopping' areas and forwarded the proposal to approximately 30 residences for their feedback. Five responses were received with 4 opposed to 'No Stopping' zones and one suggested nothing be changed as there is no problem.

1. Due to the narrow width of the carriageway of Waruda Place and noting the obstruction caused when vehicles parked on both sides of the road, it was proposed to install 'No Stopping' on one side of the road. 'No Stopping' was proposed rather than 'No Parking' as 'No Parking' would still allow vehicles to be stopped opposite a parked vehicle on the other side of the road and thus not solve the issue of allowing a clear travel lane.
2. Council does not have authority to install NO BUSSES OR TRUCKS signs (r6-248). This sign is a "prescribed traffic control device" and can only be authorised by Transport for NSW. Council could request schools and clubs to drop off in alternate locations but unless Transport for NSW authorised a NO BUSSES sign it could not be enforced.
3. Council is planning to schedule a meeting with the stakeholders to discuss the issues and consider options to resolve the traffic concerns.
4. Council Rangers have and will continue to undertake patrols and monitor the area however can only enforce signposted and statutory regulations. There are minimal signposted areas in the street (No Stopping near the entry to the street). Statutory regulations which can be monitored include vehicles parking across driveways and parking within 10m of an intersecting road.

COUNCIL IN COMMITTEE OF THE WHOLE

302/21 RESOLVED on the MOTION of Councillor Zac Miles, seconded Councillor Justine McLaughlin

Time Mark 8.02pm

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the *Local Government Act*, *1993* (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Committee of the Whole for the reasons specified below:

2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.

   8.1 Riverglade Inclusive Playspace Tender

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

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

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

OPEN COUNCIL RESUMED

303 /21 RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Deputy Mayor Jim Sanderson

That at 8.12pm the meeting resume in Open Council.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

REPORT OF COUNCIL IN COMMITTEE

PRESENT

The Mayor Councillor Ross Williams, Deputy Mayor Councillor Jim Sanderson, Councillors Ben Collins, Elizabeth Krassoi, Justine McLaughlin, and Zac Miles.

RECOMMENDATION TO COUNCIL

304/21 RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Councillor Justine McLaughlin

1. That the report be received and noted.
6.
2. That Council delegate authority to the General Manager to negotiate with the highest ranked tenderer.
7.
3. That Council delegate authority to the Mayor and General Manager to execute the contract and any other documentation required to give effect to this resolution.
8.

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Clr Ben Collins	
Clr Elizabeth Krassoi	
Clr Justine McLaughlin	
Clr Zac Miles	
Deputy Mayor Jim Sanderson	

CONCLUSION

The meeting concluded at 8.13pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4493 held on 15 March 2021.

....
Councillor Ross Williams Lisa Miscamble
MAYOR GENERAL MANAGER

ITEM NO	:	2.1
SUBJECT	:	MAYORAL MINUTE - ACCELERATION OF ACTIONS RELATING TO THE TARBAN CREEK FLYING FOX CAMP MANAGEMENT PLAN
STRATEGIC OUTCOME	:	OUR NATURAL ENVIRONMENT IS PROTECTED, AND ENHANCED FOR FUTURE GENERATIONS
ACTION	:	PROTECT THE DIVERSITY OF FLORA, FAUNA AND ECOLOGICAL COMMUNITIES
REPORTING OFFICER	:	ROSS WILLIAMS

Ref:511006

PURPOSE

To seek Council's agreement to advocate to the State Government on behalf of the severely affected residents requesting approval to allow acceleration of Actions within the plan to alleviate the server impact on households in the surrounding area.

RECOMMENDATION

1. That the report be received and noted.
2. That Council agree to the Mayor advocating on behalf of the community requesting from the State Government approval to allow acceleration of Actions within the plan to alleviate the server impact on households in the surrounding area.

REPORT

Council approved a Flying Fox Camp Management Plan for the Riverglade Reserve along the Tarban Creek.

A grey headed flying fox colony has 14 years ago established in Riverglade Reserve, along Tarban Creek in the Hunter's Hill Council LGA. The Camp Management Plan was adopted in 2018, with revision in July 2020. The camp numbers have grown since last count from 6,500 to estimated 10 000.

The colony is causing great distress to residents by its noise, odour and objectionable excrement. Many residents are unable to open their windows, park cars on the streets, or let their children play outside before pressure hosing the excessive excrement off their property.

Council has been undertaking the steps in the approved Action Plan, and have completed most of Level 1 actions.

The Action Plan with information on the steps that have been undertaken to date is attached. Council is bound by the Action Plan but can seek approval from the Minister to fast track the steps in light of the explosion of numbers and associated impact, and the adjoining neighbours and broader community concerns.

Council would like to move to Level 3 Actions with Ministerial approval and endorsement.

ATTACHMENTS

1. Letter to Minister Kean ⇩

THE MAYOR OF THE MUNICIPALITY OF HUNTERS HILL
ABN 75 570 316 011
TOWN HALL, HUNTERS HILL, NEW SOUTH WALES, AUSTRALIA

REFERENCE:BH

The Hon. Matt Kean, MP
Minister for Energy and Environment
GPO Box 5341
Sydney 2001

CC: The Hon. Anthony Roberts, MP, Member for Lane Cove

19 April 2021

Dear Mr Kean,

ACCELERATION OF ACTIONS RELATING TO THE TARBAN CREEK FLYING FOX CAMP MANAGEMENT PLAN

A grey headed flying fox colony has established in Riverglade Reserve, along Tarban Creek in the Municipality of Hunter's Hill. Council with the community has developed a Camp Management Plan that was adopted in 2018 and revised in July 2020. The camp numbers have grown enormously since the last count from 6,500 to estimated 10,000.

The colony is causing great distress to residents subjected to offensive noise and odour, with many unable to open their windows, park cars on the streets, or let their children play outside before pressure hosing the excessive excrement off their property.

Council in conjunction with the community has been undertaking steps in the approved Action Plan, and we have now completed most of Level 1 Actions. Please see attached the Action Plan with information on the steps that have been undertaken to date.

I write to request your assistance to fast track the steps in light of the explosion of numbers and associated impact, and the adjoining neighbours and broader community concerns. Council requests your approval and endorsement to fast track the process and move to Level 3 actions.

Yours sincerely,

Clr Ross Williams
MAYOR

Action		Proposed Start	Actual	Completed	Evidence
Engage a (Ecological Consultants Australia Pty Ltd) to provide expert input in the Management Plan	Pre	Jan-18	Jan-18	Jan-18	Ecological Consultants Australia prepared the CMP
Community Consultation round 1, online survey	Pre	Jun-18	Jun-18	Jun-18	111 online, 49 household, 49 park and 85 second online surveys
Community Consultation round 2, online survey - exhibitions	Pre	Jul-19	Jul-19	Aug-19	17 public submissions received
Tarban Creek Flying Fox Camp Management Plan approved by Council	pre planning	Mar-20	Aug-20	Aug-20	Council adopted CMP
HHC successfully applied for a Local Government NSW grant to implement some actions	pre planning	Aug-19	Aug-19	Mar-20	LGNSW Grant acquitted
Arborist engaged to review trees for trim or removal	level 1	Sep-19	Sep-19	Sep-19	Arborist inspected trees along reserve boundaries Richmond Crescent and Manning Road
We applied and were granted a licence to remove 2 Camphor laurels approved by an arborist (level 2 action) and we replaced with Banksias to limit their spread, completed DPIE.	extra	Sep-19	Sep-19	Sep-19	Two Camphor laurels removed and replaced with two Banksias adjacent to the Manning Road carpark
Some residents have taken up the option offered by letter to residents for odour/ screening and masking plants, that have been ordered and will be delivered shortly	level 1	Oct-20	Apr-21	Apr-21	Plants have been ordered. It was difficult to source appropriate plants hence the delay.
Community education and awareness is ongoing. Council has updated Councils Grey-headed Flying-fox webpage. A workshop was proposed at the Priory and a date to be determined	level 1	Aug-20	Aug-20	Ongoing	Councils Flying-fox webpage which includes information on living with flying-foxes and links to the NSW Health webpage on flying-foxes and diseases.
Routine camp management e.g. trimming overhanging branches from pathways will be done in winter when the Flying-foxes are be absent or numbers are very low	level 1	Jul-21			Council will reassess opportunity to trim or remove vegetation
Bush regeneration contractors are removing weedy understorey along the slopes as part of their annual contract. The strategy is to leave a strip of weedy understorey along the creek line to move Flying-foxes away from the boundaries and into the creek line	level 1	Aug-19	Sep-19	Ongoing	Weedy understorey has been limited to the creek line to encourage Flying-foxes away from reserve boundaries
Council to provide factual information on living near FF camps.	level 1	Jun-18	Jun-18	Ongoing	Councils Flying-fox webpage and brochures distributed during community consultation surveys.

Action		Proposed Start	Actual	Completed	Evidence
Specifically on disease, as it was a top community concern	level 1	Jun-18	Jun-18	Ongoing	Links to NSW Health webpage on Flying-foxes and disease on Councils website and information sheet distributed during community consultation surveys
Council host Walks and Talks at least annually covering all aspects of ecology of the park including the FF.	level 1	Dec-17	Dec-17	Ongoing	Bat talk held December 2017 and further workshop planned.
Continue with routine maintenance.	level 1			Ongoing	
Identify priority areas for planted vegetation – away from dwellings but within camp vicinity	level 1	Mar-20	Mar-20		Buffer plantings of low vegetation installed along Richmond Crescent with grant funds.
Implement immediately, seek advice from ecologists for planting opportunities, species, costs, maintenance.	level 1	Mar-20	Mar-20		There is limited opportunity for further planted vegetation at the location, except for planting native grasses and low groundcovers to the reserve pathway as per Riverglade Reserve PoM. 140 Rainforest species planted along the creek line.
Develop action plan - Alternative habitat design, location, implementation strategy.	level 1	Mar-20	Mar-20		Artficial roosts such as old telegraph poles in the reserve have been proposed by the consultant. A REF and grant funding would be required.
Build on existing guidelines as required.	level 1			Ongoing	
Research should be implemented in conjunction with other management actions such as; alternative habitat creation and provision of artificial roosting habitat.	level 1	Mar-21		Ongoing	Council open to contributing in-kind to Flying-fox research
Council can provide in-kind contribution to research. External funding from public and/or private organisations would be required for council to facilitate this option internally.	level 1	Mar-21			Council open to contributing in-kind to Flying-fox research
Consider any proposed re-zoning within 100m of the camp.	level 1	N/A			There is no opportunity for rezoning. Church land is E2 zoning along the foreshore.

Action		Proposed Start	Actual	Completed	Evidence
Recommendations for appropriate mitigation provisions in DAs.	level 1	Mar-21			Require discussion with development section of Council to include provisions in updated DCP.
Level 2					
Investigate and develop options paper for managing and reducing roost trees adjoining residence – ensure no net loss of habitat.	level 2	May-18			Vegetation trimming and removal is likely to be approved in winter months when FFs are absent or in low numbers.
Seek approval from DPIE for level two actions	level 2	Apr-21			
Investigate and develop action plan – identify buffers to be used and priority residence identified.	level 2	Mar-21	Mar-21		Action plan being developed
Actions may form part of external funding - i.e. buffer trials and/or research	level 2	Jul-21			Regular meetings held with DPIE staff and currently seeking advice from other Councils with Flying-fox camps.
Level 3					
Investigate and develop action plan for when trigger point is reached.	level 3	Mar-21	Mar-21		Investigation and action planning has commenced. Seeking quotes from contractors.
Implement level one and two actions prior	level 3	2022 +			
Not recommended and it would require State and Federal government approval.	level 3	2022 +			Currently seeking advice on likely approvals
Often ineffective.	level 3	2022 +			70% of cases active dispersal doesn't work or Flying-foxes move within 1 km of the original site
Option if other camps form in the Council area.	level 3	2022 +			No new camps formed to date
Securing funding and identify potential areas for where FF camps may naturally establish.	level 3	Jul-20	Jul-20		Potential habitat mapping has been completed and Council currently seeking external funds
HHC General Manager advocates in writing to DPIE to move to Phase 3	extra	Mar-21			

ITEM NO	:	2.2
SUBJECT	:	MAYORAL MINUTE - PRESENTATION TO TONY COOTE IN RECOGNITION OF SERVICE TO CONSERVATION ADVISORY PANEL
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	ENCOURAGE COMMUNITY PARTICIPATION AND RESPONSIBILITY IN DEVELOPMENT APPLICATIONS AND HERITAGE CONSERVATION
REPORTING OFFICER	:	ROSS WILLIAMS

Ref:511009

PURPOSE

Tonight, I would like to make a formal presentation to Mr Tony Coote to acknowledge and his contribution to the heritage conservation of Hunters Hill as The Hunters Hill Trust's representative on Conservation Advisory Panel.

RECOMMENDATION

1. That the report be received and noted.
2. That in accordance with Council's resolution 256/21 the Mayor present a plaque of acknowledgement of outstanding service to Mr Coote.

REPORT

Council was informed at the February 2021 meeting that Mr Tony Coote resigned as The Trust's representative on Conservation Advisory Panel (CAP).

"It's been quite some years, around 50 in fact, since Tony Coote joined the Conservation Advisory Panel. A remarkable effort and a sign of Tony's dedication to heritage in Hunters Hill. As a longstanding representative on the Conservation Advisory Panel, his efforts also reflect his personal dedication to the preservation of the distinctive historic identity of the Municipality.

Over his long term of service, Tony has voluntarily devoted countless hours both to the work of the Panel and in maintaining vigilance over events that needed to be brought to the attention of the Council. Tony's breadth and depth of knowledge of, Hunters Hill's history and environment is derived from his experiences and observations as a long-term resident."

The presentation is to acknowledge and thank Mr Tony Coote for his outstanding contribution over a half a century on the Hunters Hill Conservation Advisory Panel.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	3.1
SUBJECT	:	MOTION TO REDUCE FOOD WASTE IN LANDFILL
STRATEGIC OUTCOME	:	COUNCIL VALIDATES THE BENEFITS OF SUSTAINABLE LIVING AND SUPPORTS ADVANCED APPROACHES TO RESOURCE RECOVERY
ACTION	:	UNDERTAKE EDUCATION PROGRAMS AIMED AT DECREASING WASTE TO LANDFILL FOR RESIDENTS, SCHOOLS, BUSINESSES AND STAFF
REPORTING OFFICER	:	BEN COLLINS

Ref:510911

We the undersigned Councillors wish to move the following Notice of Motion at Ordinary Meeting 4494 on 19 April 2021:

Clr Ben Collins Clr Zac Miles

RECOMMENDATION

1. That Council investigate the provision of a Kitchen Caddy compost service to residents of Hunters Hill to reduce food waste sent to landfill;
2. That Council investigate ways to provide commercial food operators with a similar service.
3. That a report be brought to the next Council meeting outlining options for implementing a kitchen compost service.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	3.2
SUBJECT	:	MOTION TO REVIEW POTHOLES IN BORONIA PARK
STRATEGIC OUTCOME	:	ROADS ARE WELL MAINTAINED
ACTION	:	COUNCIL CONSTRUCTS AND MAINTAINS ACCESSIBLE, SAFE AND HIGH QUALITY ROADS
REPORTING OFFICER	:	BEN COLLINS

Ref:510912

We the undersigned Councillors wish to move the following Notice of Motion at Ordinary Meeting 4494 on 19 April 2021:

Clr Ben Collins Clr Zac Miles

RECOMMENDATION

1. That Council, in conjunction with the traffic study being undertaken, commence a review of potholes in the Boronia Park precinct;
2. That a report be brought back to the next Council meeting on the number of potholes identified and the timeline to have them all rectified.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	3.3
SUBJECT	:	MOTION REGARDING COMMUNITY FACILITY IN BORONIA PARK
STRATEGIC OUTCOME	:	COUNCIL PROVIDES ACCESSIBLE SERVICES AND FACILITIES TO RESIDENTS OF ALL ABILITIES
ACTION	:	MAXIMISE ACCESS TO AND USAGE OF COUNCIL'S COMMUNITY AND SPORTING FACILITIES
REPORTING OFFICER	:	ZAC MILES

Ref:510913

We the undersigned Councillors wish to move the following Notice of Motion at Ordinary Meeting 4494 on 19 April 2021:

Clr Zac Miles Clr Ben Collins

RECOMMENDATION

1. That Hunters Hill Council:
    a. Reaffirm its support for the community facility being built at Boronia Park consistent with the adopted Plan of Management
    b. Agree in principle to the community facility having a close time of 10pm in the Development Application put forward by council
    c. Encourage community groups to make full use of the planned community space under a lease, licence or ongoing booking
    d. Agree that any financial contribution made by the Council to the facility to be based on making the project more sustainable (such as solar/recycled materials/low energy building materials/insulation/water tanks)
    e. Continue to hold community information sessions to update residents and stakeholders on the progress of this project.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	3.4
SUBJECT	:	MOTION REGARDING REVIEWING THE NIGHT-TIME ECONOMY IN HUNTERS HILL
STRATEGIC OUTCOME	:	PUBLIC PLACES ARE VIBRANT AND ACTIVE
ACTION	:	LIAISE WITH THE MAIN STREET COMMITTEES AND CHAMBERS OF COMMERCE TO SUPPORT AND PROMOTE LOCAL BUSINESSES
REPORTING OFFICER	:	ZAC MILES

Ref:510914

We the undersigned Councillors wish to move the following Notice of Motion at Ordinary Meeting 4494 on 19 April 2021:

Clr Zac Miles Clr Ben Collins

RECOMMENDATION

1. That Council, following on from the adoption of the Local Strategic Planning Statements, conduct a review into the hours of operation of the businesses (particularly hospitality businesses) in the Hunters Hill, Garibaldi, Woolwich, Boronia Park and Gladesville Villages with the view to encouraging our night-time economy.
2. That Council engage with the businesses in our villages regarding our night-time economy to determine what support Council may provide in changes to:
    a. hours of operation;
    b. outdoor seating requirements;
    c. fast tracking of Liquor Licence applications;
    d. improvements to our streetscape;
    e. public safety; and
    f. parking.
3. That a report be provided on the measures that can be taken to encourage night-time economy in Hunters Hill no later than September 2021.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	3.5
SUBJECT	:	MOTION TO AMEND THE MODEL CODE OF CONDUCT
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	COUNCIL AND COUNCILLORS ABIDE BY THE CODE OF CONDUCT, CODE OF MEETING PRACTICE AND LOCAL GOVERNMENT ACT
REPORTING OFFICER	:	BEN COLLINS

Ref:510915

We the undersigned Councillors wish to move the following Notice of Motion at Ordinary Meeting 4494 on 19 April 2021:

Clr Ben Collins Clr Zac Miles

RECOMMENDATION

1. That Hunters Hill Council amend the Code of Conduct Policy (CORP.S.3) and extending part 5.9 (f) to read: *(f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision. For the purposes of this part, a broader class of people must consist of at least 250 identifiable people.*
2. That Council write to the NSW Office of Local Government advising them of the change, and recommend updating the Model Code of Conduct to incorporate more rigid guidelines around significant non-pecuniary interests.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	3.6
SUBJECT	:	MOTION TO MAKE A SUBMISSION TO THE OFFICE OF LOCAL GOVERNMENT
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	COUNCIL AND COUNCILLORS ABIDE BY THE CODE OF CONDUCT, CODE OF MEETING PRACTICE AND LOCAL GOVERNMENT ACT
REPORTING OFFICER	:	BEN COLLINS

Ref:510916

We the undersigned Councillors wish to move the following Notice of Motion at Ordinary Meeting 4494 on 19 April 2021:

Clr Ben Collins Clr Zac Miles

RECOMMENDATION

1. That Council make a submission to the Office of Local Government regarding the Remote Attendance by Councillors at Council Meetings and note that:
    a. Hunters Hill Council supports councillors being permitted to attend all council meetings via audio visual link if they have carer responsibilities
    b. Allowing remote meeting attendance will encourage more diversity in councils, as those with family and professional responsibilities may find in-person attendance a difficult commitment.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	4.1
SUBJECT	:	DRAFT HUNTERS HILL LOCAL HOUSING STRATEGY OUTCOME OF PUBLIC EXHIBITION
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	PREPARE AND REVIEW STRATEGIC LAND USE STRATEGIES, POLICIES AND PLANS, SUCH AS THE LEP AND DCP
REPORTING OFFICER	:	MARJORIE FERGUSON

Ref:510370

PURPOSE

This report:

- Details the outcomes of the public exhibition of the draft Hunters Hill Local Housing Strategy, including an assessment of submissions
- Outlines proposed amendments to the draft Hunters Hill Local Housing Strategy
- Seeks Council's adoption of the amended Local Housing Strategy for endorsement by the Department of Planning, Infrastructure and Environment (DPIE).

The draft LHS, a requirement to meet obligations of the State and regional planning framework, provides a land use approach and actions to guide future housing development in the Hunters Hill LGA, from now until 2041.

The amended LHS has been circulated under separate cover, due to the size of the document.

RECOMMENDATION

1. That Council receives and notes the report.
2. That Council to adopt Hunters Hill Local Housing Strategy, with the following amendments made to the document:
    a. Provide additional information to explain the difference between the Department of Planning, Infrastructure and Environment's population projections and the Greater Sydney Commission's housing targets
    b. Edit report for minor corrections and typographical and grammatical errors.
3. That the adopted Hunters Hill Local Housing Strategy be sent to the Department of Planning, Infrastructure and Environment for endorsement.
4. That submitters be advised of Council's decision.

BACKGROUND

Local Housing Strategies are required to be prepared by all NSW councils to meet the obligations of the State and regional planning framework, which includes the Greater Sydney Region Plan - A Metropolis of Three Cities and Districts Plans for Greater Sydney, developed by the Greater Sydney Commission (GSC). The Hunters Hill Local Housing Strategy (LHS) must be consistent with the North District Plan. Equally, the draft LHS reflects the vision and priorities contained within the adopted Hunters Hill Community Strategic Plan (CSP) and Local Strategic Planning Statement (LSPS). The LHS, once adopted by Council, is required to be submitted to the DPIE for endorsement.

The draft Hunters Hill LHS was prepared in accordance with guidelines provided by the DPIE and provides the following objectives:

- Establish a vision for housing in the Hunter's Hill LGA
- Identify opportunities and constraints influencing housing supply, demand and capacity in Hunters Hill
- Outline how the LGA is tracking against the 5- and 6-10-year dwellings targets outlined in the North District Plan
- Outline priorities and actions to deliver on the vision for housing in the LGA
- Provide strategies aimed at delivering new and upgraded housing supply to meet demand and satisfy the priorities of the Hunters Hill Community Strategic Plan and Local Strategic Planning Statement
- Recommend planning and policy mechanisms to encourage supply, diversity and housing choice in Hunter's Hill to meet the changing needs of the local community.

Importantly, four priorities were developed to direct the outcomes of the draft LHS:

- Priority 1 – Plan for additional housing in appropriate locations
- Priority 2 – Support housing diversity and housing affordability
- Priority 3 – Protect significant environmental values through sustainable developments and design quality of new developments
- Priority 4 – Encourage compatibility of new housing with existing local character and heritage

These priorities were developed to support *the low scale residential land uses that reflect the key housing development periods in Sydney's expansion over the years, and recreational open spaces land that form the garden, bushland and foreshore setting of the inner-urban LGA* (Hunters Hill LSPS, page 12). The draft LHS acknowledges the value that residents place on the protection of the rich cultural and natural heritage of Hunters Hill.

In response, the draft LHS has developed a land use approach that will focus new development in and around locations that benefit from existing or planned infrastructure, such as the Gladesville town centre and Hunters Hill village. In addition, they provide access to transport, services and shops. The proposed actions reflect the above four priorities and the proposed land use approach.

At its meeting on the 14 December 2020, Council resolved to endorse the draft LHS for a 28-day, public exhibition period.

REPORT

Public Exhibition

In line with the Community Participation Plan the draft LHS was exhibited for 28 days from late January until the 28 February 2021. The exhibition was advertised in print media, the Mayoral Column, Council's website, social media, and newsletters and at Council's Customer Service area. Submissions were invited from the public.

In total, thirty-seven submissions were received. Thirty-two from individuals and five from the following organisations:

1. Community Housing Industry Organisation
2. Property Council of Australia
3. Urbis on behalf of Montefiore
4. Hunters Hill Trust
5. National Trust Vienna Cottage Committee

An assessment of the submissions has been prepared that summarises the matters raised in submissions and provides responses to the predominant matters raised. This assessment is provided as Attachment 1 to this report. Individual submissions are provided as Attachment 2.

There were a number of similar matters raised across the majority of submissions and are addressed below:

1. ***Need to respond to views and aspirations of residents, in particular the desire to protect the character and heritage of the Hunter's Hill LGA including the predominantly low scale built form***

   The draft LHS has developed four priorities, drawn from the adopted Community Strategic Plan and Local Strategic Planning Statement. These four priorities, as listed above, acknowledge the importance of the protection of environmental values and local character and heritage within the Hunters Hill LGA.

   Priority 3 has been amended to:
   - 'prioritise' rather than 'encourage' residential and mixed-use development that meets sustainable objectives (first paragraph); and
   - 'prioritise' rather than 'will allow for' the protection of unique cultural, built and natural environment of Hunters Hill (second paragraph)

   Priority 4 has been amended to:
   - include 'view corridors' (second paragraph)

   Priority 1 states that additional housing will be located in appropriate locations. Consequently, the focus for new development is in the Gladesville town centre, Hunters Hill village and Boronia Park Village shopping precinct and not in low density residential areas. Any new planning controls in these commercial centres will be subject to urban design (including surrounding character and heritage) and traffic assessments. These locations provide access to transport, services and shops and are considered suitable for increased medium density development.

For example, Council is preparing a masterplan for the Gladesville town centre to create a vision and planning controls that will deliver a renewed and revitalised, mixed use centre for residents, including mid-rise apartment living. It is likely that the Gladesville town centre will deliver the majority of new dwellings in the Hunters Hill LGA to meet housing targets.

Consideration was given to the reordering of priorities so that 4 became 1, 3 became 2 etc. However, it is considered that the priorities, follow a logical order, as exhibited. The priorities are equally important and clear in their intent.

Reference was also made to the impact of complying development which is seen to deliver large dwellings that are unsympathetic in design with surrounding character. As expressed in the draft LHS, on page 35, complying development is confined to a small area in the LGA and on average only 10 dwellings per year are delivered in this way. Notwithstanding, as part of the Hunters Hill Local Environmental Plan review, Council will examine the impact of complying development on the character of Hunters Hill.

2. Discrepancy between the population figures provided by the DPIE and housing targets expected from the GSC

Many of the submissions questioned whether the draft LHS should be seeking additional dwelling numbers when the DPIE 2020 Local Government Area Data (Hunters Hill) forecasts a 4.1% decrease in population from 2016 to 2036. The population of Hunters Hill in 2016 was 14,656 and is estimated to be 14,431 in 2041 a decline of 255 people. The DPIE also publish 'implied dwelling' projections, which is a measure of likely household demand based purely on population growth and household numbers. The 'implied dwelling' increase from 2016 to 2041 is 82. The reduction in population is, in part due to a projected ageing population and declining household size.

In contrast, the North District Plan requires Hunters Hill to deliver 150 dwellings between 2016-2021 and following the assurance of the LSPS, the GSC gave Hunters Hill a 6-10-year dwelling target of 150-200 from 2022.

Following discussions with the DPIE the following explanation was provided to Council to explain the difference in approach and future dwelling numbers:

> *The Department of Planning, Infrastructure and Environment's implied dwellings, population projections and the Greater Sydney Commission's 6-10-year housing targets are not necessarily aligned. Each are different tools used in planning for land use, service delivery, infrastructure investment and economic development.*
> *Negative population growth does not necessarily correlate with negative implied dwelling demand as dwelling demand figures, in addition to overall population, are based on household composition and occupancy rates. The GSC's 6-10-year housing target is based on anticipated dwelling delivery based on historical approvals as well as potential housing opportunities for growth, for example the Gladesville Town Centre* where most of the new development will go.

In effect there is **underlying demand** (s.4.2.1 LHS), which is the theoretical need or number of new houses required based on the projected number of households and **effective demand** (s.4.2.2 LHS) which refers to the size, type and location of dwellings that people are willing to buy and rent. Housing for particular needs such as lone persons, younger people, seniors and people living with disability, and affordable rental housing also has its own effective demand. Changes to local demographics such as a declining household size and an ageing population can

lead to demand for a diversity of housing types. In addition, medium density housing in centres may provide an affordable housing option to allow local younger people or young professionals to remain in the area, who would otherwise be priced out of the LGA.

It is considered that Hunters Hill will deliver on the housing targets through the proposed land use approach of locating new housing mainly in centres, in particular Gladesville. Additionally, the draft LHS identifies the former Gladesville Hospital and Montefiore sites as presenting longer term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living and aged care.

A few submitters raised concerns in relation to (potential) future residential development at the former hospital site. In response, the adopted LSPS, Action 3.4 states that:

> *In conjunction with 3.1 and 6.2, work with NSW Government, to deliver a housing, community, cultural and recreational solution for the former Gladesville Hospital site.*

The LHS reflects this action. It is anticipated that any redevelopment of the Gladesville Hospital site would involve collaboration between NSW Health and Council and the development of a masterplan (Action 6.2 LSPS).

Overall, the dwelling targets for Hunters Hill over the next 10 years are modest (*dwelling target of 150-200*) in comparison to the targets for other councils in the North District Plan. This is due to situational and environmental planning constraints.

It is recommended that the draft LHS be amended to provide an improved description of underlying demand and effective demand for future housing, reflecting the explanation provided by the DPIE.

3. Redevelopment of Hunters Hill village, including inappropriate development around Figtree Park with loss of open space

Submissions made mention of proposed development around Figtree Park in the Hunters Hill village, the potential loss of open space and demolition of heritage cottages. Towards the end of last year Council publicly exhibited a draft Community Infrastructure Plan (CIP) which sets out the future direction for Hunters Hill for the delivery of community facilities and management of Council's property portfolio to both support financial sustainability and social outcomes through the provision of appropriate Council managed community facilities and properties. The CIP identifies visions for three community hubs, one of which is to be located at Gladesville Road/Figtree Park, Hunters Hill. The draft CIP identifies opportunities for new and improved, centralised community facilities and services, the opening up of Figtree Park (with no net loss of public open space) and accommodating a residential component for down sizers. The draft CIP is under consideration by Council and the subject of a report within this business paper.

The draft CIP is identified in s3.3.3 of the draft LHS as part of the local planning framework and recognises that new housing and locations for urban growth should align with the network of community facilities outlined within the plans. This includes the three new/improved community hubs and the key site at Gladesville.

The draft LHS does not propose to erode the ambience of the Hunters Hill village. It does identify the area as appropriate for some increase in residential density, in line with the character and place vision outlined in the adopted LSPS. Any amendments to planning controls would be subject to urban design considerations and traffic assessment.

The LHS should continue to refer to the draft CIP as is an important part of Council's local planning framework.

It is recommended that submitters be advised that the draft LHS provides guidance for the future direction of housing in the LGA whereas the draft CIP sets out the future direction for Council owned and managed properties, including community facilities.

4. Public Meeting required to discuss the draft Hunters Hill Local Housing Strategy

A number of submissions raised that no public meetings had been held to discuss the draft LHS. The draft LHS has been developed to reflect and be consistent with the priorities and actions in the Community Strategic Plan and Local Strategic Planning Statements. A comprehensive community consultation process was held for the CSP and the findings were used as the basis for the vision and the priorities for the LSPS. As a result, a public meeting was not scheduled as part of the public exhibition process.

Overall, the exhibited, draft LHS follows the guidelines provided by DPIE and provides a land use approach to deliver on the required housing targets. Following the public exhibition and in line with comments made above, it is recommended that the following amendments be made to the draft LHS:

1. Provide additional information to explain the difference between the DPIE's population projections and the GSC's housing targets

2. Edit report for minor corrections and typographical and grammatical errors

Next steps

Once adopted' the LHS will be sent to the DPIE for review and endorsement. Council's LEP and DCP are under review and the LHS priorities and actions will guide site-specific planning controls to manage change and support sensitive development in identified locations.

CONCLUSION

Council is required to prepare a Local Housing Strategy to meet the provisions of the State and regional planning framework for Greater Sydney and actions in the Hunters Hill Local Strategic Planning Statement.

The draft LHS was publicly exhibited for 28 days in accordance with Council's Community Participation Plan and thirty-seven submissions were received which were assessed and responses prepared. Given the consistency between the draft LHS, and adopted CSP and LSPS, a public meeting was not arranged as part of the public exhibition as comprehensive community consultation had occurred in the development of the CSP and LSPS.
The amended Hunters Hill LHS, following public exhibition demonstrates how and where additional housing may be achieved over the next 20 years. The LHS also indicates to the public and the development industry its approach to controlling and guiding the preferred delivery of housing opportunities, in line with community expectations, while meeting State government dwelling targets. This includes identified locations, better design, placed based principles and protection of Hunter's Hill significant cultural, built and natural environs and unique garden suburb character.

FINANCIAL IMPACT ASSESSMENT

This is part of the strategic planning program under Council's adopted 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 environmental impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

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

ATTACHMENTS

1. Officer's Assessment of Subissions ⇩
2. Submissions ⇩

Draft Hunters Hill Local Housing Strategy

Public Exhibition Outcome

	Submission	Response
1	**Jeffery Lee**	
	• The historical character of Hunters Hill has been eroded by the number of modern housing developments so the proposed density of development will not substantially reduce the erosion of heritage values	• This view is not supported. The draft LHS aims to protect the historical values and character of Hunters Hill by concentrating new development in centres
	• Good design can assist with higher density development	• Noted
	• The projected population decrease should alert council to more action to maintain the vibrancy and life (as well as financial viability) of Hunters Hill	• The Local Strategic Planning Statement and draft Housing Strategy provide actions to maintain vibrant and financially viable centres
	• Increase the target areas in the LHS to provide for increased housing affordability (such as terraces). Such areas could include an area bounded by Church St to the north, Mount St to the east, Kareeelah/Moorfield/Wandella to the south and Durham to the west. This area contains some medium density zoning	• The draft LHS does not identify this area for additional development. New development is to be sensitively situated in key centres such as Gladesville and Hunters Hill village where there are services and access to public transport and may address affordability issues
2	**Marc Lane**	
	• Supports the outcomes of the LHS, particularly the proposals to deliver more housing at Hunters Hill village and Gladesville commercial are.	• Noted
	• Use the opportunity to provide 5 – 10% of affordable housing through new development as outlined in the Sydney Region Plan	• The draft LHS includes Action 2.6 – Council to develop an affordable housing contributions scheme
	• New developments should provide pocket parks	• Noted. This would be a consideration of urban design considerations

	Submission	Response
3	**Community Housing Industry Association** • Welcomes commitment to increasing housing diversity and affordability to meet the changing needs of the community • Supports the development of an affordable and social housing policy for Hunters Hill • Supports Council's intention to review planning controls in key centres which may provide opportunity for affordable housing delivery	• Comments noted
4	**Property Council of Australia** • Supports the actions in the LHS that meet the community's future housing needs by identifying locations where additional capacity could be planned and delivered through changes to the LEP and DCP • Supports the need for greater diversity of housing types in Hunters Hill • Actions should be included that encourage housing types for seniors, single member households and larger families • Opportunities to increase the supply of housing should be investigated ideally within and around existing retail and employment centres • Council should give special consideration to a clause in the LHS that allows Council to consider spot rezonings in areas not identified	• Comments noted • Actions 2.1, 2.2 and 2.3 in the draft LHS aim to provide a diversity of housing types • The daft LHS focuses future development in existing retail centres – e.g. Gladesville • This is not considered appropriate where strategic planning documents exist to guide future development
5	**Urbis on behalf of Montefiore** • Supports the identification of 120 High Street, Hunters Hill as a key strategic site for long term future housing growth and the delivery of high quality retirement living and affordable aged care	• Noted
6	**Jason Catlett** • 'Development opportunities' proposed beyond State requirements	• The draft LHS is not advocating for more dwellings than requested by the Greater Sydney Commission's 6-10year target (150 -200). The Department of Planning, Infrastructure and Environment's implied dwellings, population projections and the GSC's 6-10 year

	Submission	Response
		housing targets are not necessarily aligned. Each are different tools used in planning for land use, service delivery, infrastructure investment and economic development. Negative population growth does not necessarily correlate with negative implied dwelling demand as dwelling demand figures, in addition to overall population, are based on household composition and occupancy rates. The GSC's 6-10 year housing target is based on anticipated dwelling delivery as well as potential housing opportunities for growth, for example the Gladesville Town Centre where most of the new development will go. **The draft LHS will be amended to address the discrepancy between figures drawing on the explanation provided by DPIE and the GSC**
	• Concern re proposed demolition of Figtree/Hunters Hill Village	• The draft LHS does not propose the demolition of Hunters Hill village. It does identify Hunters Hill village as an area which could accommodate increased residential density in line with the character and place vision in Council's adopted LSPS. This would be subject to urban design considerations and in line with existing development • There may be some confusion between the Community Infrastructure Plan and the LHS. The CIP identifies the upgrade of Council-owned assets, including Figtree Park and this matter will be addressed under the CIP, rather than the LHS, where residential development is the focus. Notwithstanding, the two documents should not be inconsistent. **This matter will be addressed in the body of the Council report. Submitters will be advised of the intent of the CIP.**
7	**Janet Williams** • Proposed development will erode village ambience	• The draft LHS does not intend to erode the village ambience of Hunters Hill village. It does identify Hunters Hill village as an area which could accommodate increased, low rise residential density in line with the character and place vision in Council's adopted LSPS.

	Submission	Response
	• State's demand to increase population density • Traffic and parking problem around coffee shop on Gladesville Rd	This would be subject to urban design considerations and in line with existing development. Refer to last 2 dot points in row 6. • Refer to row 6 above, first dot point • Any new development standards will be subject to traffic and parking assessment
8	**Catherine Higgs** • Hunters Hill is losing its original village atmosphere	• The intention of the draft LHS and Council's adopted LSPS is to retain its predominantly low scale urban form. Future housing will be located in local centres (particularly Gladesville) where there is good access to services, shops, transport and community facilities
9	**Barbara Holdsworth** • Increased traffic Gladesville/Ryde Road since development of the Maison & Serena • Proposed development (as outlined in draft Community Infrastructure Plan) at Figtree Park • Expansion will not be good for area	• Noted. • The draft LHS has identified Hunters Hill village for additional, low rise residential density in line with the character and place vision in Council's adopted LSPS. This would be subject to urban design considerations and in line with existing development. Notwithstanding, the Gladesville centre will take the majority of new dwellings • The proposed expansion for Hunters Hill 150 – 200 dwellings is considered modest in comparison to other LGAs in the North District. As mentioned the majority of this expansion will be located in Gladesville
10	**Margaret Wall** • Proposed development at Figtree Park/Hunters Hill village • Traffic congestion & over development a concern.	` • Refer to rows 6, 7, 8 and 9 above
11	**Phil Jenkyn OAM** • Significance of Hunters Hill	• The draft LHS acknowledges the amenity and lifestyle valued by Hunters Hill residents and any future development will be located in established local centres, particularly Gladesville

	Submission	Response
	• Strong opposition to increasing densities & in decreasing allotment size	• The predominantly, low density character of the LGA will be protected by locating future development in centres
	• No case has been made that justifies and increased housing targets or development beyond projection by DPIE (increase of 82 households by 2041)	• The Greater Sydney Commission has given Hunters Hill a 6-10 year housing target of 150-200 dwellings. This target is different from the implied dwelling target of 82 from the DPIE - refer to row 6, first dot point above by way of explanation
	• Need to protect and preserve the historic conservation areas, low density built form, allotment sizes and natural, cultural & aboriginal heritage	• Noted. The actions in the draft LHS are considered to be in line with these sentiments
	• LHS vision inadequate as does not address concerns outlined in submission	
	• Confine development to the Gladesville commercial precinct while paying respect to the adjoining residential area, its character and heritage values and traffic concerns	• The vision of the draft LHS reflects actions 3.1 – 3.3 outlined in Council's adopted LSPS
		• The majority of new development will be located in the Gladesville commercial precinct. Council is presently undertaking an urban design study which will consider character and impact of development on the surrounding existing neighbourhood, including traffic impacts
	• Municipality has an appropriate level of high and medium density, including retirement villages, aged care facilities, social housing and shop top housing	• Hunters Hill is required to address housing targets as provided by the GSC. The proposed expansion for Hunters Hill 150 – 200 dwellings is considered modest in comparison to other LGAs in the North District. As mentioned the majority of this expansion will be located in Gladesville
	• Municipality has an appropriate number of public buildings	• Noted
	• Existing problems with transport, traffic and parking	• It is acknowledged that existing transport, traffic and parking is problematic in and around centres and shops. Any new development standards will be subject to traffic and parking assessment
	• Hunters Hill shops, Boronia Park and the former Gladesville hospital site – not appropriate for further development	• The draft LHS has identified Hunters Hill and Boronia Park for additional, low rise residential density in line with the character and place vision in Council's adopted LSPS. This would be subject to urban design considerations and in line with existing development. Any proposed development on the Gladesville

	Submission	Response
	• Public meeting should be held if council proceeds with the LHS and CIP	Hospital site would be led by the State in consultation with Hunter's Hill Council • The draft LHS will be considered at a Council meeting and all submitters will be invited to attend and address Council
12	**Tony Saunders** • What is the reason behind the proposed dwelling increase when the population is projected to decrease? • State government forcing more dwellings into Hunters Hill	• The GSC requires Hunters Hill to take a 6-10 year housing target of 150-200 dwellings – refer to row 6 above, dot point 1
13	**Liz Hinton** • LHS will result in an excess of homes	• The Greater Sydney Commission requires Hunters Hill to take a 6-10 year housing target of 150-200 dwellings – refer to row 6 above, first dot point
14	**Maureen Flowers** • Number of dwellings required by different State bodies is confusing • No community good in pursing commercial and residential in Hunters Hill village • Case has not been made for more residential • Traffic will increase	• Refer to row 6 above, first dot point • Noted • Refer to row 6 above, first dot point. • Any new development standards will be subject to traffic and parking assessment
15	**Louise Simpson** • Dwelling targets can be met without additional development • Do not redevelop Figtree park and demolish cottages on Gladesville Road • Traffic will increase	• Refer to row 6 above, first dot point • Noted – this matter is to be considered as part of the draft Community Infrastructure Plan. Refer to row 6 above, 2 last dot points • Any new development standards will be subject to traffic and parking assessment
16	**Karyn Raisin** • As Hunters Hill's population is projected to decrease the demand for future growth does not exist	• Refer to row 6 above, first dot point

	Submission	Response
	• Is it necessary for council to attempt risky joint ventures with developer, as proposed in the draft CIP, given the stats do not support such as case? • Further development will create increased traffic congestion in and around the Hunters Hill village • Development applications along Victoria Road could provide increased dwellings to meet targets • Council must seriously consider cumulative tree loss • Where is the evidence of need to relocate Council's administrative centre to the Figtree Hub?	• This matter is not consideration of the draft LHS refer to row 6 last 2 dot points • Any new development standards will be subject to traffic and parking assessment • The majority of the increased density will occur in the Gladesville town centre • New development must replace and/or plant new trees • This is not a consideration of the draft LHS
17	**Robert Allan** • The LHS is ill conceived when the current trend projection in dwelling development will already satisfy the unreasonable demands of the State government • Finalisation of the LHS should be suspended until it can be voted on and approved by the electorate at the next local government election	• Refer to row 6 above, first dot point • All metropolitan councils must prepare a LHS to be endorsed by the DPIE by end of June 2021
18	**Hunters Hill Trust** • Assumption that HH's housing density must increase • Needs and aspirations of the residents should be satisfied • Strategy fails to meet the stated vision • Residents not consulted on their views • Failure to discuss complying development • Failure to explain where 'affordable' and accommodation for 'downsizers' can be achieved and be compatible with environmental improvement	• Refer to row 6 above, first dot point • The draft LHS was placed on public exhibition for comment • The vision of the draft LHS reflects actions 3.1 – 3.3 outlined in Council's adopted LSPS • The draft LHS was placed on public exhibition for comment and is consistent with Council's adopted LSPS • Complying development is discussed on page 35 of the draft LHS and will be further addressed through the review of the Hunters Hill Local Environmental Plan • Actions 2.4, 2.5 and 2.6 discuss affordable housing

	Submission	Response
	• Failure to clarify Council's intentions for the Works Depot site	• The Works Depot site is not a consideration for the draft LHS as it is included in the Community. Infrastructure Plan. This site may be considered through the review of the Hunters Hill Local Environmental Plan. Refer to row 6, last 2 dot points
	• Inclusion of the expansion of retirement accommodation (s6) when there are no available sites	• As outlined in the draft LHS, page 36, a more realistic approach may be to explore redevelopment and capacity at established senior living sites
	• Document not designated as a draft	• Noted. This was an oversight
	• Implications for complying development should be explored	• Complying development is discussed on page 35 of the draft LHS and will be further addressed through the review of the Hunters Hill Local Environmental Plan
	• Suitability of shop top housing for the aged cohort	• Not all shop top housing would be suitable particularly development without lifts, however it does provide an option for people who wish to remain in the local area and be close to services
	• No justification for the actions envisaged in 6.2 – focusing mid-rise residential development in Gladesville town centre, Hunters Hill village and Boronia Park. Preserve character of Hunters Hill – convert mansions into apartments	• Refer to row 6 above, first dot point. The draft LHS acknowledges the amenity and lifestyle valued by Hunters Hill residents and any future development will be located in established local centres, particularly Gladesville
	• All of Hunters Hill through roads (not just the peninsula) suffer peak hour traffic congestion	• See dot point below.
	• Proposed development in and around Figtree Park would degrade environmental values	• Any proposed new development would be subject to urban design and traffic considerations to protect the environmental values of Figtree Park
	• The strategy should be amended to meet the min requirements of the DPIE	• Refer to row 6 above, first dot point
19	**Alister Sharp**	
	• Council should have consulted with residents first	• The draft LHS reflects the priorities and actions outlined in Council's adopted LSPS

	Submission	Response
	• Draft strategy was not discussed by all Councillors prior to exhibition • The strategy is based on Council's draft Community Infrastructure Plan which has not been reported or adopted by Council. • The strategy proposes various forms of medium density development additional to that mandated. • The strategy suggests locating additional housing where it would increase traffic congestion • No evidence provided to support the premise that Hunters Hill 'is set to become increasingly unaffordable' • Complying development permits large houses which are not compatible with existing local character and heritage • Greater protection should be given to heritage homes in the western part of the LGA	• Council procedure was followed • The draft LHS reflects the priorities and actions outlined in Council's adopted LSPS. Refer to row 6, last 2 dot points • Refer to row 6 above, first dot point • Any new planning controls will be subject to traffic and parking assessment. • Section 4.2.2.5 discusses housing prices and rents • This matter will be considered through the review of the Hunters Hill Local Environmental Plan • Council is preparing neighbourhood character statements for areas outside of heritage conservation areas
20	**Christine Cocquio** • Council's draft LHS is pushing for additional development over and above State requirements – this need has not been demonstrated • Concern re proposed growth in the Figtree/Hunters Hill village	• Refer to row 6 above, first dot point • The draft LHS identifies Hunters Hill village as an area which could accommodate increased, low rise residential density in line with the character and place vision in Council's adopted LSPS. This would be subject to urban design considerations and in line with existing development. Refer to row 6, last 2 dot points
21	**David and Elizabeth Dossetor** • Concern that no public meeting has been held to discuss the draft strategy • Share the same concerns as the Hunters Hill Trust	• The draft LHS will be considered at a Council meeting and all submitters will be invited to attend and address Council • Refer to row 18 above
22	**Brigid Dowsett** • Council is pushing for greater number of dwellings than currently required	• Refer to row 6 above, first dot point

	Submission	Response
	• Wish to preserve valued historic area and low-density scale of housing • Proposed additional growth not justified or endorsed by the community	• The draft LHS acknowledges the amenity and lifestyle valued by Hunters Hill residents and any future development will be located in established local centres, particularly Gladesville. The predominantly, low density character of the LGA will be protected by locating future development in centres • A report and assessment of all submissions will be considered by Council with all submitters invited to attend and speak
23	**National Trust Vienna Cottage Committee** • Concern about impact of expanded housing targets on the character of Hunters Hill • Council should not plan for increased targets above the GSC targets	• The draft LHS acknowledges the amenity and lifestyle valued by Hunters Hill residents and any future development will be located in established local centres, particularly Gladesville. The predominantly, low density character of the LGA will be protected by locating future development in centres • Refer to row 6 above, first dot point
24	**Kate Russell** • The draft strategy will adversely impact the Figtree/Hunters Hill village by reducing open space, damaging tree canopies, ruining the streetscape, destroying homes with historical values and increasing traffic and congestion	• The draft LHS does not propose these types of adverse impacts for the Figtree/Hunters Hill village. Refer to row 6 last 2 dot points
25	**Alice Oppen OAM** • Council should agree to the min housing increase required by the State government. • Development proposal/growth at Hunters Hill village would have a severe impact on the existing village and not supported	• Refer to row 6 above, first dot point. • Any new growth at Hunters Hill village would be subject to the character and place vision in Council's adopted LSPS. This would be subject to urban design considerations and in line with existing development
26	**Richard White** • A public meeting should be held to discuss the draft LHS	• A report and assessment of all submissions will be considered by Council with all submitters invited to attend and speak
27	**James Kearney** • Adopts and incorporates Phil Jenkyn's OAM submissions.	• Refer to row 11 above

	Submission	Response
	• Is Sydney full? • How dense should Sydney get? • Role of Greater Sydney Commission • Impacts of medium density housing code	• Council is required by State government to prepare a LHS and outline where future development may be located, based on housing targets provided by the GSC (6-10 year target 150-200) • The impacts of the medium housing code in Hunters Hill is considered modest, however the application of this code will be examined as part of the LEP review
28	**Philippa Clark** • The Council area is on track to meet the DPIE and GSC's targets without any additional development • No justification why additional development is required • CIP should be debated before proceeding with the draft LHS • Concern re potential development in the Figtree/Hunters Hill village • Concern re the Gladesville Hospital as being a possible site for future development	• Refer to row 6 above, first dot point • Refer to row 6 above, first dot point. All metropolitan councils must prepare a LHS to be endorsed by the DPIE by end of June 2021 • Refer to row 6, last 2 dot points. Any new growth at Hunters Hill village would be subject to the character and place vision in Council's adopted LSPS. This would be subject to urban design considerations and in line with existing development • Any proposed development on the Gladesville Hospital site would be led by the State in consultation with Hunters Hill Council
29	**John Stephenson** • Public meeting should be held to discuss the draft CIP and LHS	• A report and assessment of all submissions for the draft LHS will be considered by Council with all submitters invited to attend and speak
30	**Rosemary and Jim Millar** • Concern that Council is proposing excess development over and above that required by State government • The community response to the CIP should be made public • A public meeting should be held	• Refer to row 6 above, first dot point • Noted • A report and assessment of all submissions for the draft LHS will be considered by Council with all submitters invited to attend and speak
31	**Jill Stephenson** • Traffic and parking concerns due to density	• Any new planning controls will be subject to traffic and parking assessment.

	Submission	Response
	• Public meeting should be held.	• A report and assessment of all submissions for the draft LHS will be considered by Council with all submitters invited to attend and speak.
32	**Judith and Arthur Johnson** • Public meeting should be held • Draft LHS will lead to congestion, high rise buildings, loss of open space, trees and amenity • Figtree Park should not be reduced in size nor trees removed • Retain services and amenities which exist in cottages along Gladesville Road	 • Refer to row 31 above • The is no proposal in the draft LHS which will lead to congestion, high rise buildings (with the exception of possibly Gladesville), loss of open space, trees and amenity • The draft LHS does not propose to reduce the size of or remove trees in Figtree Park • The draft LHS does not propose to remove services and amenities from the cottages along Gladesville Road
33	**Helen Temple** • Strategy needs to acknowledge the National Heritage significance of Hunters Hill • Council should not exceed government targets • Figtree park should be retained as quiet open space and not incorporated into the shopping areas or developed for multi-use, multi-storey development • Public land slated for housing and/or development needs to be the subject of widespread community discussion	 • It is considered that the draft LHS acknowledges the heritage significance of Hunters Hill • Refer to row 6, first dot point • The draft LHS does not propose to make any changes to Figtree Park. Refer to row 6, last 2 dot points • The draft LHS was placed on public exhibition for comment. A report and assessment of all submissions for the draft LHS will be considered by Council with all submitters invited to attend and speak
34	**Merilyn Malloch** • Draft LHS will make huge changes to Hunters Hill, including loss of green space and heritage • Hold a public meeting	 • The draft LHS acknowledges the amenity and lifestyle valued by Hunters Hill residents and any future development will be located in established local centres, particularly Gladesville. The predominantly, low density character of the LGA will be protected by locating future development in centres. The draft LHS does not propose any removal of green space or heritage

	Submission	Response
35	**Jennifer Craigie** • Oppose the plan to replace the heritage cottages on Gladesville Road with a multi-storey development which will encroach on Figtree Park and lead to the destruction of many mature trees • Such development would cause excess traffic and affect liveability for residents • Government requirements for an increase in the number of new dwellings in Hunters Hill up to 2041 have already been met	• Refer to row 6 above, last 2 dot points • Refer to row 6 above, first dot point
36	**Ed Bracks** • Hunters Hill is a heritage suburb • Should not allow development as has been happening previously • No demolition of Community Hall and the Croquet Club and the adjacent cottages – no sound reasoning	• The draft LHS acknowledges the amenity and lifestyle valued by Hunters Hill residents and any future development will be located in established local centres, particularly Gladesville. The predominantly, low density character of the LGA will be protected by locating future development in centres
37	**Cllr Jim Sanderson** • Reorder the 4 priorities where 4 becomes 1, 3 becomes 2 etc • Edit of priorities • Removal of the reference to the draft Community Infrastructure Plan • Remove former Gladesville Hospital site as a long-term opportunity for housing and replace with Council Depot site • Rewording on page 35 – SEPP Exempt and Complying – application to Hunters Hill and s5.7.4	• It is considered that the priorities follow a logical order, as written. The priorities are equally important • It is considered that the exhibited priorities are well written and clear in their intent • The draft CIP is identified in s3.3.3 of the draft LHS as part of the local planning framework and recognises that new housing and locations for urban growth should align with the network of community facilities outlined within the plans. This includes the three new/improved community hubs and the key site at Gladesville. Reference to the CIP should remain in the LHS • NSW Health has identified this site for possible residential development subject to collaboration with Council and a masterplan. This reference should remain the LHS. The hospital site is also referenced in the LSPS. The Council Depot site is identified in the CIP which is yet to be finalised. • The wording as exhibited is considered appropriate – the Codes SEPP will be managed through the LEP and DCP review

	Submission	Response
	• Rewording on page 44 in relation to potential future controls	• The wording as exhibited is considerate appropriate as Hunters Hill village has been identified for future sensitive in-fill development as expressed in the LHS and LSPS

[redacted]

[redacted]

[redacted]

ABN 50 105 256 228

24 February 2021

Lisa Miscamble
General Manager
Hunters Hill Council
22 Alexandra Street
Hunters Hill NSW 2110

Dear Lisa,

SUBMISSION TO DRAFT HUNTERS HILL LOCAL HOUSING STRATEGY – MONTEFIORE HUNTERS HILL

This submission has been prepared on behalf of [redacted] who are the landowners of the existing residential aged care facility at 120 High Street in Hunters Hill. Montefiore welcomes the opportunity to comment on the *Draft Local Housing Strategy (8 December 2020)* (the Draft Housing Strategy) which will guide the future residential planning framework in the area.

The site is identified within the Draft Housing Strategy as a key strategic site which presents a significant opportunity for long term future housing growth and the delivery of high quality retirement living and affordable aged care. This strategic objective is supported by Montefiore.

This submission includes a description of the site and its local context, an overview of the strategic and local planning context, our comments on the Draft Housing Strategy and our recommendation to Council.

1. SITE LOCATION AND CONTEXT

The Montefiore site at 120 High Street is located within the Hunters Hill LGA. The site is a large parcel of land that effectively incorporates a whole street block with a total area of approximately 40,878 sqm. Its primary frontage and access to the site is from High Street to the south, although existing access is also provided from Barons Crescent to the north.

The site is bound by Barons Crescent to the east and north, and Gaza Avenue to the north west. Montefiore are also the property owners of detached residential properties along the south eastern side of Gaza Avenue. The location of the site is shown in Figure 1.

The site is surrounded by predominantly low density residential dwellings. These existing dwellings are generally 1-2 storeys in scale and comprise a mix of both aged building stock and recently redeveloped properties.

Boronia Park Reserve is opposite the site on the southern side of High Street which comprises walking and cycling tracks, a children's playground, and playing fields.

[redacted]

Figure 1 – Map of Site Location



Source: Google Maps (2021)

1.1. EXISTING PLANNING CONTROLS

The site is zoned R2 Low Density Residential under the *Hunters Hill Local Environmental Plan 2012* (HHLEP). The maximum building height is 8.5 metres, and the maximum floor space ratio (FSR) is 1:1. The site is not located within a heritage conservation area.

1.1.1. Heritage and Landscape Character

Although the whole of the aged care portion of the Montefiore site is identified as a heritage item on Heritage Map – Sheet HER_001C within *Schedule 5 – Environmental Heritage* of the *Hunter Hill LEP 2012* (Item No. I472), it is the Garden associated with Montefiore Home that is specifically referred to within the listing contained on the NSW Heritage Inventory - *"Garden, 'Montefiore Home'"*.

This situation reflects our own assessment of the property, noting that many additions and alterations have occurred to the original 1939 building during the 1970s and 1980s. The garden space, located to the south of the original 1939 main entrance to the building and contained within the internal semi-circular roadway, remains predominantly intact as a space containing landscape heritage significance and includes a number of established and significant trees.

The garden space, located to the south of the original home building and contained within the internal semi-circular roadway, remains intact as a space containing landscape heritage significance and accommodates a number of established and significant trees.

In addition to the established trees within the Garden area, there are other significant and well-established trees across the site. In particular, these include a fig (located near the western boundary) as well as trees within the eastern and northern boundary (mostly located within the road reserve.



Boronia Park Reserve to the south of the site is also identified as a heritage item of local significance (item no. i86). The site is not located within a heritage conservation area.

2. STRATEGIC PLANNING CONTEXT

2.1. METROPOLITAN PLANNING FRAMEWORK

The Greater Sydney Region Plan, *A Metropolis of Three Cities* (the Region Plan) sets a long-term strategic vision for managing growth and change in Greater Sydney over the next 40 years. It also establishes the district and local planning framework for the five districts which make up Greater Sydney.

The Region Plan acknowledges that tailored services and infrastructure is required for people to age within their communities. This allows people to be close to friends, family and support networks which improves their overall wellbeing. Therefore, access to local health services, transport and social infrastructure is important, and innovative approaches to delivery may be required to ensure that the provision of these services is able to continue to meet current and future demand.

Objective 3 of the Region Plan supports the provision of infrastructure which is designed to adapt to meet future needs. This highlights the importance of providing a diverse mix of housing for seniors and people with a disability.

Objective 7 supports communities which are healthy, resilient and socially connected. This applies to people of all ages and abilities.

2.2. DISTRICT PLANNING FRAMEWORK

The *North District Plan* (the District Plan) shows that the population is ageing. By 2036, there is expected be an 85% increase in the number of residents over 85 years old, and the District is expected to see a 47% increase in the 65-85 age group. These demographic changes mean that an additional 92,000 homes will be required in the District by 2036 to meet the needs of the ageing population.

The District Plan encourages collaborative responses between industry and government to meet the expected increase in demand for local aged care facilities and response services. This requires coordination between existing services, as well as additional services to allow continued support for seniors and people with a disability.

2.3. LOCAL PLANNING FRAMEWORK

While the overall population in Hunters Hill is growing quite slowly, their social needs are changing. The *Hunters Hill Local Strategic Planning Statement (March 2020)* (LSPS) states that approximately 22.2% of the existing community is over 65 years. This is expected to increase to 34% by 2036. Importantly, this age group is significantly higher than in neighbouring LGAS. For example, 15.7% of residents in Lane Cove LGA and 15.1% in the City of Ryde LGA are over the age of 65).

The LSPS supports the delivery of housing diversity, and appropriate and adaptable services that meet the needs of the community now and in the future.

2.3.1. Draft Local Housing Strategy

The Draft Housing Strategy highlights that a high proportion of the population in Hunters Hill are aged 55 and over. The Draft Housing Strategy also identifies two key strategic sites which present the



greatest opportunity for long term future housing growth and the delivery retirement living, aged care and affordable housing. This includes:

- Former Gladesville Hospital site.
- **Montefiore Seniors Living site.**

In guiding the future direction of housing in Hunters Hill, the Draft Housing Strategy identifies four main housing priorities:

- **Priority 1 –** Plan for additional housing in appropriate locations.
- **Priority 2 –** Support housing diversity and housing affordability.
- **Priority 3** – Protect significant environmental values through sustainable developments and design quality of new developments.
- **Priority 4** – Encourage compatibility of new housing with existing local character and heritage.

The Draft Housing Strategy recognises that Montefiore are the landowners of a large seniors living site which has the potential to undergo master planning and redevelopment. This presents an opportunity to meet considerable anticipated demand in the area for various forms of seniors housing.

3. DEMAND FOR AGED CARE FACILITIES

In order to understand more about the demand for existing and future retirement living (i.e. independent living units or ILUs) and residential aged care facilities, we have undertaken research on the existing demographic profile and projected resident population in Sydney over the next 20 years. We have also reviewed the existing and future ILUs and aged care facilities within a 4 km radius of the site, representing the primary catchment of the site, noting however the existing facility draws upon residents throughout Sydney

This research confirmed that the population within the defined catchment area is ageing (an average annual increase of approximately 834 persons per annum over the age of 65). Further, it confirmed that the existing supply of aged care facilities as well as ILUs (even if all proposed ILUs within the catchment area where developed) would still be below the Sydney average.

While the existing supply of RAC beds was relatively high this is because of the subject facility. Further, the population growth in the 65+ age cohorts will also drive demand for additional RAC beds within the catchment.

This supports the strategic objectives within the Region Plan, District Plan, LSPS and Draft Housing Strategy to deliver sufficient high quality and affordable services to meet the needs of the future ageing population.

Refer to **Appendix A** for more details on existing and future ILUs and aged care facilities, and population projections within the catchment.

3.1. EXISTING AGED CARE STOCK AT HUNTERS HILL

Montefiore is one of Australia's leading aged care providers, offering support to older members of the community through aged care at various locations around Sydney. This aged care offering includes specialist in-home care for those living in the community, day centres, and various types of on-site accommodation from high-care through to independent retirement living.



As shown at **Appendix A**, the Montefiore site in Hunters Hill is the largest residential aged care facility within its defined catchment area with a total of 333 beds. The existing site comprises a combination of:

- Low-care hostel accommodation.
- High-care nursing home accommodation for physically dependent of frail aged residents with higher care needs.
- Special-care accommodation for residents with dementia or other cognitive impairments.

Montefiore have owned and operated the site as a specialist aged care facility since its construction in 1939. As such, the site has an established history in providing a range of local community services for an ageing population and people living with a disability.

However, the existing aged care facility at Hunters Hill is itself ageing, not fit-for-purpose, and does not meet all the necessary current design standards or expectations from prospective residents.

At the Commonwealth Government level, there is significant uncertainty and a lack of funding within the aged care sector. This has a considerable impact on Montefiore's ability to continue to provide and maintain aged care accommodation as well as their ability to adapt and grow to meet the future needs of the people they care for.

Given the lack of certainty around funding within the aged care sector, the provision of contemporary independent living units on the Hunters Hill site provides a direct funding source for its aged care building stock and services, and importantly broadens out Montefiore's offer to provide a genuine precinct within the Community to 'age in place'. This funding source will also provide much needed financial support so that seniors and people living with a disability can achieve a high quality of life, remain close to their established health and support networks in the area, and be provided with affordable living options.

4. FUTURE OPPORTUNITY

The Montefiore site is over four hectares in area and is identified one of only two key strategic sites within the Hunters Hill LGA. Given the need for high quality aged care facilities to support the future ageing population and the increase the number of people with a disability, the site represents a unique opportunity to meet such a demand, as well as providing more independent living options, including affordable options across the spectrum of accommodation.

In response to this anticipated demand, Montefiore is in the early stages of preparing a masterplan concept for the site. This masterplan has considered several options to upgrade existing facilities for existing residents, and also deliver additional accommodation options for future residents. This would likely require a staged redevelopment approach to minimise disruption where possible to existing residents and surrounding neighbours.

Any potential future redevelopment of the site would need to carefully consider the heritage-listed garden, the residential character setting of the area, especially its immediate street interfaces, and the existing mature and significant trees across the site.

In order to accommodate the anticipated demand for ILUs and aged care, the concept masterplan analysis found that the site is of a size where any potential impacts are able to be appropriately managed. The concept masterplan is able to be delivered within the existing maximum FSR of 1:1. However, consideration may need to be given to increasing the maximum building height to support the site's identification as a key strategic site. This would also assist in managing any potential impacts on the existing landscape and heritage character of the site as a result of its redevelopment.

[redacted]

Put simply, responding to low scale character where required and increasing height in portions of the site where that height can be sustained, thereby allows greater tree retention, landscaped open space and community activation at the ground plane.

Overall, the concept masterplan and potential redevelopment of the site is consistent with the strategic objectives of the Region Plan, the District Plan and the LSPS. It is also consistent with the four housing priorities within the Draft Housing Strategy which supports the provision of a diverse range of housing in appropriate locations, and ensures that new housing is compatible with the existing local character and heritage.

5. CONCLUSION

The Montefiore Hunters Hill site has been owned and managed by Montefiore since 1939. Since then, the existing aged care facility has been expanded and modified over time. The existing facility is itself ageing, not fit-for-purpose, and does not meet all the necessary current design standards or expectations from prospective residents.

The site is identified within the Draft Housing Strategy as a key strategic site which presents a significant opportunity for long term future housing growth and the delivery of high-quality retirement living and aged care, including affordable options. This strategic objective is supported by Montefiore.

However, to support the potential redevelopment of the site and its ability to meet the needs of the ageing population, it is recommended that Hunters Hill Council consider increasing the maximum building height that currently applies to the site as part of the preparation of its future LEP and DCP. We would welcome the opportunity to discuss this further with Hunters Hill Council and provide any supporting analysis or documentation that may assist.

Thank you again for the opportunity to comment on the Draft Housing Strategy. If you have any further questions, please don't hesitate to contact me.

Yours sincerely,

[redacted]

Toni Walter

[redacted]

APPENDIX A DEMOGRAPHIC RESEARCH AND FUTURE DEMAND FOR AGED CARE AND ILUS

SUPPLY

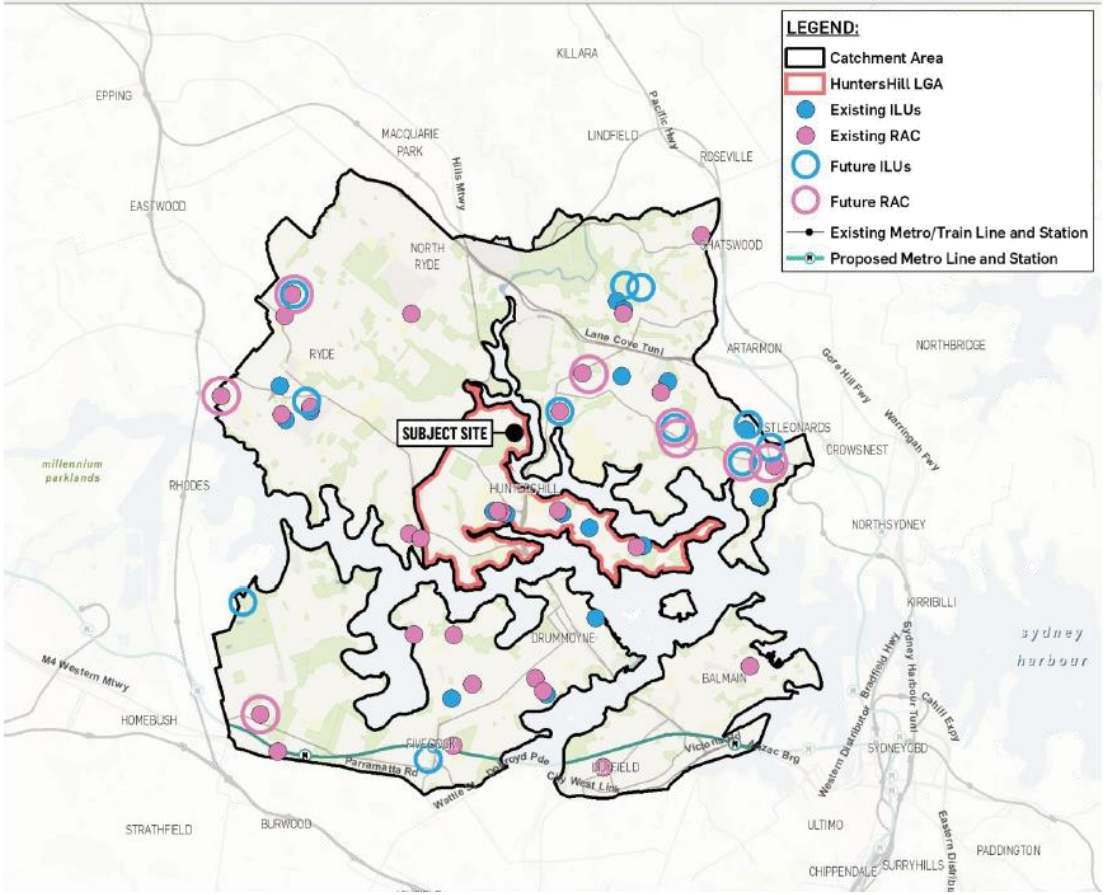
Key Findings

We defined a catchment for our assessment of retirement and residential aged care living at the subject site.

Based on historical migration trends, we have defined a catchment as approximately a 4km radius around the subject site. However, it is noted that the subject facility draws residents from throughout Sydney as it is one of only few Jewish affiliated facilities in Sydney.

The facility welcomes all faiths.

Retirement Living Catchment and Supply



DEMOGRAPHIC PROFILE

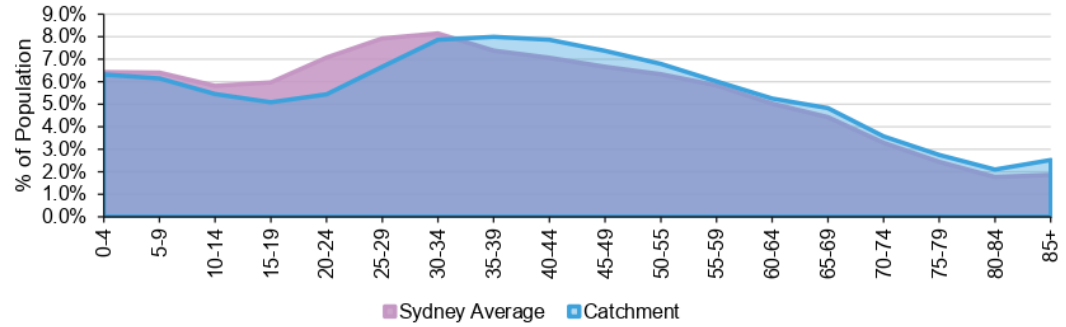
Key Findings

The catchment has an older-than-average demographic profile than Sydney, which is a strong driver of demand for retirement living.

Chart highlights other key characteristics of the catchment resident population compared to the Sydney average.

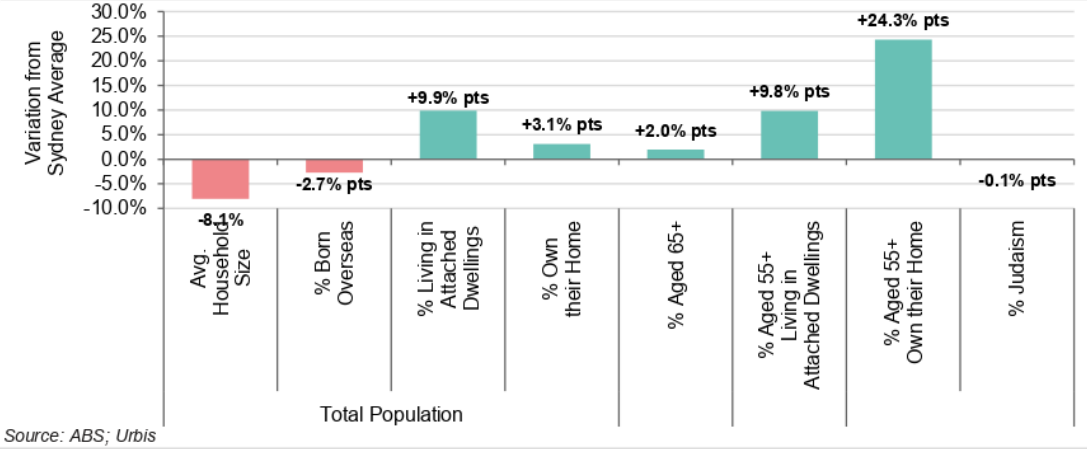
- Around 16% of the catchment population is aged over 65 years compared to 14% in Greater Sydney. Over 21% of the Hunters Hill LGA population is over 65 years of age further highlighting the significant older cohort in the local area.
- The catchment has a higher share of older (aged 55+) residents living in attached dwellings (+9.9%) compared to Sydney. This highlights that these residents are accustomed to living in higher density living.
- The catchment has a higher proportion of residents owning their own home outright (+24.3%), indicating the potential for residents to sell their home, free up equity for their retirement and downsize to an apartment or ILU.

Key Demographic Characteristics vs NSW Average (2016)



Source: ABS; Urbis

Catchment Demographic Profile compared to Greater Sydney (2016)



Source: ABS; Urbis

PROJECTED RESIDENT POPULATION

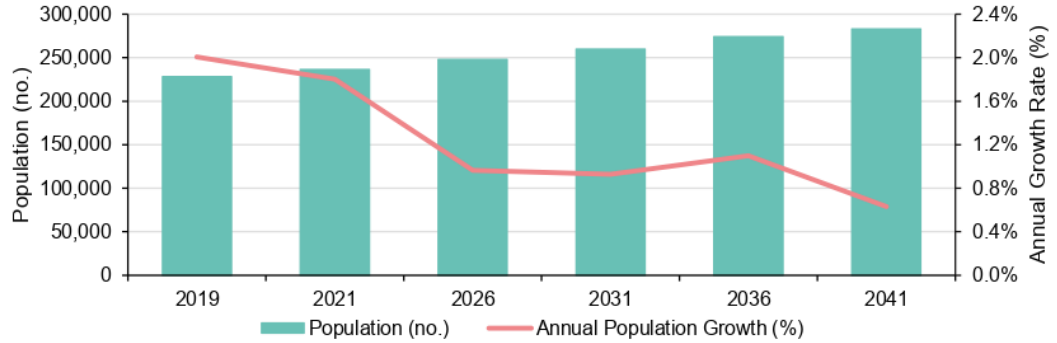
Key Findings

The catchment population is projected to grow from ~228,100 persons in 2019, to ~259,700 persons by 2031

The 65+ population is projected to increase by ~8,340 persons by 2031. This equates to an 24% increase at an average annual increase of ~834 persons per annum.

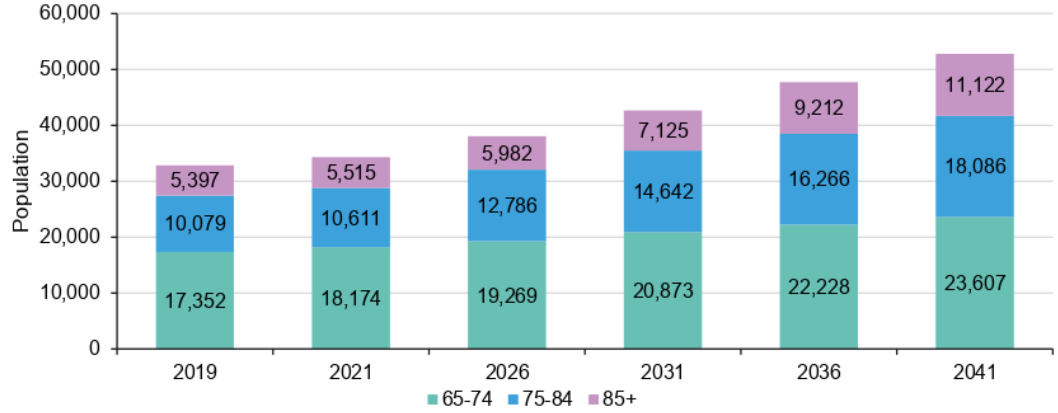
The number of residents aged over 85 years (which account for the majority of aged care demand) is projected to more than double from around 5,400 in 2019 to 11,120 in 2041.

Projected Catchment Resident Population (2019-41)



Source: ABS; DPIE; TfNSW; Urbis

Projected Catchment Resident Population Aged 65+ (2019-41)



Source: ABS; DPIE; TfNSW; Urbis

COMPETITIVE CONTEXT – EXISTING INDEPENDENT LIVING UNITS (ILU)

Key Findings

There are currently 17 ILU facilities operating in the catchment, which offer a total of 758 ILUs.

Existing ILU Facilities

NAME	OPERATOR	ADDRESS	ILUS
Dalton Gardens Retirement Village	Calvary	678 Victoria Road, Ryde	143
Lane Cove Gardens	Baldwin Living	5 Hart Stree, Lane Cove	83
The Baytree by Ardency	Lendlease	6 Ulonga Avenue, Greenwich	78
Pottery Gardens	Lane Cove Retirement Units Assoc.	2 Central Avenue, Lane Cove	66
Northcott Gardens	Vasey	92 94 Burns Bay Road, Lane Cove	57
Hunters Hill Lodge	N/A	43 Gladesville Road, Hunters Hill	49
Thomas Bowden Retirement Village	Uniting	279 Morrison Road, Ryde	47
The Heritage	Australian Unity	35 Gladesville Road, Hunters Hill	42
Wurley Court	Vasey	8 Passy Avenue, Hunters Hill	35
Pindari Village	Uniting	29-33 Church Street, Ryde	30
St Peter's Green	Catholic Healtcare	5 Felton Avenue, Lane Cove North	27
Clancy Terrace	N/A	72 Greenwich Road, Greenwich	24
Monsignor John Peoples Units	Archdiocese of Sydney	24 Halley Street, Five Dock	24
The Village	Scalabrini	1A Lyons Road, Drummoyne	23
Hunters Hill Village Retirement Living	Twilight Aged Care	1A Ferdinand Street, Hunters Hill	12
IRT Woolwich	IRT	11 Gladstone Avenue, Woolwich	10
Iona	Presbyterian Aged Care	16 Clements Street, Drummoyne	8
Total			**758**

Source: Urbis

COMPETITIVE CONTEXT – EXISTING RESIDENTIAL AGED CARE FACILITIES (RAC)

Key Findings

There are currently 29 residential aged care facilities operating in the catchment, which offer a total of 2,259 beds.

The facilities range in size from 27 beds at Uniting Aldersgate Lilyfield to 333 beds at the subject site.

Existing RAC Facilities

NAME	OPERATOR	ADDRESS	BEDS
Hunters Hill Montefiore Home	Sir Moses Montefiore Jewish Home	120 High Street, Hunters Hill	333
New Horizons Aged Care Facility	New Horizons Enterprises Limited	53-63 Badajoz Road, North Ryde	130
The Village by Scalabrini	Scalabrini Village Ltd	5 Mary Street, Drummoyne	126
Bayswater Gardens	Bayswater Gardens Pty Ltd	65-71 Albans Street, Abbotsford	123
Redleaf Manor Aged Care	Allity Pty Ltd	16 Flavelle Street, Concord	116
Opal Windward Manor	DPG Services Pty Ltd	2 Windward Parade, Chiswick	116
Calvary Ryde Retirement Community	Calvary	678 Victoria Road, Ryde	116
Ashburn House Aged Care	Christadelphian Homes Limited	20-34 Ashburn Place, Gladesville	105
St Mary's Villa Residential Aged Care	Catholic Aged Care Sydney	56 Burton Street, Concord	99
St Peters Lane Cove North	Catholic Healthcare Limiteds	3 Felton Avenue, Lane Cove North	93
Uniting Kamilaroi Lane Cove	Uniting	155 Longueville Road, Lane Cove	74
S Antonio Da Padova Nursing Home	N/A	305 Blaxland Road, Ryde	68
Minnamurra	Presbyterian Aged Care	14-16 Clements Street, Drummoyne	65
Parkview Nursing Home	Benessere Health Care Pty Ltd	29 Park Road, Five Dock	59
Clermont Aged Care	Clermont Aged Care Pty Ltd	10-14 Clermont Avenue, Ryde	55
Glenwood Nursing Home	Fresh Fields Aged Care	34 Greenwich Road, Greenwich	52
St Joseph Hostel	Catholic Healthcare Limiteds	41 Gladesville Road, Hunters Hill	52
St Annes Nursing Home	Catholic Healthcare Limiteds	1 De Milhau Rd, Hunters Hill	50
Forest View	Japara Aged Care Services	2 Tessa Street, Chatswood	50
Uniting Thomas Bowden Ryde	Uniting	279 Morrison Road, Ryde	47
Estia Health Ryde	Estia Investments Pty Ltd	94 Bowden Street, Ryde	44
Montrose Aged Care Plus Centre	Salvation Army	13 Thames Street, Balmain	44
Carino Care at Russell Lea	Tierra Care Pty Ltd	72-74 Russell Street, Russell Lea	42
Uniting St Columba's Lane Cove	Uniting	15 Fig Tree Street, Lane Cove	42
IRT Woolwich	Illawarra Retirement Trust	11 Gladstone Avenue, Woolwich	39
Hunters Hill Village	Twilight House	8 D'aram Street, Hunters Hill	35
Caroline Chisholm Nursing Home	Fresh Fields Aged Care	274 Burns Bay Road, Lane Cove	29
Glades Bay Gardens	Twilight House	16 Punt Road, Gladesville	28
Uniting Aldersgate Lilyfield	Uniting	16 Fredbert Street, Lilyfield	27
Total			**2,259**

Source: Urbis

COMPETITIVE CONTEXT – PROPOSED ILUS AND RACS

Key Findings

There are currently 11 ILU facilities in the development pipeline, with a combined offering of 645 ILUs. This represents an 85% increase in the catchment's ILU supply.

There are nine RAC facilities in the pipeline comprising 617 beds. This represents a 27% increase in the catchment RAC supply.

Existing ILU Facilities

NAME	ADDRESS	POTENTIAL COMPLETION	PROJECT STAGE	ILUS	RAC BEDS
Victoria Road Aged Care Facility	642-678 Victoria Rd, Ryde	2021	Construction	21	116
Baptist Care Five Dock	8-12 Kings Rd, Five Dock	2021	Construction	79	
Clermont Aged Care	6-8 Clermont Av, Ryde	2022	Development Approval	15	56
Seniors Living Housing Development	99 Beaconsfield Road, Chatswood	2022	Development Application	7	
Ulonga Avenue Seniors Living Apartments	1 Ulonga Ave, Greenwich	2022	Contract Let	4	
Estia Ryde Residential Aged Care Facility	94-98 Bowden st, Ryde	2022	Development Approval		16
Greenwich Road Seniors Housing Development	2 Greenwich Road, Greenwich	2023	Development Approval	40	
Redleaf Manor Aged Care	16-18 Flavelle St, Concord	2023	Development Approval		24
Concord Rsl Club Seniors Housing	1 Nullawarra Ave, Concord	2024	Early Planning	110	
Former Caroline Chisholm Village Retirement Village	40A Cope St, Lane Cove	2024	Early Planning	93	
Longueville Road Seniors Living Village	266 Longueville Rd, Lane Cove	2024	Development Application	90	70
Greenwich Hospital	97-115 River Rd, Greenwich	2024	Development Approval	80	N/A
Uniting St Columbas	7-13 Figtree Street, Lane Cove	2024	Development Application		100
Greenwich Road Residential Aged Care Facility	33 Greenwich Rd, Greenwich	2024	Development Approval		92
Northwood & Longueville Roads Community & Commercial Development	12 Northwood Road, Lane Cove	2025	Development Application		143
Watermark - Chatswood	128 Beaconsfield Rd, Chatswood	2026	Development Application	106	
Total				**645**	**617**

PROPENSITY RATES

Key Findings

The tables present the proportion of the 2016 catchment population aged 65 and over that lived in ILU and RAC facilities across different age categories (i.e. propensity rates).

The catchment area population aged 65+ had a propensity for ILUs of 2.2% in 2016, which is well below the Greater Sydney average (10.0%) and NSW overall (4.6%). These lower propensity rates reflect the lack of supply of existing ILUs in the catchment.

The propensity for RACs in the catchment and the Hunters Hill LGA in particular is higher than Greater Sydney and NSW average. This is largely due to the large subject site facility which has over 330 RAC beds.

Conclusion

Even if all the proposed ILUs in the catchment area are developed, the catchment would still have a supply level well below the Greater Sydney average. When coupled with the significant future growth in residents over the age of 65, it highlights the need for more ILUs to be developed in the area and supports the opportunity for the subject site.

While the existing supply of RAC beds is relatively high, the population growth in the 65+ age cohorts will also drive demand for additional development in the catchment.

% of 65+ Population in ILUs (2016)

AGE COHORT	HUNTERS HILL LGA	CATCHMENT	GREATER SYDNEY	TOTAL NSW
65-74 Years	1.8%	0.2%	2.3%	2.5%
75-84 Years	3.4%	1.0%	6.1%	6.3%
85+ Years	7.5%	3.3%	9.1%	8.9%
Over 65 Years	3.7%	2.2%	10.0%	4.6%

Source: ABS; Urbis

% of 65+ Population in RAC (2016)

AGE COHORT	HUNTERS HILL LGA	CATCHMENT	GREATER SYDNEY	TOTAL NSW
65-74 Years	1.9%	0.9%	1.0%	1.0%
75-84 Years	12.9%	5.7%	4.9%	4.7%
85+ Years	52.9%	25.9%	22.7%	22.7%
Over 65 Years	17.8%	6.5%	5.2%	5.1%

Source: ABS; Urbis

[redacted]

Hunter's Hill Council
PO Box 21
Hunters Hill NSW 2110

10 February 2021

To Whom It May Concern

Re: Draft Hunter's Hill Local Housing Strategy

This submission is made by the[redacted] in response to the draft Hunter's Hill Local Housing Strategy (the draft Strategy).

[redacted] is the industry peak body for registered, not-for-profit, community housing providers in NSW. The community housing sector builds and provides low-cost housing for individuals and families who cannot afford to rent or buy a home in the private market. [redacted] represents 94 community housing providers (CHPs) delivering rental housing for very low to moderate income and disadvantaged households across NSW.

[redacted] welcomes Hunter's Hill Council's commitment to increasing housing diversity and affordability to meet the changing needs of its community. As the draft Strategy identifies, housing in Hunter's Hill is severely unaffordable with the current supply of low-cost housing not meeting the relative demand. The lack of affordable housing in the Hunter's Hill local government area (LGA) limits opportunities for low and middle income households, including key workers and the elderly, to be housed. The provision of more affordable housing is critical to supporting the social and economic wellbeing of the community.

In particular, we support Action 2.4 of the draft Strategy to "*develop an affordable and social housing policy for Hunter's Hill, including an affordable housing contributions scheme, voluntary planning agreements policy and a plan to update the relevant zone objectives to provide for affordable housing.*"

The preparation of an affordable housing contributions scheme and voluntary planning agreements policy will provide a consistent basis for securing affordable housing on sites benefiting from uplift as a result of changes to planning controls. It will also support development feasibility by providing certainty and forward notice to landowners and developers. Developers in Sydney have consistently indicated willingness to deliver affordable housing or make a monetary affordable housing contribution when provided with sufficient notice and details of the contribution, including the approach to calculating the amount, timing, and form of the contribution.

In this regard, while a lower affordable rental housing target may be necessary in the initial years of the scheme, given development feasibility constraints, a higher target is likely to be supported in the future if sufficient notice is provided to the market. As such, we encourage Council to take a strategic, long-term approach to implementing affordable housing targets. This approach would involve increasing the affordable rental housing target over time. The timeframe for when a higher affordable housing requirement will commence could be outlined in Council's affordable and social housing policy.

Flagging future, higher, affordable housing requirements up-front will provide advance notice to the market, enabling these higher rates to be factored into future land cost expectations, thereby supporting the viability of increasing rates of affordable housing provision over time.

[redacted] also encourages Council to explore the use of other potential levers and mechanisms that could be used to increase the supply of affordable housing, such as joint-ventures with CHPs and the use of planning incentives.

Joint-ventures with CHPs, such as development of affordable housing on council-owned land, can unlock development opportunities and increase housing supply by leveraging the development capacity and significant financial benefits of CHPs, including lower cost finance available through the National Housing Finance and Investment Corporation (NHFIC). Any affordable housing contributions collected by Council can be co-invested with the lower-cost finance CHPs are able to obtain, to enhance the potential of affordable housing contributions to increase supply.

[redacted] recognises that under current planning controls there are limited opportunities for housing development in the Hunter's Hill LGA. In this regard, we support the draft Strategy's commitment to review local planning controls to support sensitive uplift in key strategic centres and neighbourhood centres. This will generate additional opportunities for additional housing and will support the implementation of an affordable housing policy and inclusionary zoning mechanisms.

As part of its review of planning controls, we encourage Council to also explore the potential to use planning incentives to unlock opportunities for affordable housing delivery. This could include height or floor space bonuses in exchange for additional affordable housing provision (recognising the public benefit created by affordable housing), or a reduction in car parking requirements to support viability of affordable housing development (recognising that car ownership tends to be lower amongst occupants of social and affordable housing).

[redacted] appreciates the opportunity to provide feedback on the draft Hunter's Hill Local Housing Strategy. We would be happy to discuss any of the recommendations further with Council staff.

Kind regards

[redacted]

Michael Carnuccio

[redacted]

HHC

James A. Kearney
[redacted]

26 January 2021

HUNTER'S HILL COUNCIL
1 MAR 2021
RECEIVED

The General Manager
Hunters Hill Municipal Council
PO Box 21
Hunters Hill NSW 2110
customerservice@huntershill.nsw.gov.au

Dear Madam,

Re: Draft Local Housing Strategy (LHS)

I enclose **my submissions** on the draft Local Housing strategy.

I am indebted to Phil Jenkyn OAM for his intelligent, incisive submissions, which Phil has released as a public document. I adopt and incorporate the Phil Jenkyn five page public document, as the first part of my own submissions on the draft LHS.

However in addition to adopting the Jenkyn submissions, I add my further submissions as follows.

1. Is Sydney Full ?

"We're Full" says Sydney. More than two thirds of Sydney believes Sydney is full.

Mr Bob Carr NSW Labor Premier and environmentalist, also officially declared " Sydney is full " in 2000.

"Motorways are choked, trains and buses are packed. Peak hours are over 2 hours duration and weekend traffic jams seem to last all day. Congestion gives the whole metro area the feeling of obesity. Insensitive development, which turns former garden suburbs into soulless agglomerations of apartment towers, increases the sense of uncontrolled bloat". The so called infrastructure decisions moves urban problems around the city.
Reference: SMH 09.10.2017.

Reference: 'The Lonely Century-Coming together in a World that's Pulling Apart' by N. Hertz.
Reference: "Killing Sydney; The Fight For a City's Soul" by Elizabeth Farrelly at pg. 358.
" Refuse to be bullied into silence. But also, listen-to others and to nature. Above all, refuse the category of consumer. Select the category citizen: vote with care, and not for popularity."

2. HOW DENSE SHOULD SYDNEY GET?

In 2046, when the population is projected to hit 7.4 million, Infrastructure Australia,(**IA**) the nation's independent (?) body, has released three visions for Sydney in 2046, with side by side comparisons by;

a. Maintaining the urban sprawl to the city's fringes, or

b. Heavily densifying the inner city suburbs with multi – storey apartment blocks, or

c. By rebalancing growth across the city in medium density housing.

- Under each 30 year scenario, Sydney's infrastructure will be placed under significant pressure, and the average number of hours spent on congested roads will double. Forecast will see eight million more daily vehicle kilometres on Sydney roads and significantly increased carbon dioxide emissions.
  Vehicle exhaust gases alone cause deaths. BBC News "Traffic pollution kills 5,000 a year in the UK". Also, "exhaust gases damages bone marrow, causes excessive bleeding and causes depressed immune system. Exhaust gases causes leukaemia, blood cancers, asthma, lung cancer, throat cancer, cognitive dysfunction, especially in children and the elderly."
- So why does the government approve Primary Schools and Early Learning Child Care Centres on congested roads? Same question with retirement Centres and secondary schools.
- Demand for schools will be increased by 70%.
- Public parks and open spaces will be crowded.
- The IA, CEO Philip Davies says, **"despite these pressures Sydney needed to embrace growth and plan accordingly, rather than be derailed by debates about population size".**
- Mr Tony Abbott MP, speaking at **the Sydney Institute**, proposed a rapid cut in immigration from about 200,000 per year, linking the immigration issue to "clogged infrastructure, soaring house prices" and even in Melbourne, " ethnic gangs ".
  The Sydney Institute (**SI**) was opened by Premier Nick Greiner, on 23.08.1989. Now Greiner is our resident Ambassador to New York. Formerly, Greiner was involved with the West Connect motorway. The **SI** executive director is Gerard Henderson, who writes in 'The Australian Newspaper' and appears on Sky News' The Bolt Report.
- **Reference**: SMH 23.02.2018 pgs.1, 5.

3 The **Greater Sydney Commission, planned in March 2018 to restructure Sydney into Three Cities**. In an idea stolen from "the loaves and fishes, " Sydney miracles into Three cities.
A Metropolis of Three Cities- connecting people through the Greater Sydney Regional Plan, comprising 1. The greater CBD. 2. The Greater Parramatta; and 3. The Greater Western Sydney airport.
(There is nothing great about the Sydney Commission or the Sydney Regional Plan. Their vision is the Property Council Developer's wet dream. Religion's medieval Holy Trinity!)

4 **The Truth About How Many People Are Being Packed Into Sydney**, by Nigel Gladstone. SMH 2018

Sydney is more populated than Chicago, Seattle and Los Angles. The reality is that residents of Potts Point, Ultimo and Chippendale shared the land around them with more than 15,000 people per square kilometre in 2016.

Dr Michael Grosvenor, an urban planning expert at the University of Southern Queensland, says bad data is being used to compare cities. In Sydney, development is much denser overall, than many other cities.

Demographer Mark McCrindle said Sydney and Melbourne would be in the top five cities list in America for population and is each set to hit **8 million residents by 2040**.

"NSW Planning Minister **Hon. Anthony Roberts** said the focus of the NSW LNP Government has been on affordable homes close to transport (read expensive, high rise apartments) and we've invested significantly in this space, (read this space is empty) and have **announced our Medium Density Housing Code to try and increase the diversity of housing** stock across the Sydney Basin."
(The policy is meant to quicken the approval process, for developers see No 7. below. The approval involves the so called missing middle homes, like terraces and manor houses, which originated in the dark ages, where one building consists of three to four residences. And about eight vehicles parked on the road out front).
"For better or worse, some councils flat out refuse to allow smaller lot sizes within their boundaries. We can't force them to."
Reference: SMH 22.07.2018 by Nigel Gladstone- investigative journalist
(Well, the NSW LNP mendaciously forced council amalgamations, except HHC, which boxed the LNP Government ears and emptied their taxpayer's wallets, at the NSW Court of Appeal, with indemnity court costs awarded.
It would be news to the NSW LNP government that it could not force citizens to participate in the neo- liberal dream. What about closing off local roads and forcing motorists into the jaws of Trans-Urban tolls? What about cost shifting Fire and Emergency Services and environment levies to Local Councils?
What about NSW LNP demanding HHC fund the objectives of The Regional Plan and the North District Plan and Planning Priority N5 and the Greater Sydney Regional Plan by delivery, identification, support, information and coordination, as set out at page 9 of the Final Draft LHS ? Where is the NSW Government money to finance the HHC for all this work imposed by the NSW Government ? Will the Hon. A. Roberts be bringing another million dollar Government Grant Cheque to cover this huge expense?**)**

So the Medium- Density Housing Density Code Guru is the Hon. Mr Anthony Roberts, who is also the member for Hunters Hill. Do I need three additional families bedding down in our affordable multi-home, 30 minutes from nowhere?

"How good is Hon. Anthony Roberts's Medium Density Housing Code, for the developers"?

5. **A brief History of Hunters Hill.**

On 24.09.1973, the Hunters Hill Trust (**HHT**) presented its special report entitled, **"The Myth of Bigness" strongly opposing the amalgamation** of Hunters Hill Municipality.
On 24.10.1973, the HHT completed extensive studies for the Committee of Enquiry into the National Estate. First were submissions on the establishment of a Sydney Harbour Foreshore National Park embracing the entire foreshores of Sydney Harbour and adjoining waterways should be as an aim of national significance. Urgent national investments are needed to prevent the alienation of certain valuable areas of foreshore which are threatened by commercial, industrial and government plans for 'development 'and highway construction. Foreshore areas with National Park potential include Boronia Park; Lane Cove River foreshore; Several small sections near Fig Tree Bridge; Reiby Road; Ferdinand Street; Vernon Street; Northumberland Road; Gladesville Reserve; Kelly's Bush foreshore; Clarks Point (State purchase intended). And a large foreshore area of 10 hectares, currently in use by Mobil Oil. When the Hunters Hill Municipality was first gazetted, a strip 100 feet wide was reserved for public use all around the foreshores. Unfortunately this farsighted action was progressively negated by allowing pieces of this land to be incorporated into nearby privately- owned blocks. As a result, only remnants remain and the public are often not even aware of those that still exist. The HHC is officially located within the Eastern Harbour City.
Reference: www.huntershillmuseum.org.au.
Reference: The Hunters Hill Trust Journal, Vol 2, No. 3, November 1973.

6. **The Aboriginal Gadigal of the Eora Nation**, the owners and custodians of the Sydney Harbour and its environs for over 50,000 years. The NSW Government in this draft housing strategy is advancing the white man's imperialism of the First Nation sovereign people's rights.
Reference: www.sydneybarani.com.au

7. **"The property giants in political splurge"** **Reference**: SMH 27.01.2021pgs 1 & 4.

The property industry has ramped up its political donations to a fresh peak that takes its total funding to $54.2 million over the past two decades, finds new analysis that calls for curbs on the way big business buy influence. Findings from the Centre for Public Integrity show "Property developers are the second largest donating industry behind resources funding" says Geoffrey Watson SC, a barrister and a Hunters Hill resident. In addition, $3.5 million in payments donated to groups that engage in public campaigns, such as Property Council and the Business Council. In McCoy case, the High Court said ..." the basic human tendency towards reciprocity means that payments (donations) all too readily tend to result in favours".
Reference: 'Game Of Mates-How Favours Bleed the Nation', by Murray & Frijters (2017)

On 24.08.2018, the Property Council of Australia (PCA) has thanked outgoing Prime Minister Malcolm Turnbull for his service

(Remember Turnbull embedded the PCA in the Turnbull Prime Ministers Department and appointed a special junior Minister Angus Taylor to assist the PCA)

The CEO of the PCA, Ken Morrison said, " Mr Turnbull rejuvenated the Government's focus on infrastructure and cities, made important inroads into housing affordability..."
(Read, the PCA built high rise inflammable towers. Taxpayer's financed the purchase of ghost water rarely appearing over the land , in the Murray Darling Water Basin.)
" Unit owners furious as builder is wound up, denying claims of $30 million by the building owner's corporations for remedial work on high-rise apartments". Let the buyer beware.
Reference: SMH 29.12.2020 at pg. 1-2.
Reference: www propertycouncil.com.au on 24.08.2018 & 20.11.2019.
Reference: "Dead in the Water: The death of the Murray-Darling Basin" by Richard Beasley (2021).

"Australia is one of the most urbanised countries in the world and our economic future will largely be based on the success of our cities, both large and small."

"Australia major cities are experiencing strong growth, from natural increase and immigration, so ensuring they grow well and **their residents can prosper and enjoy a great quality of life** requires good planning and smart investment. We look forward to working with the Morrison Government to create great Australian cities..."
Reference: www.propertycouncil.com.au/Web/Content/Media Release. Dated 24.08.2018

"Now is the time to draw together the streams of work to create a better planning system which can deliver the Sydney of tomorrow; we have a great opportunity to enact reforms now that will set the State up for the next 20-30 years"
Reference: www.propertycouncil.com.au/Web/Content/Media_Release. Dated 20.11.2019
An important issue that will dominate politics and challenge governments in coming years is inequality of both incomes and wealth. Our Australian Government and the NSW State Government and the Reserve Bank of Australia (RBA) should be explicitly required to take account of the impacts on inequality of their policy initiatives. The Governments should require an inequality impact statement to be attached to all key cabinet submissions and in any legislation, while the RBA should be required to address the issue in its regular statements on monetary policy.
Reference: SMH 31.12.2020, article by Professor John Hewson at pg.25.
Low interest rate can fire the economy but also home prices. That presents risks for generations hoping to secure their future.
Reference: SMH 04.02.2021, article by Jessica Irvine.

8. In the draft HH Local Housing Strategy- HHC being a plan for our population from now until 2041, addressing dwelling targets **set by the NSW Government**, using a mix of housing types and sizes. A five year target of 150 new dwellings. And further a 6-10 years to make available 150-200 new dwellings by 2036. That is 350 new dwellings in 15 years. Where is HHC going to identify 350 plus new manor house sites? This vague, disguised, Medium (?) Density Housing Plan, and financial imposition on HHC by the LNP Government, is the "KILLING of SYDNEY"

James A Kearney LLB

[redacted]

The General Manager and Councillors
Hunters Hill Council.Alexandra Street
Hunters Hill

RE DRAFT LOCAL HOUSING STRATEGY

Our response to the Draft LHS for Hunters Hill, is one of despair and great worry.

We are deeply pessimistic that, as residents, our voices wont be heard or recognised.

Over the past few years, there has been an obvious lack of open, honest information or discussion with the public, from Council

Significant matters are decided (in secret it would appear) and therefore are non-inclusive. Many of us, find this approach offensive.

Most residents do not have time, or cannot decipher, Council's plans when they are 'hidden' in the many layers of the complex professional website.
It's very difficult for an ordinary local to navigate and find all the important details of planning references, only indications.

We believe our letters will now be ignored.
The 'Plan' will proceed, without genuine and legitimate consultation.

For example- Many previous letters regarding this proposal last year, have never received a reply or even acknowledgement.

Residents today feel that Property Developers have far more significance and far more control, behind the scenes….than our community.

The home owners, locals, clubs and small community organisations, struggle to maintain their ongoing pursuits.
For example the Hunters Hill Music Society, Hunters Hill Theatre

The locals have already asked for public meetings, and we have been denied.

This lack of open discussion (which was previously conducted **(by ALL former Councils),** is similar to the closed door approach.

Now, the Town Hall seems like a fortress, with pleasant and helpful staff, BUT still the atmosphere is very difficult when a resident tries to speak to a particular person, or staff member.

And so, as I write today, there is no option for a public forum, as already mentioned above.

Question :What is the purpose of the Local Government Council ?

'Council should deliver a broad range of services.
This includes roads, traffic, planning, housing, economic, community, environment, recreation, amenity services.' a quote from the NSW Local Govt website

Our Councillors of Hunters Hill have been directly elected by the people.

As such, they should uphold high standards, for the benefit of all the community they represent. They certainly do **not** work to benefit private developers.

Representing the community is an honour, with much hard work and time required. And we **DO recognise** the extent, to which they work for our benefit.

Which explains my concerns:

The Draft LHS will create these new problems:

Roads: Anybody's guess ?? a schemozzle comes to mind. Congestion !

Traffic: Increased hugely in already dense area More Pollution More Noise

Housing: in high rise buildings ??…NO
Unnecessary, as already incorporated in the normal annual building growth.
High rise is NOT suited to existing historic character. Keep any new dwellings low rise.

Economic: an Absolute windfall for the Developers !!
Why was the Town Hall altered to provide Commercial offices -costing $1million ?
And then moving all staff to another location ?

Community : Strongly against changing the Town Hall's significance !
strongly against Figtree Precinct proposal Loss of character and ambience.

More housing not acceptable to existing residents.
Families who choose to buy into Hunters Hill, do so, BECAUSE of its ambience and character.

Environment: more traffic, loss of many established trees, loss of parkland
Pollution from mass of cars, trucks in peak hours and school hours etc

Recreation: Loss of local park used by many locals. More noise. Loss of Croquet court

Amenity: Retain all amenities and Services which already exist in cottages along Gladesville Road.

TREES

The planned destruction of the shady grove of established trees in Figtree Park is atrocious! There are 3 rare, mature pin oaks, which should NEVER be removed. This park has a dozen mature, established trees and its much loved by locals.

Too many Hunters Hill mature trees have already been lost e.g.St. Joseph's College is just one example.
Trees are removed every year throughout the municipality !
Figtree Park, should **never** be reduced in size.And nor should any mature tree within lost from that park.
Once an open park space has gone, **it's gone forever, never to return.**

Hunters Hill is famed for its huge shade trees and for unique specimen trees in large gardens. Many, many visitors annually come to view Sydney's best heritage Garden Suburb, because it has **retained** its low density and character.

Finally, we would like to point out that on the **planningportal.gov.au**
a very recent public consultation from NSW Govt Department of Planning, Industry and Environment.
'Local Character and Place Guideline'.

Its message is **'Local character is a key consideration in strategic planning for councils across NSW regarding Community involvement .'**

It seems to us and our local friends and neighbours, that our enviable and popular 'local character' AND our history of Hunters Hill, will suffer greatly with such a misguided LHS proposal.

There must be a better, more creative and less damaging solution than this.

Thank you for your attention.

Submission from Judith and Arthur Johnson [redacted]

Dated 28th February 2021

Dear Sirs,

I wish to express my concerns about the Draft Local Housing Strategy document which is open for public comment. This document and the Draft Community Infrastructure Plan which no doubt has cost us rate payers a considerable amount of money and I'm sure has been drafted to confuse residents and created anxiety among us who are impacted with these plans. Do we really know what the Council has in store for us?

As a resident of [redacted], I am very much aware of the developments that have been approved by Council. When the Council talks about meeting LHS stated dwelling targets. I believe these targets can already be met without additional development.

I can't believe that Council have plans to remove the cottages on Gladesville Road to develop into a 'Over 55s' complex for the locals to downsize (who will make sure that it will be for locals only?) Aside from which Government is encouraging residents to remain in their family homes and will provide home care packages so they can do so. Part of this development has a commercial component. There are already a number of commercial spaces available which have been empty for many years. Why create more? I believe the Council wants to move out of the Town Hall Chambers so that it can be developed with back lot into more apartments. So why spend $1m on the Town Hall refurbishment. It all makes sense now.

The Council also took the time to refurbish Figtree Park with new trees and grass seeds, I might add which looks great now. Part of this development may put the many beautiful old trees in danger. These trees are so valuable to our Environment. This should be the priority, not more traffic and apartments. Do we want to become a suburb like Lane Cove and Top Ryde which is now unwelcoming? The only people who will profit from this are the developers not the community that the Council is supposedly protecting.

What about the disruption and huge increase in traffic this would cause in an already congested area no mention of that nor the detriment to the village feel that we greatly value. This contradicts your stated aim of *'protecting the village feel and built heritage that contributes to the area's sense of place'! What a joke!*

Hopefully Council will see that the only way to proceed with this is to have an open proper public discussion with locals as happened with the ferry issues.

Regards
Louise Simpson
[redacted]

PHIL JENKYN SUBMISSION 25 FEBRUARY 2021

RE DRAFT LOCAL HOUSING STRATEGY (LHS)

The General Manager,
Hunters Hill Council,
Alexandra Street, Hunters Hill

I refer to the Public Exhibition of the Draft Local Housing Strategy (LHS) 2021 and make the following Submission to Council, staff and Councillors.

A. SIGNIFICANCE OF HUNTERS HILL MUNICIPALITY

1. Dr Beverley Sherry in her definitive book 'Hunters Hill: Australia's Oldest Garden Suburb' 1989 states in the Preface the theme: "It is about the building of a suburb and the survival of much of its original fabric, and it is about the evolution and long survival of its particular residential form."

"The form of suburb that came to be favoured by Australians was the development of detached houses set amongst trees and gardens, beyond the city yet close enough for residents to commute to work: a kind of Arcadian retreat, or what is known generally as a garden suburb. The Sydney suburb of Hunter's Hill may lay claim to be our oldest surviving example (p1)."

2. Over 70% of the Hunters Hill Municipality now lies within "conservation areas". The learned author at p14 states that "almost the entire municipality is listed in the Register of the National Estate as a Conservation Area, a classification it merited because of its historic buildings and natural landscape features and also because it has *'generally retained its character as an exceptional low-density garden suburb'*.

3. Dr Sherry has updated the history in 2008 in her entry on 'Hunters Hill' in the Dictionary of Sydney https://home.dictionaryofsydney.org/

B. LOW-DENSITY CHARACTER

1. The low-density built form and the original subdivision patterns are essential to the heritage values of the Municipality. Coupled with a long and proud history and its recognition as being of national significance, it means it is imperative that we all protect and conserve these values.

2. The community has a long history of fighting against inappropriate and dense development, high-rise buildings and indeed attacks upon the very existence of our historic Municipality (1861).

3. The community highly values our heritage and history, including the existing character of the area. That character is of one or two storey houses set in gardens and surrounded by trees. That is why many live here. This is revealed in Council Surveys. There is very strong

opposition to increasing densities and heights of buildings, and in decreasing allotment sizes.

C. HOUSING PROJECTIONS

1. The Department of Planning (DPIE) has projected that for the Hunter's Hill local government area (LGA) there will be a slight decline in its population from 14,656 in 2016 to 14,431 by 2041, a drop of 225 people over 25 years (p6).

2. The DPIE figures also reveal that there is a small projected increase of households in Hunters Hill over the 25-year period, (5,539 in 2016 to 5,621 in 2041), of 82 households (p31). The Draft Strategy states that "The DPIE data has been selected to inform this LHS (p1)."

3. The Greater Sydney Commission (GSC) has a slightly higher housing target for the area of 150 to 200 new dwellings, however "the GSC housing target is higher than the likely dwelling demand based on the revised projections provided by DPIE (p31).

4. The projection "reflects the geographic, environmental and heritage constraints, limited infrastructure capacity and limited public and private land that is ready, surplus or available for new development or redevelopment" (p7).

5. The slight increases in dwellings over the last 5 years show that the existing zonings, which control height, FSR and building footprint, are working well while continuing to protect and conserve our heritage. They must be maintained and not altered.

6. No case has been made out that justifies any increased targets or developments beyond that proposed by DPIE.

D. HOUSING PRIORITIES

1. The number 1 Priority for the staff and elected representative of this Council must be to protect, conserve and preserve the historic conservation areas, the low-density built form, the allotment sizes, the built heritage, the natural heritage, the cultural heritage, the Aboriginal heritage and the environment of this magnificent Municipality. This is not only for present residents, it is for future generations and pays respect to our past generations.

2. Existing planning controls are there for a reason, and that is to protect the heritage and character of the area and must remain. Dwelling demand as assessed by NSW DPIE capacity experts remains low because of the need to properly protect and conserve this national treasure.

3. The LHS describes Hunters Hill at p6 as follows: "Hunter's Hill LGA is predominately made up of low-scale residential suburbs with a unique natural and built character.
The LGA is highly valued by the community for its garden-suburb development, historical subdivision patterns, architectural styles, and various phases of development over time. Whilst most of the area's natural vegetation communities have been removed, natural vegetation remnants still make up 33 hectares of bushland in the LGA. Hunter's Hill is

recognised as Australia's oldest garden suburb, with over 70% of the LGA within one of seven heritage conservation areas (HCAs).
There are also 510 local heritage items and 8 state heritage items listed within the LGA."

E. DEVELOPMENT

1. The LHS seeks to find "areas deemed appropriate to accommodate new dwelling delivery", otherwise described as "additional housing and future housing growth in the appropriate strategic locations".

2. The Strategy talks about "housing diversity and affordability", "a greater variety of housing typologies", "mixed-use development", "new development models" and "infill development", but what is it that is being specifically proposed and where? Much of the Municipality must be "protected and conserved" as it exists. That is our obligation to the nation.

3. What needs to be focused on appears on page 2 of the Executive Summary – "With a slow growing population, the Hunter's Hill focus remains on strengthening communities and protecting the village feel and built heritage that contributes to the area's sense of place."

F. PROPOSED AREAS FOR DEVELOPMENT

1. The LHS states at p2 that "In Hunter's Hill, where the scope for additional housing is highly constrained, a small number of specific strategic areas are the focus for future change."

2. The Local Housing Strategy Vision on p4 is clearly inadequate as it does not properly cover the concerns outlined above, including protecting and conserving the heritage values and the low-density built form that apply across the Municipality. Any additional housing must be compatible with the heritage and character of the area, be limited to where the present zonings permit, and not be above the DPIE target of an additional 82 dwellings by 2041.

3. Such specific strategic areas need to be confined to the so-called "key site", the Victoria Road and Gladesville commercial precinct. Development in this area needs to be carried out with great sensitivity and skill, and needs to show proper respect to the adjoining residential area, its character and heritage values and residents legitimate traffic concerns.

4. Existing Council approved Development Applications (DAs) along Victoria Road already include 79 residential units (p27). These are likely to be built well before 2041. There are additional developments foreshadowed within the Gladesville Town Centre.

5. "Housing diversity and housing affordability" are matters that can be readily accommodated within the Victoria Road/Gladesville area in the future. Approximately 60% of dwellings in the LGA are detached housing, and approximately 40% are medium or higher density (p18).

6. The Municipality already has an appropriate level of medium density (25 %) and high density (15 %), including retirement villages, aged care facilities, social housing, and shop-top housing (pp 19 and 20).

7. The Municipality also has an appropriate number of public buildings, including the Town Hall and a number of public halls and facilities. There are also private halls and facilities used by the public.

8. In addition, there have been 27 additional dwellings completed in Hunters Hill over the last 5 years (p25), which is likely to continue at a similar rate under existing zonings and controls.

9. A targeted capacity assessment that has carried out for new development or redevelopment under existing land use zonings of R3 Medium Density Residential and B4 Mixed Use has identified net dwelling capacity up to 150 dwellings (p26). The capacity is also reflected in the DPIE's housing projections (demographically derived) that indicate growth of 82 dwellings by 2041. This shows that the DPIE accepts that the existing zonings are appropriate going forward and safeguard our heritage and environment as well as future needs.

10. There are real problems existing now with transport, traffic and parking that limit any future growth. "The unique landform of Hunter's Hill (suburb) and Woolwich restricts traffic in these areas with limited road corridors. Existing demands on the road network and a lack of alternative routes pose challenges to increased housing density in these areas."
"Victoria Road is also recognised to experience congestion during peak AM and PM hours" and "a shortage of car parking is also an ongoing issue across Hunter's Hill (p29).

11. Additional areas suggested in the LHS are simply not appropriate and are not required in order to meet the targets above. Areas suggested in the Draft LHS include Hunters Hill Village (at the overpass). This is also called Hunters Hill Shops and has been incorrectly expanded to include the Figtree Park precinct. The area around Figtree Park should not be included with the shopping area as it is park with single storey houses adjoining Gladesville Road.
Boronia Park Village is suggested. It is called Boronia Park Shops and now appears to be extended into surrounding residential. It should not.
The former Gladesville Hospital site is also proposed. This is a site of national significance whose historic buildings must be conserved and preserved and is not appropriate to be considered for new residential or other new buildings. It belongs to the State not the Council. See also Figure 17 Structure Plan p42.

G. CONCLUSION

1. The Government projections and targets put forward by the Department of Planning (DPIE) and the Greater Sydney Commission (GSC) do not require any increased housing or development up and above the modest increases happening under Council's existing zonings and controls.

2. These agencies hold this view because of the Municipality's considerable heritage significance with the resulting low-density built form and allotment sizes.

3. It is clear that the existing diversity and variety of housing types, including single dwellings, units, medium density, aged accommodation, and social housing are appropriate for this community's well-being and needs, both now and into the foreseeable future.

4. So who is pushing for this development? It is clearly not the community most of whom value the unique character of the area, described by the former Hunters Hill resident and actor Cate Blanchett as a "a sanctuary within the City".

5. Is it Council staff who desire greater development? Is it developers or their advisors or supporters who see profits from inappropriate developments? Is it those who were pushing for the ideas behind the recent misguided Draft Community Infrastructure Plan (CIP) 2020, that has yet to be reported on by Council?

6. Whoever is pushing for this proposed inappropriate development in Hunters Hill, as reflected in parts of these two draft documents, clearly does not understand what Hunters Hill is all about and is in my view not pursuing the public interest or the needs of this community.

7. If the Council intends to proceed further with the LHS and/or the CIP, then a public meeting or meetings should be called, to be held in the Town Hall. Full transparency and disclosure from Council would be needed, community speakers included with plenty of time for questions.

As requested, I am sending this Submission by email to:
customerservice@huntershill.nsw.gov.au – and forwarding copies to the General Manager and to Councillors.

This submission is a public document.

Phil Jenkyn OAM
[redacted]
25 February 2021

PHILIPPA CLARK SUBMISSION RE DRAFT LOCAL HOUSING STRATEGY (LHS)

The General Manager,
Hunters Hill Council,
Alexandra St,
Hunters Hill 2110

Thank you for the opportunity to respond to the Hunters Hill Council Draft Local Housing Strategy (LHS), which is on public exhibition.

Our community has a long and proud tradition of fighting to protect the distinctive character of Hunters Hill. It is an historic garden suburb, with significant heritage, bushland and foreshore reserves.
In particular, the community holds in highest priority that Hunters Hill should have minimum development given that 70% of the Council area is within conservation areas, with the remaining residential areas having their own distinct character.

The Hunters Hill Trust has noted that the Council is on track to meet its statutory requirements both under the Department of Planning (DPIE) projections and the Greater Sydney Commission (GSC) targets, without any additional development.

Therefore there is no justification to increase housing development on the grounds of statutory requirements.
Furthermore, I can find no justification in the Draft LHS as to why this additional development should be needed.
The community has clearly and repeatedly prioritised that any development in Hunters Hill should be kept to a minimum.

The community has received no response from Council to our input to the exhibited Community Infrastructure Plan (CIP), which should have been fully debated before proceeding with this draft LHS.
Many of my concerns expressed in relation to the CIP now apply to this LHS, particularly those in relation to traffic and development in the Figtree/overpass area.

Furthermore, the reference to Gladesville Hospital as a possible site for future development is of significant concern to me.
In my opinion, that site needs a full and comprehensive community consultation and input before any consideration given to even long-term development. This is a NSW property, with high significance to the history of both Sydney and indeed Australia.

Both the CIP and the draft LHS are difficult for the community to respond to, because of the lack of any specific detail of exactly what is being proposed, and why it is being proposed.

I am concerned about why Hunters Hill should move forward on any development over and above what is required for statutory reasons.

Yours sincerely,
Philippa Clark
[redacted]

[redacted]

[redacted]

Level 1, 11 Barrack Street
Sydney NSW 2000

[redacted]

Australia's property industry
Creating for Generations

26 February 2021

Ms Lisa Miscamble
General Manager
Hunter's Hill Council
Po Box 21
HUNTER'S HILL NSW 2110

Email – customerservice@huntershill.nsw.gov.au

Dear Ms Miscamble

Draft Hunter's Hill Local Housing Strategy

The Property Council welcomes the opportunity to provide Hunter's Hill Council (**Council**) with comments on its draft Local Housing Strategy (**the Strategy**).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners managers and developers of property across all asset classes. We are pleased to provide the following comments for your consideration.

We support the actions identified by Council in the Strategy to meet the community's future housing needs by identifying locations where additional capacity could be planned and delivered through changes to Council's' LEP and DCP. The Strategy rightly identifies the need for greater diversity of housing types in Hunter's Hill and develops appropriate policy responses to this issue, including seniors housing and affordable housing. We look forward to Council implementing the Strategy after it is has been endorsed by the Department of Planning, Industry and Environment.

Should you have any questions concerning the content of this submission, please contact Troy Loveday, NSW Policy Manager, on [redacted]

Yours sincerely

[redacted]

Jane Fitzgerald
NSW Executive Director
Property Council of Australia

PROSPERITY | JOBS | STRONG COMMUNITIES

Submission to Hunter's Hill Council

Draft Hunter's Hill Local Housing Strategy

26 February 2021

PROSPERITY | JOBS | STRONG COMMUNITIES

1.0 General Comments

Council has prepared this draft Local Housing Strategy (the Strategy) as a requirement of the Greater Sydney Regional Plan (Action 3), the North District Plan (Action 17) and Hunter's Hill Local Strategic Planning Statement (Acton 3.1). It is understood this important piece of strategic planning is required to be completed during 2021.

In 2018, the Department of Planning, Industry and Environment (DPIE) issued "*Local Housing Strategy Guidelines*" to local councils that provides a step-by-step process for councils developing local housing strategies. We note that Council has prepared the Strategy to be consistent with the Department's guidelines.

It is crucial that the Strategy sets out the actions to provide for greater diversity of housing types needed by the community. This includes housing which is appropriate for seniors, single member households and larger families. Actions to encourage these housing types should be included in the final strategy.

Based on the LGA's changing demographics over the life of the Strategy, opportunities to increase the supply of housing within the Hunter's Hill LGA should be investigated. Areas for new housing supply ideally should be focused within and around existing retail and employment centres that are served by infrastructure such as transport and other services.

The Property Council suggests that Council give consideration to a special clause in its Local Housing Strategy and Local Strategic Planning Statement (LSPS) that allows for it to consider spot rezoning in an area or areas that hasn't been identified. We request Council look at a mechanism that can allow for the consideration of out of sequence or unsolicited proposals that have merit but do not align with the current endorsed strategic plan.

2.0 Housing Targets

The Property Council and our members have taken the opportunity to review many draft local housing strategies that have been released for consultation. We applaud Council's acknowledgement there is potential for more housing supply in the three key centres of Gladesville, Hunters Hill and Boronia Park as well as the two strategic sites at former Gladesville Hospital and Montefiore Seniors Living site for longer term supply options. We strongly encourage Council to initiate the strategic planning work required to provide for greater diversity of housing, especially for seniors and smaller households, and propose strategies to improve housing affordability.

Together the draft Local Housing Strategy and Council's LSPS should identify how medium and long-term housing targets will be achieved. It is understood the Greater Sydney Commission identified a 6 to 10-year housing target for the period 2021/22 to 2025/26 of between 150 and 200 additional dwellings during the LSPS assurance process. The draft Local Housing Strategy has found 82 new homes are needed between 2016 and 2041.

We believe that Council as part of its process of setting housing targets should provide extra capacity that will account for unrealised development potential. Historical evidence will point to the fact that planning for housing supply does not necessitate housing delivery will occur in a simple linear process. Council should consider referring to past trends where housing delivery has not matched identified targets or supply predictions.

3.0 Housing Strategy

Council's draft Local Housing Strategy indicates:

- Dwelling capacity under existing controls is (in theory) less than 150 dwellings;
- Much of the Hunter's Hill community maintain a longstanding connection with the locality and their respective local centres;
- With population growth projected to remain steady relative to the small size of the council area, there is an opportunity for council to prioritise planning controls and a regulatory regime that targets higher quality dwellings, fit for purpose dwellings that respond to the needs of the community;
- New housing can form the focus for delivering dwelling typologies that are best placed to support social, community and wellbeing outcomes;
- Changing demographics within the LGA will create a need for additional dwellings by 2041;
- Based on dwelling approvals and completions over the last 5 years, Hunter's Hill appears to be on track to meet housing demand but not GSC targets. A further 35 dwelling completions per year will be needed;
- Hunter's Hill has a lack of affordable housing, including rental housing, in key centres across the LGA more broadly;
- Housing typologies in Hunter's Hill are strongly weighted towards large-detached houses, with much lower supply of medium to low-density apartment dwelling types. This limits options to downsize, remain in place or for younger generations to purchase an entry level property in their local area;
- Many of the State Environmental Planning Policies either do not apply to the majority of the LGA (due to large coverage of heritage conservation areas), or are not a pathway currently being utilised by proponents due to market and economic factors; and
- Capacity for future development under existing controls is extremely constrained. Almost all future development would be categorised as infill, therefore the planning regime needs and DCP needs to factor in detailed built form controls that govern the nature and desired future character of built form and housing typologies.

4.0 Other Factors

A significant factor in the supply of new housing is development feasibility which is determined by a range of considerations, including the cost of land, costs of finance and construction, Government charges and taxes and finally the sales price of completed projects. Greater certainty should be provided to minimise changes to regulatory requirements and contributions for local and regional infrastructure which have not previously been identified or foreshadowed.

The Property Council has supported the capping of development contributions at $20,000 per dwelling in 2009 and note the progressive introduction of a soft cap for contribution rates in 2017 which require IPART approval to exceed the $20,000 threshold. Apart from contribution rates, councils and the State Government have imposed a rage of other costs on housing supply including contributions towards affordable rental housing, Community Infrastructure Contributions (CIC) schemes, biodiversity offsets, design excellence competitions public art levies and the like.

Council should consider development feasibility when it is making assumptions about housing production rates and the supply pipeline if it is to have the market to deliver against housing targets.

5.0 Impact of COVID-19

The exhibited version of the Strategy is silent regarding the impact of COVID-19 on the local government area's population and demand for housing.

Despite this, the Property Council is aware that some councils have used the temporary pause of international immigration and population increase to argue for a reduction in their current housing targets that are based on the Greater Sydney Regional Plan and their respective district plan. We do not support this position and submit that housing strategies need to recognise that this is likely a short-term trend and Sydney's councils need to be planning for a 'business as usual' approach over the 20-year period.

6.0 Implementation

Section 6 of the Strategy identifies several actions that have been recommended to deliver its outcomes. The following table responds to these actions.

Housing Priority & related actions	Property Council response
Housing Priority 1 – Hunter's Hill will plan for additional housing in appropriate locations *Actions:* 1.1 - Continue to facilitate housing development utilising the existing capacity available under current planning controls, 1.2 - Develop a range of tailored site-specific controls within the revised LEP and DCP to manage change and support sensitive uplift in key strategic centres and neighbourhood centres, 1.3 – Focus mid-rise residential development on Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas. 1.4 - Undertake a review of the LEP & DCP to ensure that in strategic centres controls are reviewed and revised if necessary, to ensure that there is sufficient capacity to encourage additional housing delivery and signal to market areas that are suitable for redevelopment, 1.5 – Work with relevant State agencies (Transport for NSW, Sydney Water, DPIE) to review the capacity of essential infrastructure networks to understand the requirements for further residential growth in key areas. Inform affected agencies of likely implications of LEP amendments. 1.6 – Assess planning proposals for consistency with housing priorities and the community vision outlined in the LSPS. 1.7 – Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and train station interchanges in peak and nonpeak times.	The Property Council supports Council taking action to plan for additional housing in appropriate locations and understands the limits on future growth due to the LGA's small area and heritage constraints. We suggest Council maximise the available opportunities to provide extra capacity for diverse housing types in existing local centres and key sites. We welcome actions 1.1, 1.2 and 1.3 which are focused on housing supply and represent efforts to meet District Plan housing targets to meet future demand for housing. Actions 1.5 and 1.7 that aim to coordinate housing with infrastructure and other services are important and we support the consideration of these initiatives.

Housing Priority & related actions	Property Council response
<u>Housing Priority 2 – Hunter's Hill will continue to support the delivery of housing diversity and housing affordability.</u> *Actions:* 2.1 – Ensure there is an adequate pipeline of new housing that is fit-for-purpose and addresses the social, cultural and wellbeing needs of diverse community groups, 2.2 – Review bedroom mix controls for residential apartment development to ensure that there is supply of one, two- and three-bedroom apartments are allowed for to cater to shrinking household types, young families, those who wish to downsize and rental demand, 2.3 – Undertake a detailed analysis of capacity to address additional future seniors housing. Confirm opportunity sites in consultation with key stakeholders and implement revisions to planning controls that will encourage supply of additional seniors housing that will respond to demand and in keeping with existing character, 2.4 – Develop an affordable and social housing policy for Hunter's Hill, including an affordable housing contributions scheme, a VPA policy and a plan to update the relevant zone objectives to provide for affordable housing, 2.5 – Work with neighbouring councils (Ryde, Lane Cove and Canada Bay councils) to explore district approach to affordable housing, 2.6 – In collaboration with key stakeholders, State agencies and community housing providers, investigate and implement affordable housing delivery models in partnership with established providers, 2.7 – Ensure planning instruments are updated to ensure the delivery of housing to reflect aging and specialist disability housing needs, which will grow into the future. Ensure new development responds to Universal Design Principle, 2.8 – Ensure the DCP is updated to allow for the sensitive upgrade of existing housing stock and a consistent approach to assessing proposals to older apartment stock and some older residential buildings, 2.9 – Explore opportunities for new and innovative housing / tenancy models to occur in the LGA such as creative tenancy arrangements, build to rent models and co-operative living /co-housing.	The Property Council is concerned that many councils in Sydney talk about housing diversity but fail to adequately provide sufficient incentive to encourage broader choice in housing typologies for their communities. In this regard, we support in principle the actions identified by Council to encourage greater diversity but urge Council to commit to actively incentivising more of the housing needed by the community. Action 2.3 is particularly important given the increasing aged population expected to reside in Hunter's Hill by 2041. We would encourage Council to engage directly with existing aged care facility and retirement village operators in the LGA to fully understand the nature of the industry and how planning controls can respond to any challenges. The development of an affordable and social housing policy is noted and supported in-principle. Given Council does not expect large redevelopment of infill sites, the intention to develop a contributions scheme and VPA policy may not provide sufficient funds to provide additional supply. We would encourage Council to pursue Action 2.5 to look at a District-level response to meeting the challenge of affordable housing supply.

Housing Priority & related actions	Property Council response
Housing Priority 3 – Hunter's Hill will protect significant environmental values through sustainable development and high design quality in new developments *Actions:* 3.1 – Encourage design and delivery of new housing that is focused on environmental sustainability and the delivery of good environmental outcomes through high quality residential design, 3.2 – Investigate a design excellence bonus in the planning controls or design excellence clause, 3.3 – Design revised planning controls that encourage design excellence in new development and a sensitive response to the surrounding streetscapes, 3.4 – Locate future housing away from high environmental risk, 3.5 – Use the Hunter's Hill DCP as a mechanism to improve environmental sustainability and resilience in new residential precincts, 3.6 – Ensure new development meets or exceed BASIX criteria relating to water, energy and thermal comfort, 3.7 – Prepare design guidelines for sensitive changes to older apartment blocks and older housing stock, 3.8 – Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents and demands of new housing.	The Property Council generally supports this housing priority and its associated actions. In particular, we support improvements in the sustainability of buildings and the use of design excellence provisions in appropriate situations. It is important that any changes to the planning controls suggested in Actions 3.1 to 3.8 are subject to wide consultation and consider the costs of compliance and implementation.

Housing Priority & related actions	Property Council response
Housing Priority 4 – Encourage compatibility of new housing with existing local character and heritage. *Actions:* 4.1 – Complete Local Character Statements, for areas not subject to heritage conservation provisions, to identify important areas of local character that warrant more tailored planning controls, (ie garden suburb character) including where exemptions should be sought from the Code SEPP, 4.2 – Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park. 4.3 – As part of the LEP review process complete a comprehensive heritage review of LGA and make recommendations for its conservation and protection, 4.4 – Prepare Statements of Heritage Significance for the Heritage Conservation Areas to reinforce the heritage values of Hunter's Hill and support the heritage conservation provisions of the North District Plan and Hunter's Hill LEP and LEP Review. 4.5 – Review and amend the Hunter's Hill DCP to clarify and reinforce development controls addressing the garden-suburb concept, view scapes and character statements, which support the rich character and sense of place in Hunter's Hill LGA. 4.6 Incorporate provisions for any tree removal to be replaced with suitable tree species.	The Property Council recently opposed a proposal from the Department of Planning, Industry and Environment to embed a requirement to consider Local Character Area Statements into the Standard Instrument LEP due to the already complex planning system that operates in NSW. We do not oppose the development of local character statements, particularly for heritage conservation areas and important streetscapes but do not support their elevation into the LEP. It is more appropriate for these to form part of the Council's DCP or other guidance material to be considered by an applicant during preparation of a DA. Although the significance of important heritage values and places in Hunter's Hill should not be placed under threat, there should be accommodation made for sensible infill development that responds to a location's heritage and also allows for additional housing to be delivered within the community providing for downsizing, aging in place, families staying in the area where they grew up and for improved affordability.

[redacted]
28 February 2021

To the General Manager and Councillors of Hunters Hill Council

In response to the Draft Local Housing Strategy, we make the following submission:

1. Please explain why the Council is continuing with excess development over and above that required by the State Government.
   I believe the residents of Hunters Hill choose to live here for the peaceful amenity that a garden suburb provides. Excess development is totally unnecessary and undesirable.

2. Why has the Council not made public the Community response to the Draft Community Infrastructure Plan 2020?

3. Hunters Hill Council does not appear to function in an open manner which invites suspicion. I recommend that an open meeting or meetings (appropriately COVID-19 safe) be convened so that Council justify its actions to the community.

4. Finally, please ensure that the Council supplies answers to our questions above.

We are submitting this to the Council by email to customerservice@huntershill.nsw.gov.au. Please forward copies to the General Manager and Councillors.

Yours faithfully

Rosemary and Jim Millar

[redacted]

From: [redacted]
Sent: Sunday, 21 February 2021 11:37 AM
To: Customer Service
Cc: 'Hunters Hill Trust'
Subject: Draft Hunters Hill Local Housing Strategy

I urge Council to amend the Draft Housing Strategy that in its current form will adversely impact the Figtree/Hunters Hill Village:

- Reduce green space
- Damage tree canopies
- Ruin the streetscape
- Destroy houses with historic value
- Increase traffic and congestion.

This is completely unnecessary and will reduce the quality of the environment and character of the area.

Yours faithfully

Kate Russell
[redacted]

[redacted]

From: [redacted]
Sent: Saturday, 27 February 2021 9:28 PM
To: Customer Service
Subject: Draft Hunters Hill Local Housing Strategy 2021

The General Manager,

Hunters Hill Council,

Alexandra Street, Hunters Hill

27 February 2021

I believe that before Council proceeds with the Draft Hunters Hill Local Housing Strategy 2021 that a public meeting or meetings should be called, to be held in the Town Hall in order that Councilors, Council Management, relevant committees, and consultants can provide a concise and transparent summary of the process supporting the proposed strategy.
Given that whatever strategy is adopted will have significant impact on residents up to 2041, to adopt such strategy without public meetings providing residents with ample opportunity for input and ask questions is unconscionable given that residents have a strong sense of community pride and, highly value our heritage and history both European and Indigenous.

Richard White
[redacted]

[redacted]

From: [redacted]
Sent: Saturday, 27 February 2021 6:49 PM
To: Customer Service
Cc: Ross Williams
Subject: Comment on the Draft Local Housing Strategy (LHS)

Dear Council and Mayor,

The Draft Strategy is seriously flawed.
With all of the over the top colourful promotional material, and marketing spin, I don't believe that a case has been made that would justify the development proposal. There is no business case, projected timelines or costings. This is not good business practice and potentially will leave residents with the likely scenario of having to cover future cost blowouts. This when pro-development Councillors will have moved on to satisfy their loftier ambitions.

So far I have seen a number of ill-conceived smaller projects that have been poorly executed. An example is the ridiculous concrete bus stop seats (now removed after resident response/anger) and a number of footpaths being replaced that have removed the sandstone gutters. Outside St Josephs school is an example. All unnecessary cost blowouts. There is currently little trust in the way that Council has oversight and manages projects through to completion.

The ambitious LHS, will make such huge changes to Hunters Hill , including extensive loss of green space and heritage, all aspects treasured by residents. I believe that it is not appropriate for Council to decide on the Draft Local Housing Strategy. Instead the LHS should be suspended until project plans and costings can be presented to the community. There is the need to hold open meeting/s with the residents to explain the rationale and proposed planning. Let the Councillors, especially those for pro-development, (who seem to be driving this agenda), meet with the community. To date there has been little transparency or true vision.

Yours faithfully
Merilyn Malloch
[redacted]

[redacted]

From: [redacted]
Sent: Tuesday, 23 February 2021 11:56 AM
To: Customer Service
Subject: Draft Local Housing Strategy

Dear Sirs

I write with reference to the Draft Local Housing Strategy currently on exhibition for public comment.

This appears to be yet another unnecessarily complex document designed to confuse. After having just been through a similar exercise with the Draft Community Infrastructure Plan with its 'marketing' vision and vague statements, this feels more of the same. No doubt both 'Plans' came at a substantial cost to ratepayers in terms of staff and consultants' time.

With regard to the LHS stated dwelling targets, the numbers of dwellings required for our LGA from both State bodies are conflicting, so Council should have cleared up this basic premise before coming to the community.

However, it appears from the current facts quoted in the LHS that dwelling targets set by the State bodies can already be met by 'business as usual' approvals and normal development, so why does this Strategy, which conveniently aligns with the CIP, again try to justify additional development over and above that which has been recognised as being sufficient?

Where is the community good in again pursuing *'commercial and residential development'* in the 'growth area' of Hunters Hill Village, a location already rejected by many who commented on the CIP? To demolish community buildings, heritage cottages, established gardens and trees and cover open green space and parts of Figtree Park with concrete, in order to build a large multi storey residential and commercial development, is wantonly destructive. Refurbishing, sensitively restoring and extending the Community Services buildings should be Council's priority and would be hugely less expensive than this knock down and rebuild option. Where is the justification for moving Council staff out of the Town Hall into this location, when $1M+ of ratepayers money has already been spent on refurbishing Council offices? This all in spite of the statement in the CIP that the Town Hall *'will remain 'civic and proud'!*

The case has also not been made for more residential. If, as you argue, an over 55s development at Hunters Hill Village will provide more housing for our ageing community, where is the guarantee that these units will be sold to HH residents? Current government focus is to provide home care packages to ensure people stay put, so what makes you think that independent and financially-secure HH residents will be lining up to move out of their family homes? A development of this nature is only likely to provide a considerable windfall to developers, not the community it is meant to serve.

No mention either has been made of the disruption and huge increase in traffic this would cause in an already congested area or the severe impact on the existing village feel and built heritage, which directly contradicts your stated aim of *'protecting the village feel and built heritage that contributes to the area's sense of place'!*

One can only conclude that this once again demonstrates the casual disregard this Council appears to have for the community's views. Why is Council using our assets to try and turn themselves into developers? Could it be that some members of the current Council have a vested interest in promoting 'development opportunities"?

If Council is really sincere in their wish to engage the community, a public meeting is the only way to proceed

and I look forward to hearing when this will be convened.

Yours sincerely
Maureen Flowers
[redacted]

[redacted]

From: [redacted]
Sent: Sunday, 21 February 2021 9:55 AM
To: Customer Service
Subject: Housing Strategy

Hello
I have recently moved to the council area and support the Housing Strategy and councils ambition to deliver more housing around the Gladesville Road / Ryde Road junction as well as Gladesville village.
It would be good if council used this opportunity to get the new developments to deliver new pocket parks that provided alternative playgrounds for children, as well as more affordable housing. An affordable housing target of 5-10% is called out as viable in the Region Plan and council should mandate this in the council area.
Thank you
Marc

[redacted]

From: [redacted]
Sent: Monday, 22 February 2021 12:13 AM
To: Customer Service
Subject: re: additional housing in 3 growth areas

Dear Sir,

I understand that Council's draft LHS is pushing for additional development opportunities over and above State requirements which will adversely impact our historic suburb. The need for these further residential opportunities has not been demonstrated.

One proposed growth area is the Figtree/Hunters Hill village. Nothing has been mentioned about the disruption and huge increase in traffic this would cause an already congested area. The intention being to demolish 2 community buildings, with valuable open green space, and 3 heritage cottages with their established gardens and mature trees and replace with a large multi storey and residential and commercial development. This will have a severe impact on the existing village.

There is also talk of turning Figtree Park into a hub, open green space for all. Currently the park has mature trees and areas for people of Hunters Hill to picnic and or walk their dogs. Also in this area is the Hunters Hill Croquet Club a very valuable addition to all of the Community for young and older members. The idea of knocking down the fences and trees and opening up the space will stop the game of Croquet altogether. There is no other suitable place for us to play in Hunters Hill.

Is there not enough 'green space' in Hunters Hill already? Dont destroy this suburb of Hunters Hill with its village feel and built heitage that contributes to the area's sense of place.

Christine Cocquio

Resident of Hunters Hill since 1975.

[redacted]

From: [redacted]
Sent: Friday, 26 February 2021 2:17 PM
To: Customer Service
Subject: Hunters Hill Council Development Plan

Dear Sir,
I wish to express my disapproval of the Hunters Hill Local Housing Strategy and Development Plan.
Firstly I am concerned that there has been no public meetings to explain and discuss the plan with the people of Hunters Hill. Second there are many concerns that have been expressed that have not been addressed.
I share the concerns expressed by the Hunters Hill Trust, and those or Judith Johnson, whom I know put in a detailed letter of concern.

This plan to be stopped until these concerns have been addressed.
Yours David and Elizabeth Dossetor
[redacted]

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[redacted]

From: [redacted]
Sent: Sunday, 21 February 2021 9:05 PM
To: Customer Service
Subject: Proposed multi-storey development for Hunters Hill

DearSir/Madam,
Hunters Hill Council held out against the State Government to remain independent.
There is a further chance to stand up to the State Government's demand to increase population density in our suburb.
There is a traffic and parking problem around the coffee shops in Gladesville Rd which does not need to be exacerbated by further development. The peninsular nature of our suburb means narrow exits and entrances to it, and there are already long delays exiting Church St in peak hour.
Please do not bow to this pressure of development which will further erode the village ambience we hold dear.
Yours sincerely,
Janet Williams.
Sent from my iPhone

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[redacted]

From: [redacted]
Sent: Sunday, 28 February 2021 6:38 PM
To: [redacted]
Cc:
Subject: Draft Local Housing Strategy (LHS) and Community Infrastructure Plan (CIP)

The General Manager.
Hunters Hill Council.

I write to comment briefly on Council's Draft Local Housing Strategy and Community Infrastructure Plan.
It seems to me that Council has a plan to have a plan, at this stage a statement of principles and aspirations upon which the plan will then be developed and possibly implemented.
For the sake of the preservation of this still beautiful suburb, already damaged by excessive, often ugly and inappropriate development it is essential that the process of deciding exactly what the final plan will be is totally transparent and for this reason it is essential that a public meeting or a series of public meetings be held to facilitate feedback to Council with, hopefully, a receptive ear to community views.

Yours faithfully,
John Stephenson
[redacted]

[redacted]

[redacted]

From: [redacted]
Sent: Friday, 19 February 2021 3:42 PM
To: Customer Service
Subject: [SPF Softfail] 'Draft Hunters Hill Local Housing Strategy'

It has been brought to my attention that the Local Housing Strategy for Hunters Hill will result in an excess of the homes required by State Government planning. Let's not smother our beautiful suburb with more apartments and units than we need and cease unnecessary construction when the increase required is already in hand.

Yours faithfully,
Elizabeth Hinton

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[redacted]

From: [redacted]
Sent: Tuesday, 23 February 2021 12:19 PM
To: Customer Service
Subject: Building development in the local area.

Dear Sir or Madam, As a resident of Hunters Hill for many years I am finding the area has been sooo changed as has so many of the suburbs in Sydney. Where Hunters Hill is concerned the whole ambience is far from what it used to be AND it is losing its original village atmosphere and that is what it was so popular for. Bigger isn't better and money doesn't make it so either. yours Faithfully Catherine Higgs [redacted]

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[redacted]

From: [redacted]
Sent: Thursday, 25 February 2021 8:00 AM
To: Customer Service
Subject: Comment on Draft LHS

Dear GM

I wish to comment on and question Council's Local Housing Strategy.

I support Council's stated aims of protecting built heritage that contribute the area's sense of place.

I am concerned that Council is seeking additional 'development opportunities' beyond State requirements.

Can you confirm if this is the case, and if so under what rationale?
I am particularly concerned by the proposed demolition at Figtree/Hunters Hill Village.

With thanks
Jason Catlett
[redacted]

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[redacted]

From: [redacted]
Sent: Tuesday, 16 March 2021 12:41 PM
To: Customer Service
Subject: Re LHS and Hunters Hill

To Whom it Concerns

The Council and it's decision making is of concern to myself and the local community of residents ,I speak with.
Some of the decisions of the Council appear not to be in the greater interests of the Community.
One absurd decision was the monies spent on the upgrade to the Town Hall, where now the Council is of the belief it Is wise to relocate.
Secondly, plans to demolish the Community Hall and the Croquet Club and the adjacent cottages. The reasoning given for
this exercise does not appear to have logic .
This suburb is a Heritage Suburb and all Councilor's and the Council GM and staff should have this forefront in their minds at all time.
Who agreed to replace the stone gutters with Cement gutter's. There not on board with Heritage requirements.
For Hunters Hill to retain the Heritage Suburb banner we cannot allow development as has happened in the district previously. The development of non-appealing, substandard units in the suburb.
Those on the council who do not desire to maintain this suburb as one of a Heritage Suburb should not be on the Council.
Their intentions are not what is required by the residents.

Yours Faithfully

Ed Bracks
[redacted]

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[redacted]

From: [redacted]
Sent: Tuesday, 23 February 2021 12:16 PM
To: Customer Service
Cc: Judith Johnson
Subject: Proposed development query

Hello,

I understand from the Hunters Hill Committee that community comment for the proposed development in the Figtree/ Hunters Hill Village will be closed for comment from February 28th.

As I have received no reply to my previous email on this matter, I assume Council is not really terribly interested in community opinion. This façade of effective community interaction is just that, a pretence that effectively excludes the opinion of many residents who are not aware of the proposal. It is presumptuous of Council to assume that everyone is happy to receive information on an app. I am aware of the desirability of limiting paper communication, but surely a brief flyer in letterboxes would obviate this problem at minimal expense and cost to the environment.

Can you please reassure me, that my views and those of others opposing the gross overdevelopment of our historic suburb, will receive a fair hearing?

How will these views be received and acknowledged? How will outcomes be communicated?

Please, do not turn Hunters Hill into another Lane Cove, congested and traffic a nightmare, rampant overdevelopment glaringly apparent.

Thank you,

Margaret Wall

[redacted]

From: [redacted]
Sent: Tuesday, 23 February 2021 11:26 AM
To: Customer Service
Subject: Community Infrastructure Plan

To the Mayor and the Council,

I am a relatively newcomer to Hunters Hill having moved to Madeline Street 11 years ago. My husband and I made the move from the inner city to Hunters Hill because of the history of the suburb, the tranquility, the green spaces and the beautiful streetscapes. Also, because of the locals we had met, we felt that this was a suburb where residents felt strongly about maintaining all of these precious attributes not found in most Sydney suburbs.

During this period we have seen the streetscapes change dramatically with the erection of large (ugly) homes on small blocks, removal of trees and a total lack of sympathy to the historic value of the area.

I walk from Madeline Street to the village shops at Gladesville/Ryde Road most days and the increase in traffic since the development of Maison and The Serena has been horrendous. Trying to cross the overpass fills me with dread as the traffic speeds to beat the lights and backs up across the intersection. Cars are shuffling around trying to park and I have had near misses several times by drivers trying to enter or exit spaces that are too small and they don't look for pedestrians. Pedestrians in that area don't seem important to drivers trying to find that elusive parking space. What is going to happen if your latest plans around Figtree Park go ahead. The only precious greenspace in that area and these plans will impact it and us, the residents who enjoy sitting there or just walking through such a pretty space, enormously.

I remember during the NSW Government's drive for amalgamation, the Council's main driver was that this is a small council area, well run and expansion wasn't going to be a good outcome for the residents. We, the residents, agreed, Now, for some reason, expansion is a good thing for the council but I don't see a single benefit for your loyal residents who fought the fight to keep it small. Expansion of this beautiful suburb is good for nobody but the developers and, perhaps, the council.

Bringing more traffic into this area because of increased housing options will completely ruin what is here. Trying to get out of Ernest Street, Ferdinand Street or Ady Street in peak times is impossible and crossing Alexandra Street by foot is downright dangerous. Try and fix the problems we have before you start making them worse.

I strongly object to all aspects of this Plan.

Barbara Holdsworth

[redacted]

From: [redacted]
Sent: Sunday, 28 February 2021 3:06 PM
To: Customer Service
Cc: Jim Sanderson; Elizabeth Krassoi; Ross Williams; Zac Miles; Ben Collins
Subject: Council's housing strategy

I write to add my submission concerning the housing plan for the council. Hunters Hill is a small historic area already suffering from problems due to density. When trying to leave the peninsula as Hunters Hill Primary is opening and more particularly closing of a weekday, the queue can be well over a kilometre long. Of a weekend parking in Woolwich, particularly near Clarkes Point which is enjoyed by many people from outside the area, is extremely difficult. The Village shops and Medical Centre face the same parking problems continuously. Any considered development should be discussed at a meeting, so residents can hear exactly what is proposed and comment on it, before any decision is made that could well impinge on local amenity adversely. Thank you Jill Stephenson, [redacted]

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[redacted]

From: [redacted]
Sent: Wednesday, 24 February 2021 12:26 PM
To: Customer Service
Subject: Draft Hunters Hill Local Housing Strategy

Figtree/Hunters Hill Village Proposal

Once again the heritage of Hunters Hill is under threat, this time disappointingly from within.
I strongly oppose the plan to replace the heritage cottages on Gladesville Road with a multi-storey development which will encroach on Figtree Park and lead to the destruction of many mature trees. Figtree Park is a place of passive activity enjoyed by many people for its peaceful ambiance, opportunity for quiet contemplation and restorative qualities.

This is gross over-development.
There is no cost/benefit analysis.
It will cause traffic chaos and severely affect liveability for residents of the area.
Government requirements for an increase in the number of new dwellings in Hunters Hill upto 2041 have already been met.
There is no proven need for a Village Green.
Hunters Hill already has more suitable open spaces for community activities in Henley, Gladesville Hospital/Bedlam Bay and Boronia Park areas.
Hunters Hill Town Hall will become redundant and costly to maintain. There is no guarantee that Council can make it a commercial success.

Hands Off Figtree Park! A need for this development has not been shown. It will degrade the environment and destroy the village atmosphere which Council apparently values.

Jennifer Craigie
[redacted]

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[redacted]

From: [redacted]
Sent: Wednesday, 24 February 2021 5:02 PM
To: Customer Service; Ross Williams
Cc: Hunters Hill Trust
Subject: Comment on Council's Local Housing Strategy

Dear Council and Mayor,

The Local Housing Strategy is ill-conceived when the current trend projections in dwelling development will already satisfy the unreasonable demands of the State Government.

Although it has been promoted by and supported with colourful publications and flowery prose about all of the imaginary benefits that will ensue, I have yet to see the costings and program timeline for the project. Because Councils are invariably poor at estimating the costs of major projects, the likelihood of major cost blowouts is high especially in this case due to the undue haste with which it is proceeding. When the tenders on the project come in and crush the costings it will be too late to terminate the process.

The LHS would appear to have been designed to satisfy the aspirations of the pro-development councillors by converting the municipality into high-rise blocks of flats ie future slums, thereby ingratiating themselves with Party head office.

Council has done several questionable things recently eg the strange concrete bus stop seats which were thankfully removed but presumably still wasted many rate payer dollars, the unnecessary sign writing on the electric car fleet also at an additional cost, the expensive refurbishment of the Council Chamber, and the relocation of the works yard to Lane Cove so that council staff must drive to Lane Cove and back every time they need a load of hot mix or mulch, adding an hour to each task. These ill-considered and wasteful expenditures could push Hunter's Hill into a fiscal black hole even without the amalgamations required elsewhere to achieve the same effect.

Which fool is the captain of this ship wreck?

Given the irrational performance of the Council during this term, I believe that it is not sufficiently competent to deliver a Local Housing Strategy which is acceptable to the community and that finalisation of the LHS should be suspended until it can be voted on and approved by the electorate at the next local government election. This delay should give Council adequate time to prepare and present the project plans and costings to the community so that an informed vote can be taken and formal approval given (or withheld).

Act in haste, repent amid the high-rise slums at your leisure.

I hope you find my comments helpful as you try to rescue the municipality from this pending disaster and please don't hesitate to seek my guidance.

Yours faithfully,

Robert Allan,

[redacted]

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[redacted]

From: [redacted]
Sent: Monday, 22 February 2021 8:25 PM
To: Customer Service
Cc: Ross Williams; Hunters Hill Trust
Subject: Draft Hunter's Hill Council Local Housing Strategy

Submission re Hunter's Hill Council Local Housing Strategy

I strongly request that Hunter's Hill Council agree only to the minimum housing increase required by the State Government. It is not possible both to protect heritage and remaining environment and also to plunk in additional housing.

I quote from the Hunter's Hill Trust: "The Local Housing Strategy states it will 'deliver additional housing in 3 growth areas' similar to the proposals in the recent draft Community Infrastructure Plan. One proposed 'growth area', soundly rejected in a Hunter's Hill Trust member survey, is Figtree/Hunters Hill Village. The intention is to demolish 2 community buildings, one with valuable open green space, and 3 heritage cottages with their established gardens and mature trees, in order to build a large multi storey residential and commercial development potentially encroaching on Figtree Park, which will have a severe impact on the existing village." [HHT]

This is greed idiocy. More does not make Hunter's Hill better at anything we want to be.

Again, "This directly contradicts the LHS's stated aim of 'protecting the village feel and built heritage that contributes to the area's sense of place'! No mention is made of the disruption and huge increase in traffic this would cause in an already congested area!" [HHT]

Such changes to the Figtree/Hunter's Hill Village would be a travesty, a mockery of Hunter's Hill Council's role and understanding of its planning principles.

Hands Off Hunter's Hill Town Hall, too. No profiteering.

Most Sincerely Yours,

Alice Oppen OAM

[redacted]

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28-2-2021 dLHS_AKS_SubmissionF

Draft Local Housing Strategy (8 December 2020)
Personal submission by Alister Sharp
[redacted]

The draft Local Housing Strategy has taken me by surprise, and I am deeply perplexed at many of its aspects:

- This comprehensive, 81-page document was prepared for Council by consultants Aurecon,an international consultancy whose website says it employs over 7,500 employees and ahas an annual turnover far in excess of A$1000 million. This must have cost Council a great deal! Shouldn't Council first have checked whether the concept behind the strategy was acceptable to its residents? The document has no reference to having done so.
- The draft strategy was approved by Council for public exhibition without first being discussed by all Councillors (e.g. at a meeting of Committee of the Whole)
- The strategy is based on Council's draft Community Infrastructure Plan; this is premature since the response to the CIP hasn't even been reported, let alone that Plan being adopted by Council.
- Despite stating quite clearly that Hunters Hill will meet the targets imposed by the Department of Planning, Infrastructure and Environment (DPIE) and suggested by the Greater Sydney Commission(GSC), the Strategy proposes various forms of medium density, development additional to that mandated.
- The Strategy suggests locating additional housing where it would increase traffic congestion and add pressure on community facilities, yet fails to explain who would benefit from the proposals apart from developers and the building industry.
- No evidence is presented to support the statement that Hunters Hill '*is set to become increasingly unaffordable*'. Apart from the very wealthy, which would be little affected by the proposals, rental cost in Hunters Hill is stated as being not appreciably higher than in the rest of Sydney. No data is presented regarding house prices.
- The Strategy fails to consider the constraint that much of the municipality is outside Council's direct control, being outside the Conservation Areas, and so allowing Complying Development. Currently, especially throughout Boronia Park, existing family houses are being demolished to be replaced not by 'housing for senior and the elderly, affordable and social housing, and accessible housing' but by 'palaces', covering all but 20% of the site (as permitted under Complying Development). This doesn't increase the stock of housing, and certainly doesn't '*protect significant environmental values through sustainable development*'. Neither does it result in '*compatibility of new housing with existing local character and heritage*'. The Strategy must explain how this can be taken into account.
- Exacerbating this problem, although only 30% of the total area, that part unprotected by Conservation Area status represents most of that part of Hunters Hill lying west of the overpass. This area, therefore, is outside Council's ability to control the four Priority items listed in the Executive Summary. The aim for this part of Hunters Hill must be to give greater protection of the remaining heritage houses, rather than their replacement.
- In summary, there is a disconnect between those parts of the Strategy document that describe (accurately) the municipality and its constraints, and the recommendations for additional housing. Indeed, the Strategy reads as though one crew did an excellent job of describing Hunters Hill, allowing for the increase in housing advised by DPIE and GSC, and a second crew grafted on pre-conceived instructions to add additional housing.

To the Mayor and Councillors of Hunters Hill

Thank you for the opportunity to comment on the draft Local Housing Strategy for Hunters Hill Municipality. (Dec 8 2020).

Any discussion paper by Council proposing housing or other development in HH Municipality needs to be predicated with a detailed description of this, the oldest garden suburb in Australia. It needs an analysis and acknowledgement of its *National* Heritage significance and acknowledgement of its inclusion in the Register of the National Estate as a Conservation Area by the Commonwealth Government.

The significance of our suburb sets it apart from other places and must be the platform that informs propositions and decision making by elected Councillors and staff. The significance of this place as a whole must guide, inform and necessarily constrain. I note that in 2.2 of this LHS document, reference to significance of local character is indentified only in Priorities 3 and 4 (out of 4).

The Executive Summary p.2, acknowledges that " Development will remain highly constrained" and "a capacity assessment under existing planning controls reveals limited ability to support new development across the LGA…..Slow population growth and a small population ….mean dwelling demand ...remains low".

The Dept of Planning requires only 78-82 extra dwellings before 2041 above the increases in existing planning controls. The greater Sydney Planning Commission's targets were slightly more but acknowledged a likely lower demand and HH's significance as well as extensive foreshore and bushland reserves and over 70% conservation area. These Government planning agencies reached these views after visiting the Municipality and understanding the area and its outstanding significance.

I understand that on the basis of these projections with existing approvals for unit development around Gladesville Village Victoria road and others over the past 5 years, we are already on track to achieve existing State Government targets.

Why then is Council proposing to exceed these Government targets?
How is this compatible with our obligations to conserve our heritage and character for future generations?
Is it a coincidence that these planning aspirations seem to parallel proposals in
The community Infrastructure Plan for development "hubs", which drew community criticism?

Three final comments
Figtree Park is a delightful small park, which needs to be retained as quiet open space – increasingly required by families and the elderly as densities and increase along Ryde road. This park should not be incorporated into the Figtree shopping area or developed for multi-use, multi-story development.

Finally Gladesville Hospital precinct is also a site of National significance belonging to the State government.

I believe that any public land slated for housing or other development or sale/lease, needs to be the subject of widespread, informed community discussion and debate.

Helen Temple
27th February 2021

Draft Local Housing Strategy (8 Dec 2020)
Submission by the Hunters Hill Trust
Contact Alister Sharp, President
[redacted]

The General Manager
Hunters Hill Council
Alexandra Street, Hunters Hill

Summary

Behind the analysis and proposals of the Draft Local Housing Strategy (dLHS) is an assumption that Hunters Hill housing density must increase. Certainly, Government has imposed a modest increase, and undoubtedly those who profit from development would support a greater increase, but this Strategy should satisfy the *'needs and aspirations'* of the residents. This draft Strategy fails to establish whether the residents of Hunters Hill seek more than the current continuing increase which alone will satisfy Government's requests.

As observed in the Executive Summary of the dLHS, *'Development in Hunter's Hill will remain highly constrained and land/property is set to become increasingly unaffordable. A capacity assessment under existing planning controls reveals very limited ability to support new development across the majority of the LGA. These factors, combined with slow population growth and a relatively small population, mean that implied dwelling demand as assessed by NSW DPIE capacity experts remains low.'*

In recognition of the predictions of the Department of Planning, Industry and Environment (DPIE) and the recommendations of the Greater Sydney Commission (GSC), the dwelling targets for Hunters Hill are modest relative to much of Sydney, and most will be achieved by continuing the current level of development. While Council is obliged to prepare a housing strategy it need not impose a greater increase than that suggested by Government, and should not use this opportunity to formalise the suggestions made in HH Local Strategic Planning Statement of 2019 (LSPS), and the draft Community Infrastructure Plan 2020 (dCIP); still in draft form.

Major shortcomings of the Strategy

- The strategy fails to meet the Vision stated at its beginning (p4). The first paragraph of the Vision would apply to anywhere in Australia. And the strategy simply fails to satisfy the requirements stated in the second, namely to *'retain its current low-scale urban form whilst prioritising the protection of heritage, significant built and natural environs and unique garden suburb character.'*
- The assumption that a great deal of higher density housing is required, when the requirements of Government are quite modest, and residents have not been consulted for their views.
- Failure to discuss the constraints which give Council no direct ability to influence development in those parts of the LGA subject to the State Government's Complying Development.
- Failure to explain how or where in the Municipality *'affordable'* housing and accommodation for *'downsizers'* can be achieved and be compatible with environmental improvement.
- Failure to clarify Council's intentions for the Council Works Depot, proposed as one of the possible sites for redevelopment in the draft CIP, in spite of the potential for it redevelopment being promoted in that document.
- Inclusion of the expansion of retirement accommodation and aged care in the Priorities and Actions of Section 6 in spite of stating that there are no available sites on which to locate them and there being no analysis of the number of existing retirement and aged

care locations and capacity.

- It is disturbing that the document is not identified as a draft (rather than an agreed document) because there is no backing for some actions stated as already completed. For example, the Introduction (Section 1.1) states that Council has consulted with *'community housing organisations, seniors living providers and the Sydney Metropolitan Aboriginal Land Council (Metro LALC),* yet the body of the document fails to reference or provide the content from these consultations, and simply states the intention to consult in the future.

Complying development

Thirty percent of the municipality lies outside the parts designated as Conservation Areas, and therefore outside the direct control of Council because it is subject to Complying Development. This sees modest-sized, single-storey family homes being replaced with large two-storey, family homes, not dual-occupancies or apartments, thus not altering the housing density but in many cases depleting the suburb of much needed tree canopy and green space. The implications of this need to be explored in the dLHS and a case made for some alternate thinking that encourages best design practices, preservation of scale and character of our suburb and innovation in providing additional accommodation, such as by sympathetic additions and 'granny flats'. The complying development laws are promoting unsustainable development that is impacting neighbour amenity and eroding the strong sense of community that Hunters Hill has historically enjoyed.

Ageing of the population

As shown in Table 4.1, forecasts for the population to 2041 show that while the total population will fall, the proportion aged over 54 years will increase by an average of 1% every 5 years, equivalent to 30 people entering this category each year. Some of these people will remain in their family houses, some will seek to downsize from family homes to places with easier access (e.g. the absence of steps or stairs), and some will seek to move to aged-care facilities. The suggestion (5.7.3) that shop-top housing could suit an aging cohort must be qualified by stating that this requires purpose-designed buildings (with level entries, and fitted with lifts for people who wish to live on top of shops.

Is there a need to provide additional housing in Hunters Hill?

As discussed in Section 4.3.4, DPIE figures suggest an additional 75 dwellings are required to meet projected population growth by 2041. There seems also a need for greater diversity of housing, which currently is not being satisfied under Complying Development in that part of Hunters Hill not under Council's control.

The North District Plan of the Greater Sydney Commission (Section 4.3.5 and Table 5 of the DIPIEs 'Hunters Hill data information pack' states that Hunters Hill is on target to meet its requirements (projected 159 dwellings of a target range 150 - 200).

With these relatively small targets, the projected increase in housing will be catered for by developments already approved in Gladesville, and possible residential development of the Gladesville Hospital site - although this potential must be approached carefully to ensure the preservation of this location for future generations as well.

There is certainly no justification for the Actions envisaged in 6.2-Housing Priority **1,** such as to *'Focus mid-rise residential development on Gladesville Town Centre, Hunter's Hill Village and Boronia Park'.* Council should consider how it can preserve the character of Hunters Hill while enabling creative housing solutions - such as proposals to convert mansions into apartments that the suburb saw in the 1960s and 1970s that has left a legacy of beautiful heritage buildings and gardens but with increased housing capacity.

There still remains the requirement to provide greater diversity of housing, which will not necessarily eventuate under commercial conditions. Should Council decide to close permanently its Works Depot, it should open discussion of all possible uses for this site. Should it be converted to public open space, which is short in this part of the peninsular? Or rezoned for development as long-term affordable rental housing? This would provide a rare opportunity in an LGA described in the Strategy as having a *'highly constrained, unaffordable property market'*. Of course, this would reduce the sale price, and would require a watertight guarantee against it later being reclassified and resold into the general housing market, so creating a windfall profit for the then-current owners.

Section 6: Housing Strategy Implementation

Priority 1: Plan for additional housing in appropriate locations

The document equates Priority 1 to *'Alignment with Hunter's Hill LSPS Goals and Planning Priorities'*, which are recognised as being **to meet community needs and aspirations**, stating that the Strategy should:

- 'Provide services and facilities within Hunter's Hill to meet community needs and aspirations of the community', and
- 'Provide land use planning framework to support community needs and aspirations'

But there is no reference to having determined the needs and aspirations of the people likely to live in the additional housing proposed by this Strategy. While their needs and aspirations could well include *'a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities'*, perhaps they also have other concerns that are incompatible with being crammed into high density, multi-storey living in an over-developed Hunters Hill Village, above a new supermarket in Gladesville, or on top of a shop in Boronia Park.

A major failing of this Strategy is that it gives little attention to that portion of Hunters Hill that lies east of the overpass. The nominal reason for this is concern about traffic congestion on the route leading down the peninsula, but this is purely peak-hour congestion, which is shared by Ryde Rd and Victoria Rd (see Section 4.4.4). Perhaps the underlying reason is that summarised by the statement that *'Council is committed to maintaining the character, amenity and high environmental values that apply to the Hunter's Hill peninsula, whilst allowing for some additional capacity in appropriate locations'*. The Hunters Hill Trust acknowledges the special character of our part of Sydney but this is not limited to the peninsular. All of our through roads suffer peak hour traffic congestion, which can be reduced by enhancing other modes of transport such as cycling, walking and public transport. In summary, 'character, amenity and environmental values' are not confined to the peninsula.

Priority 2: Support housing diversity and housing affordability

Quoting the LSPS Goals and Planning Priorities, these aims are stated to be to:

- 'Provide services and facilities within Hunter's Hill to meet community needs and aspirations of the community now and by 2040'; and
- 'Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040'

But the dLHS fails to identify the community's needs and aspirations regarding housing diversity and affordability, and simply assumes everyone (including *'shrinking household types, young families, those who wish to downsize')* wish to live in *'one, two- and three-bedroom apartments'*. Surely *'diversity'* means more than everyone living in an apartment; this may coincide with the State government's current view, but is one we are not obliged to accept.

It is difficult to see how Action 2.5 ('*Work with neighbouring Councils ...*') could improve affordable housing within Hunters Hill: it sounds more like seeking to transfer our responsibility to our neighbours.

Action 2.9 suggests '*a sensitive upgrade of existing housing stock and a consistent approach to assessing proposals to older apartment stock and some older residential buildings*', but doesn't explain how this might increase diversity and/or affordability without reducing quality or degrading the environment. It is acknowledged, however, that older apartment stock is often better designed and built for amenity and preservation of green space than new apartments that just seek to maximise developer returns against the land acquisition costs.

Priority 3: Protect significant environmental values through sustainable developments and design quality of new developments

The aims to achieve sustainable development and design quality are stated to be to:

- Create great places and streetscapes for people.
- Facilitate and undertake sustainable practices.

The means to achieve these admirable but vague aims include to:

- *'investigate a design excellence bonus'; this is important, and could be combined with* an Environmental Excellence bonus. But there would need to be a mechanism to provide some certainty that the measures permitted by the bonus were permanent.
- *'locate future housing away from environmental risk areas'*, yet the proposed development of and around Figtree Park inevitably would degrade environmental values here through removal of tree canopy and green spaces which water absorption rather than run-off.
- *'address transport and parking";* intensive development inevitably leads to increasing traffic congestion, so should be kept away from areas such as Figtree Park, and Boronia Park shopping area, both of which are already currently congested centres is with limited provision for parking.

Priority 4: Encourage compatibility of new housing with existing local character and heritage

The aim of this Priority is stated to be to *'Maintain and enhance the natural and built heritage character of Hunter's Hill',* which, in turn is stated to be 'a l*eafy established area with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community.'*

Such an aim is welcomed but shifts the burden of development sought by Council through the proposals for:

- 'mid-rise apartment living' in Gladesville, or
- 'buildings providing a 2-3 storey presentation to street in the Hunters Hill Village, or
- '2-3 storey buildings in a strip shopping centre' in Boronia Park

Protecting environmental values

While stated as an aim, no specific mechanisms are proposed to protect environmental values while increasing housing density. The reality of the euphemism *'renewal of existing housing stock'* is the 'knock-down-rebuild' pattern that, under the heavy touch of Complying Development, currently is blighting all but the Conservation Areas of Hunters Hill (and even here heavy-handed change is being imposed). Inevitably, such *'renewal'* is accompanied by the loss of open space and trees. Under complying development only 20% of the site area (as opposed to the original garden suburb rate of 50%) need be available to grow plants of any type, and replacing single-storey with multistorey structures exacerbates the impact on 'environmental values'.

Conclusion

- The document explains that the current rates of increase in housing will meet the requirements of both the Department of Planning, Industry and Environment (DPIE), and the Greater Sydney Commission, (GSC),
- The document contains no evidence that the community seeks increases beyond these,
- Traffic congestion and parking are already recognised as problems in our tightly constrained municipality, yet the proposals would intensify these problems,
- The only bodies likely to benefit from the proposed changes would be developers, and those (most of whom are not residents) who would benefit from demolition and construction.
- Council should amend this proposal to meet only the minimum requirements of the DPIE.

National Trust Vienna Cottage Committee

DRAFT LOCAL HOUSING STRATEGY (LHS)

The General Manager,
Hunters Hill Council,
Alexandra Street, Hunters Hill

We refer to the Public Exhibition of the Draft Local Housing Strategy (LHS) 2021 and make the following submission.

The Vienna Cottage Committee has considered the draft Local Housing Strategy and are concerned that the strategy has not taken account of the strategic impact of Coronavirus and climate change

The four priorities identified by the strategy are

Priority 1 - Plan for additional housing in appropriate locations

Priority 2 - Support housing diversity and housing affordability

Priority 3 - Protect significant environmental values through sustainable developments and design quality of new developments

Priority 4 - Encourage compatibility of new housing with existing local character and heritage

The Committee is particularly interested in Priority 4 and would hope that Council rather than encouraging compatibility of new housing…… would in fact require compatibility with local character and heritage.

The greater Sydney Commission has proposed targets for additional dwellings in Hunters Hill of

0- 5 years 150 new dwellings

6- 10 years 150- 200 new dwellings

The LHS believes these targets can be met and proposes additional dwellings above the target.

The Vienna Committee is concerned at the impact of these expanded targets on the character of Hunters Hill and as the document is a strategic plan would question whether the targets have taken account of the impact of the Coronavirus on population growth in greater Sydney due to reduced migration, population movement to the regions encouraged by flexible working arrangements and lower housing costs.

The NSW Government DPIE document 2020 population insights of December 2020 highlights that the impact of COVID 19 on population change will be substantial.

Before Covid19 Sydney's population was growing at 1.7% . For the year ended 30 June 2020 NSW population grew by 0.09%

Apart from the drops in migration and fertility the report also notes a reduction in underlying demand for housing due to movement to the region stimulated by flexible working arrangements

The Greater Sydney Commission population targets have not been adjusted for the impact of Covid 19 and we believe Hunters Hill Council should not plan for increased housing above the Greater Sydney Commission targets.

The committee is also concerned about the alienation of parkland to accommodate new housing and more generally the impact of increased housing on the tree canopy in Hunters Hill. Increased temperatures due to climate change can be ameliorated by the tree canopy, however there is a need for a strategy to increase the tree canopy both on land owned by the Council and on private properties.

John Birch AM

Chair

National Trust Vienna Cottage Committee

28 February 2021

[redacted]

22/2/2021

Karyn Raisin
[redacted]

To Mayor and Councillors

Response to Draft Local Housing Strategy

Last October I submitted feedback on the Draft Community Infrastructure Plan (DCIP) a vision for future growth within our Municipality. As a long term member of our community I was extremely keen to read the recently released Draft Local Housing Strategy (DLHS) and see how future forecasts support a need for change. The DLHS greatly reinforced my earlier observations whereby I objected to proposed joint Council/Developer commercial/residential investment proposal for Figtree Hub with case for change based on non-credible statistics. I did note at that time the future population growth looked to decrease, not increase as outlined.

It would seem the statistics in the current DLHS support my argument given by 2041 there would be a **decrease in population growth** (from 14,656 to anticipated 14,054) rather than increase. While the DCIP seemingly promoted the need for additional development growth opportunities in housing to meet future demand, the DLHS clearly demonstrates this is not the case. The demand for future growth simply doesn't exist.

While I acknowledge population projections are stated as being inconsistent, the housing demand required for Hunters Hill by 2041 is still only 5,621, an increase of only 82 from 2016 figures. At the current rate of new dwellings (detached and multi-unit) per annum, Council is looking to romp it in to meet required targets.

As with my previous response, my primary question remains.

> **Is it necessary for Council to attempt risky joint ventures with developers, as proposed in the DCIP, given the stats do not support such a case?**

Table 4.4 Breakdown Householder Types clearly demonstrates the only growth will be in Lone Person Households. Everything else drops including Total Family Households. It would also seem Council is at odds with our federal level of government. Why the need to build residential for those aged 55 plus at Figtree Hub when more and more Home Care Packages are being offered by government with a purpose of keeping the ageing demographic in their homes? I'm sceptical given the lack of detail made available about this proposal. Would such a planned joint development by Council/Developers be designated a **Retirement Village/Living** (age limited for over 55"s) or, be open to any age group wanting to buy property in Hunters Hill?

4.4.4 correctly notes - the Peninsular poses transport congestion problems given a lack of alternative routes thereby posing challenges for any increase of housing density.

Traffic from the Peninsula must feed into the Village overpass area joining traffic to/from the city, northern suburbs and western suburbs. On the other side of the overpass there are only two access roads converging into and out of the overpass, Gladesville Road and Ryde Road where proposed development of the Figtree Hub sits. Both Ryde and Gladesville Roads are single lane with a lane for residential parking (parking times vary). This area is already a nightmare in peak traffic times so why is Council proposing further development which will create further traffic congestion making a bad situation worse?

I would suggest current traffic congestion in the Figtree Hub area would also pose challenges (similar to the Peninsular) for any increase of housing/commercial density. One wonders whether unsolicited market-lead proposals have clouded Council's thinking?

> **Where is the evidence of need to look for additional development opportunities?**

It would seem existing approved Development Applications (DA's) along Victoria Road would provide 79 dwellings well before 2041. With Council approvals currently averaging 31.2 and with completions at 27.4 per annum, Council should well and truly meet its obligations set by any governing bodies.

In my area of Barons Crescent, I have watched in recent years tree after tree be removed to not only accommodate a rebuild of just one existing house, but a knockdown and replacement build of 2 (duplex) or worse, a 3 (multi unit dwellings) on the one existing site.

Going forward, Council must **seriously consider the cumulative impact of tree loss** due to continued excessive development in our municipality. With each new DA approval there seems to be the need for more trees to be taken down to maximise land use and profits. Every development puts in low maintenance gardens. Over a twelve-month period this **cumulative tree loss** greatly alters our natural environment and amenity and results in hundreds of trees disappearing every year. It is important for Council to seek some clarity around dwelling types and provide actual numbers for future developments. In time, I wonder if we will still be able to call Hunter Hill the oldest green garden suburb in Australia? **Will this happen on your watch?**

It is the responsibility of elected Councillors to represent the people within our community and to protect and manage ongoing environmental impacts (traffic, increased residential densities) whilst maintain what makes our Municipality so liveable. Sometimes that may require standing against opportunistic development applications or market lead proposals for joint commercial ventures or unreasonable demands or targets by governing bodies. Otherwise, where is the **relevancy** of the work you do?

Elected Councillors look after and manage our Municipality as temporary caretakers, to action what is in the best interests of all people and ratepayers.

> **Where is the evidence of need to relocate Council Administration to Figtree Hub. Ratepayers have recently spent $1.2milion renovating the existing premises? To what end?**

There is also the question of **transparency and trust** in our Local Council. Where can transparency be found in the case proffered in the DCIP? And what about Trust? Where is the business model including risk assessment, benefits and costing to support such a case for change?

Perhaps its time to have a public meeting to discuss proposed changes and have our questions answered?

Kind regards

Karyn Raisin

[redacted]

Dear Sirs,

I wish to express my concerns about the Draft Local Housing Strategy document which is open for public comment. This document and the Draft Community Infrastructure Plan which no doubt has cost us rate payers a considerable amount of money and I'm sure has been drafted to confuse residents and created anxiety among us who are impacted with these plans. Do we really know what the Council has in store for us?

As a resident of Ryde Road, I am very much aware of the developments that have been approved by Council. When the Council talks about meeting LHS stated dwelling targets. I believe these targets can already be met without additional development.

I can't believe that Council have plans to remove the cottages on Gladesville Road to develop into a 'Over 55s' complex for the locals to downsize (who will make sure that it will be for locals only?) Aside from which Government is encouraging residents to remain in their family homes and will provide home care packages so they can do so. Part of this development has a commercial component. There are already a number of commercial spaces available which have been empty for many years. Why create more? I believe the Council wants to move out of the Town Hall Chambers so that it can be developed with back lot into more apartments. So why spend $1m on the Town Hall refurbishment. It all makes sense now.

The Council also took the time to refurbish Figtree Park with new trees and grass seeds, I might add which looks great now. Part of this development may put the many beautiful old trees in danger. These trees are so valuable to our Environment. This should be the priority, not more traffic and apartments. Do we want to become a suburb like Lane Cove and Top Ryde which is now unwelcoming? The only people who will profit from this are the developers not the community that the Council is supposedly protecting.

What about the disruption and huge increase in traffic this would cause in an already congested area no mention of that nor the detriment to the village feel that we greatly value. This contradicts your stated aim of *'protecting the village feel and built heritage that contributes to the area's sense of place'! What a joke!*

Hopefully Council will see that the only way to proceed with this is to have an open proper public discussion with locals as happened with the ferry issues.

Regards
Louise Simpson
[redacted]

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Draft Hunters Hill Local Housing Strategy

[redacted]

Sent : 2021-02-28T17:39:15.0000000+11:00

To the General Manager, the Mayor and all Councillors:

This submission is in response to the Council's draft Local Housing Strategy currently on public exhibition.

The Hunters Hill Local Housing Strategy (dLHS) has been presented as an unnecessarily lengthy and complex document which requires a clear understanding of its relevance for residents to take the time to read it through. This may very possibly deter many ratepayers' from responding.

Hopefully this is not the intention since, similarly to the draft Community Infrastructure Plan (to which there is so far no feedback from Council on submissions), the changes proposed have considerable implications for the existing character, scale and amenity of the Hunters Hill LGA. The two documents are aligned in their proposals in terms of how Council's 'vision' is presented and both reinforce content previously inserted into the Community Strategic Plan and the Local Strategic Planning Statement. However, this iterative entrenching of Council's own 'blueprint' and its sense of inevitable development growth has yet to be justified or endorsed by the community.

In fact, given what we learn from reading the Strategy, Council's response to the NSW government's expectations of this LGA would surely be the straightforward statement that we are on track to comply with the modest increase in additional dwellings already set by both the Department of Planning (DPIE) and the Greater Sydney Commission's North District Plan (a projected 159 dwellings of a target range of 150-200 for HH LGA).

The DPIE's prediction for Hunters Hill's population is that it will actually decline by 225 people in the next 20 years. The dLHS includes the statement that "The limited capacity calculated under existing land use controls is also reflected in the DPIE's housing projections (demographically derived) that indicate growth of only 75-82 dwellings by 2041." The dLHS also shows that the current approved Gladesville DAs will provide 79 of the needed dwellings without reliance on any future development of the Gladesville Shopping Village Key Site or the eventual Gladesville Hospital heritage precinct (which will need significant assessment of its many social, aesthetic and environmental values prior to any residential development occurring).

Why is our Council pushing an agenda for greater dwelling numbers than is currently required, given the recognised constraints and values of our LGA? Council appears to be working against the established wishes, needs and aspirations of its community, so well described in the same documents you are using to suggest that we need a high level of change and development. Ratepayers have a right to expect that our interests, not those of external forces, are protected and respected. We are being required once more to defend our repeated feedback to Council that the existing characteristics, heritage values and amenities of the places where we live are important to us and that we want them maintained and not put at irreversible risk from ill-advised and unwanted development. Council's *Local Strategic Planning Statement* summarises it well:

"The lands of Hunter's Hill are reflective of a modified urban landscape due to European settlement and urban development of the lands. Hunter's Hill LGA is predominately made up of low-scale residential suburbs with a unique natural and built character. The LGA is highly valued by the community for its garden-suburb development, historical subdivision patterns, architectural styles and various phases of development over time. Whilst most of the area's natural vegetation communities have been removed, natural vegetation remnants still make up 33 hectares of bushland in the LGA. Hunter's Hill is recognised as Australia's oldest garden suburb, with over 70% of the LGA within one of seven heritage conservation areas (HCAs). There are also 510 local heritage items and 8 state heritage items listed within the LGA. Hunter's Hill LGA has a residential population of 14,656 which is expected to decrease to 14,054 by 2041 .

So, will Council revise the draft Local Housing Strategy on our behalf and acknowledge the State government's recognition of the unique nature of the Hunters Hill LGA with its Conservation Areas, established trees, parks and gardens, accessible foreshores, significant bushland, as well as noted land use restraints, and accept the modest dwelling requirements with our gratitude? A greater diversity of affordable housing, refurbishing and adaptation of heritage housing stock is welcomed but the notion that we will want to live in medium density apartments above retail shopping is entirely unproven.

There is growing alarm that Council is out of step with its ratepayers and their wish to preserve our valued historic area and low-density scale of housing. Under the cover of Covid-19, which has kept the community at arm's length, plans and strategies have been prepared and presented in a finalised form that implies there's little opportunity for changing the documents' ambitions, even though the business case has not been made and details of costings and design are lacking. I object to this mode of consultation which is more likely to frustrate than inspire the community of Hunters Hill that their 'needs and aspirations' will be satisfied.

Brigid Dowsett,

[redacted]

Dear Hunters Hill Council,

I refer to your Draft Hunters Hill Local Housing Strategy and provide my comments and suggestions as follows:

1. Despite the R2 zoning, the historical character and heritage values of Hunters Hill have been eroded by the number of modern house developments replacing non-heritage buildings within Hunters Hill.
2. The density of the development therefore does not substantially reduce the erosion of heritage values, good design requirements can assist with higher density development. For example, planning laws can drive future development towards particular styles of housing that will create a new character that is in keeping with a village character of Hunters Hill. Such as allowance for limited or no side boundary set backs which would enable terrace style buildings.
3. The forecast decrease in residential population should indicate to Council that greater action ought to be taken to maintain the vibrancy and life of Hunters Hill, as well as its financial viability.
4. Council ought to consider ways that would encourage / assist younger generations of Hunters Hill residents to remain residents of Hunters Hill as housing affordability makes it impossible for most to do so, particularly on the eastern side of Burns Bay Road.
5. A solution to the above would be to increase the target areas of the Local Housing Strategy to increase the Hunters Hill Village area to include a part of the eastern side of Burns Bay Road, being the part bounded by Church Street to the north, Mount Street to the east, Kareelah/Moorfield/Wandella to the south and Durham Street to the west. The increased area can be known as Hunters Hill Village East
6. The Hunters Hill Village East area outlined above already comprises some R3 zoned sites and a public housing apartment building at 17 Moorefield Avenue.
7. The development of the remaining R2 lots in the Hunters Hill Village East area outlined above, that are rezoned from R2 to R3 zone (which would exclude any land containing any heritage items), will not cause traffic congestion to the majority of the Hunters Hill "peninsula".
8. The development of the Hunters Hill Village East area outlined above will provide more affordable housing for extended families who would like to continue a tradition of attending Hunters Hill Primary School, which would be within a short walk.

Thank you for your consideration of the above, I hope to hear that Council have considered the above strategy and adopt the proposal in the next amendment to the planning regime.

Kind regards,

Jeffrey Lee
solicitor director

jamesleesolicitors

[redacted]

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Draft HH Housing Strategy

[redacted]

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Sent : 2021-01-30T21:07:44.0000000+11:00

Sent from Outlook

[redacted]

Sent: Saturday, 30 January 2021 9:01 PM
To: customerservice@huntershill.gov.au <customerservice@huntershill.gov.au>; Ross Williams <RossWilliams@huntershill.nsw.gov.au>
Subject: Draft HH Housing Strategy

Dear Mayor and Councillors, Re HH Housing Strategy Ref 510085 revision 3 Dec 8, 2020. On reading this document a question jumped out at me. WHY? Look at the maths. Do we need extra housing? Page 6 of report - Hunters Hill population is now 14,656. By 2041 it is projected to be 14,054, a drop of over 600 - a reduction of 4.1% The average household size by 2041, as stated by the consultants, will drop from 2.89 to 2.80. I challenge this and believe there will be more residents per household. Where is the justification for this projected drop? Even if this figure is accepted, the slight drop in household size is not enough to make up for the number of proposed extra dwellings when compared to the population reduction. What is the reason behind the proposed increase in dwellings with a declining Hunters Hill population? Is the NSW State Government forcing more dwellings into Hunters Hill with pressure from rapacious property developers? Why not put this question on the increase of dwellings to residents at the next election to really find out what voters/ratepayers want. Yours sincerely, Tony Saunders

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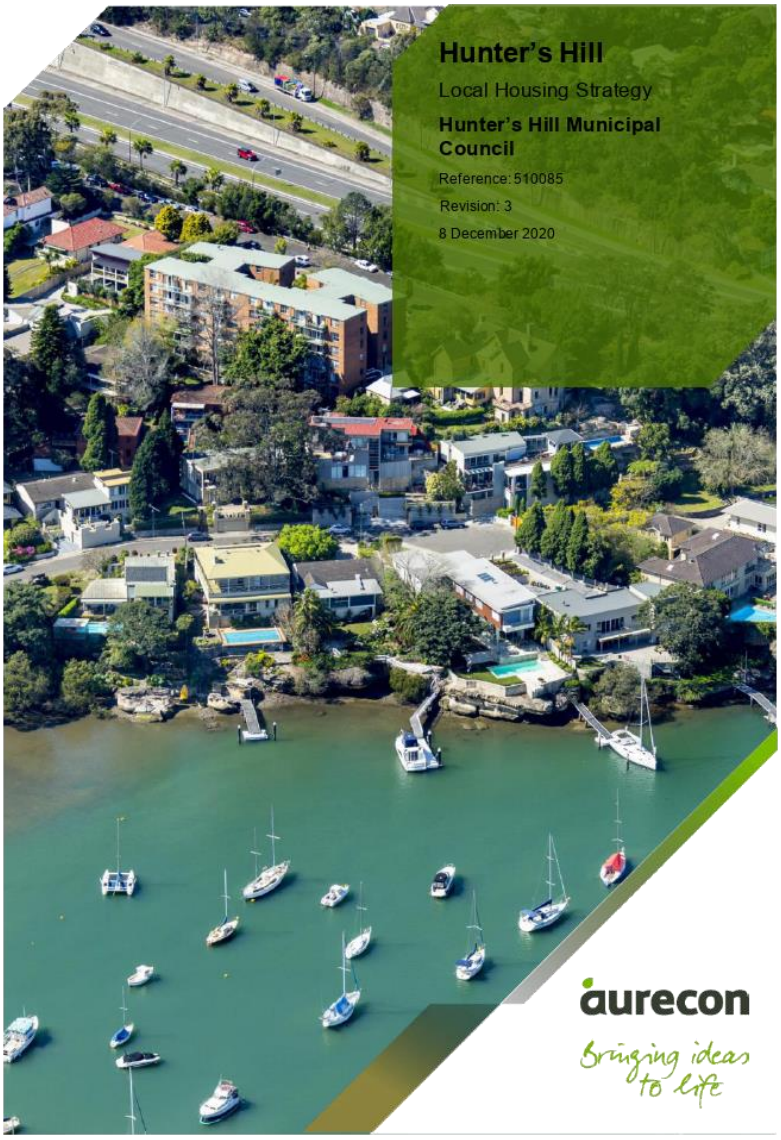
Hunter's Hill
Local Housing Strategy
Hunter's Hill Municipal Council
Reference: 510085
Revision: 3
8 December 2020
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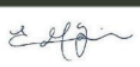
File path	https://aurecongroup.sharepoint.com/sites/510085/_layouts/15/Doc.aspx?OR=teams&action=edit&sourcedoc={5B29B25F-26CA-4BDA-A22A-4C799E59E00D}			
Client	Hunter's Hill Council			
Client contact	Fiona Mann	**Client reference**		
Rev	**Date**	**Revision details/status**	**Author**	**Approver**
1	9/10/2020	Draft – Sections 1,2 and 3	EM	TC
2	12/11/2020	First Draft – Full Report	EM	TC
3	8/12/2020	Final Draft	EM	JG
Current revision	**3**			

Approval			
Author signature		Approver signature	
Name	Emma McGirr	Name	Jules Griffith
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Acknowledgement of Country

Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunter's Hill local government area.

Council pays respect to Elders past, present and future and extends this respect to all Aboriginal peoples living or visiting the Hunter's Hill local government area.

Executive Summary

The Hunter's Hill Local Housing Strategy (LHS) has been prepared to guide the future direction of housing in the municipality. The LHS should outlines the community's vision and needs for housing. The document revolves around four key priorities drawn from the new place-based local planning framework for Hunter's Hill, including the Community Strategic Plan (CSP) and Local Strategic Planning Statement (LSPS).

The four Hunter's Hill Housing priorities are:

- **Priority 1** - ~~Plan for additional housing in appropriate locations~~ Ensure compatibility of new housing with existing local character and heritage
- **Priority 2** - ~~Support housing diversity and housing affordability~~ Protect significant environmental values through sustainable developments and design quality of new developments
- **Priority 3** - ~~Protect significant environmental values through sustainable developments and design quality of new developments~~ Support housing diversity and housing affordability
- **Priority 4** - ~~Encourage compatibility of new housing with existing local character and heritage~~ Plan for additional housing in appropriate locations

Development in Hunter's Hill will remain highly constrained and land/property is set to become increasingly unaffordable. A capacity assessment under existing planning controls reveals very limited ability to support new development across the majority of the LGA. These factors, combined with slow population growth and a relatively small population, mean that implied dwelling demand as assessed by NSW DPIE capacity experts remains low.

The dwelling targets for Hunter's Hill outlined within the North District Plan have been similarly informed by the unique conditions that apply to Hunter's Hill. The dwelling targets are:

- 0-5 years – 150 new dwellings
- 6-10 years – 150-200 new dwellings

The LHS identifies:

- areas deemed appropriate to accommodate new dwelling delivery (in line with the targets are identified)
- future housing types needed to meet demand
- actions and directions that will maintain housing supply in line with the targets

A combination of the strong existing development pipeline, medium-term redevelopment of key centres and sensitive uplift in approved areas is expected to result in Hunter's Hill meeting or exceeding the 6-10-year dwelling target by 2036. A detailed action and implementation plan are provided to support this goal at Section 6, with each priority is summarised below.

Priority 1 - ~~Hunter's Hill will plan for additional housing in appropriate locations~~

~~Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as~~

Project number S10085 File Final Draft Hunters Hill Local Housing Strategy_20201208.docx, 2020-12-08 Revision 3 I

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~~locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.~~

~~Encourage~~Ensure compatibility of new housing with existing local character and heritage

Hunter's Hill ~~is a leafy, established area~~embodies cultural heritage with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and remain ~~consistent~~complement rather than compete with these unique qualities, ~~including~~ particularly with respect to local heritage and in conservation areas. Council will facilitate new housing that is ~~consistent~~ compatible with local character and will ensure that local character is a ~~n important~~foremost consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed-use development.

~~Likewise, t~~The built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, community uses and a strong sense of place. Council continues to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity.

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Priority 2 - ~~Hunter's Hill will continue to support the delivery of housing diversity and housing affordability~~

~~Council will continue to support increased housing diversity and housing affordability to meet the changing needs of the Hunter's Hill community. This includes housing for seniors and the elderly, affordable and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types. Housing affordability will require working together with community housing organisations and NSW State Government to maintain existing areas of affordable housing and support the delivery of future projects, including new development models. Addressing housing affordability also requires an increase in the supply of affordable rental housing at both market rates and subsidised rates.~~Hunter's Hill will protect significant environmental values through sustainable development and high design quality in new developments.

Council will encourage residential and mixed-use development that meets sustainability objectives to minimise the impact of new housing development and building on the surrounding environment. Measures may include expanding on BASIX standards to apply sustainable development principles to waste management, energy, design principles, gardens and landscaping and water management.

Council will ~~allow for~~ensure the protection of the unique cultural, built and natural environment of Hunter's Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.

~~Priority 3 responds to the renewal of existing housing stock and delivery of new supply in strategic locations. Design quality delivers on liveability and sustainability objectives~~

Priority 3 - Hunter's Hill will continue to support the delivery of housing diversity and housing affordability

Council will continue to support increased housing diversity and housing affordability to meet the changing needs of the Hunter's Hill community. This includes housing for seniors and the elderly, affordable and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types. Housing affordability will require working together with community housing organisations and NSW State Government to maintain existing areas of affordable housing and support the delivery of future projects, including new development models. Addressing housing affordability also requires an increase in the supply of affordable rental housing at both market rates and subsidised rates.~~Hunter's Hill will protect significant environmental values through sustainable development and high design quality in new developments~~

~~Council will encourage residential and mixed-use development that meets sustainability objectives to minimise the impact of new housing development and building on the surrounding environment. Measures may include expanding on BASIX standards to apply sustainable development principles to waste management, energy, design principles, gardens and landscaping and water management.~~

~~Council will allow for the protection of the unique cultural, built and natural environment of Hunter's Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.~~

~~Priority 3 responds to the renewal of existing housing stock and delivery of new supply in strategic locations. Design quality delivers on liveability and sustainability objectives~~

Priority 4 - ~~Encourage compatibility of new housing with existing local character and heritage~~

~~Hunter's Hill is a leafy, established area with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and remain consistent with these unique qualities, including local heritage and conservation areas. Council will facilitate new housing that is consistent with local character and will ensure that local character is an important consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed use development.~~

~~Likewise, the built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, community uses and a strong~~

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~~sense of place. Council continues to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity.~~Hunter's Hill will plan for additional housing in appropriate locations

Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.

Monitoring and reviews

This LHS aims to support planning for additional housing that is well designed and provides choice in housing options for the different stages of life, social needs and household types of Hunter's Hill. With a slow growing population, the Hunter's Hill focus remains on strengthening communities and protecting the village feel and built heritage that contributes to the area's sense of place.

To ensure the effective delivery of the LHS's actions, Council will undertake regular monitoring and reporting of this Local Housing Strategy in line with the following:

- Annual reviews of the housing delivery and supply against the implementation and delivery plan of the LHS to ensure the delivery of LHS objectives are conducted in a timely manner
- Five year reviews of evidence base and housing stock against the North District Plan to ensure the LHS aligns with the housing needs
- Ten year review of the LHS to ensure the 20 year vision statement, evidence base and strategic planning contexts align with the goals of the community and the aims of the North District Plan and the implementation and delivery plan.

1 Introduction



Local councils within Greater Sydney are required to prepare a Local Housing Strategy (LHS) to support their Local Strategic Planning Statement (LSPS) and in alignment with the relevant District Plan. The LHS provides a strategic direction for the provisions and delivery of new housing in the Hunter's Hill area. It guides the review of Local Environmental Plans (LEPs) going forward and will to inform future strategic planning decisions specific to dwelling delivery in the Hunter's Hill local government area (LGA). The LHS will also outline the expected delivery of new dwellings by 2036, taking into consideration the dwelling targets outlined in the North District Plan.

The LHS reflects the vision and priorities contained within the Hunter's Hill Community Strategic Plan (CSP) and the Hunter's Hill Local Strategic Planning Statement (LSPS).

The NSW Department of Planning, Industry and Environment (DPIE) has prepared the ***Local Housing Strategy Guidelines*** (hereafter referred to as DPIE LHS Guidelines). The DPIE LHS Guidelines outline a report structure, framework and process for local councils to follow when preparing an LHS. The Hunter's Hill Draft LHS (this report) has been prepared to meet the requirements of the DPIE LHS Guidelines. Compliance with the DPIE LHS Guidelines is demonstrated in Table 1.1 below. Further, DPIE has supplied data relating to the current and projected population of Hunter's Hill and implied dwelling demand. This data supports the development of the LHS and is provided in **Appendix B**. While it is noted that minor discrepancies existing between data supplied by DPIE and other sources (ABS, .id) these are not considered to substantially impact the findings and direction of this LHS. The DPIE data has been selected to inform this LHS as it:

- Indicates likely future housing demand, informed by population projections;
- Projection dates align with policy renewal timeframes; and
- Has a strategic planning focus and is supplied by a reputable source.

1.1 Scope of the LHS

The LHS examines the evidence base for housing needs and population trends in Hunter's Hill LGA. It summarises the environmental, physical and economic factors that influence the demand for and delivery of housing growth and analyses the current land capacity under the existing planning regime.

DPIE, in collaboration with the Greater Sydney Commission (GSC), has outlined that the LHS is to detail how and where additional housing will be provided in local areas. This LHS presents information on demographics, population and current housing stock in order to recommend where additional housing might be appropriate. In Hunter's Hill, where the scope for additional housing is highly constrained, a small number of specific strategic areas are the focus for future change. These areas have already been identified in the LSPS and accompanying structure plan as the focus of future housing growth.

Areas where new residential development would remain compatible with existing local character, as well as areas with strategic merit arising through ready access to existing infrastructure, amenities and transport, are the focus of this LHS. Council is committed to maintaining the character, amenity and high environmental values that apply to the Hunter's Hill peninsula, whilst allowing for some additional capacity in appropriate locations.

A targeted program of community and stakeholder consultation has informed the preparation of the Draft LHS. Consultation activities have built on the community engagement and public exhibition of the LSPS and have involved relevant State government agencies, community housing organisations, seniors living providers and the Sydney Metropolitan Aboriginal Land Council (Metro LALC).



1.2 LHS objectives

The objectives of the LHS are to:

- Establish a vision for housing in the Hunter's Hill LGA
- Identify opportunities and constraints influencing housing supply, demand and capacity in Hunter's Hill LGA
- Outline how the LGA is tracking against the 5- and 10-year dwelling targets outlined in the North District Plan

- Outline priorities and actions to deliver on the vision for housing in the Hunter's Hill LGA
- Provide strategies aimed at delivering new and upgraded housing supply to meet demand and satisfy the priorities of the CSP and LSPS
- Recommend planning and policy mechanisms to encourage supply, diversity and housing choice in Hunter's Hill to meet the changing needs of the local community.

1.3 Local Housing Strategy Guideline (DPIE)

Table 1.1 Compliance with DPIE LHS Guidelines

Guideline reference	Required information	Location in this document
1.1	Planning and policy context	Section 3
1.2	LGA snapshot	Section 3
1.4	Housing vision	Section 2
2.1	Demographic overview	4.1
2.2-2.3	Housing Demand and Supply	4.2-4.3
2.5	Analysis of the Evidence Base	5.2
3.1	Housing strategy objectives	Housing Priorities – Section 6
3.2	Land use planning approach	5.7
3.3	Mechanisms to deliver the options	5.4
3.4	Evaluation of the options	5.6.1
4.1	Implementation and delivery plan	Section 6-7



2 Local Housing Strategy vision and priorities

2.1 Local Housing Strategy Vision

The Local Housing Strategy vision ~~has been~~must be informed by community and stakeholder feedback through the preparation of the Local Housing Strategy (LHS), Local Strategic Planning Statement (LSPS) and Community Strategic Plan (CSP), as an overarching aspiration for how future housing would be accommodated in Hunter's Hill.

The Municipality of Hunter's Hill will have housing that meets the needs of the community. Future housing will provide for a mix of housing types and sizes that are well designed and will continue to provide the amenity and lifestyle valued by residents. New housing will be well planned around established local centres which offer access to transport, jobs, services and community facilities.

Hunter's Hill will retain its predominantly low scale urban form whilst enabling housing renewal in identified strategic areas. Hunter's Hill will continue to encourage housing diversity, housing affordability and housing accessibility whilst prioritising the protection of heritage, significant built and natural environs and unique garden suburb character.

2.2 Local Housing Strategy Priorities

The following priorities have been developed to guide the future of housing in Hunter's Hill LGA. Detailed actions against each of these priorities are found in the implementation and delivery plan in Section 6 of the LHS.

Table 2.1 Hunter's Hill housing priorities

Housing Priorities	
Priority 1 - Ensure compatibility of new housing with existing local character and heritage~~Priority 1 – Plan for additional housing in appropriate locations~~	Hunter's Hill embodies cultural heritage with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and complement rather than compete with these unique qualities, particularly with respect to local heritage and in conservation areas. Council will facilitate new housing that is compatible with local character and will ensure that local character is a foremost consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed-use development. The built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, community uses and a strong sense of place. Council continues to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity. ~~Hunter's Hill Council will~~

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Priority 2 - Hunter's Hill will protect significant environmental values through sustainable development and high design quality in new developments~~Priority 2 – Support housing diversity and housing affordability~~	Council will encourage residential and mixed-use development that meets sustainability objectives to minimise the impact of new housing development and building on the surrounding environment. Measures may include expanding on BASIX standards to apply sustainable development principles to waste management, energy, design principles, gardens and landscaping and water management. Council will ensure the protection of the unique cultural, built and natural environment of Hunter's Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.~~Council will continue to support increased housing~~

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Housing Priorities	
Priority 3 - *Hunter's Hill will continue to support the delivery of housing diversity and housing affordability*~~*Priority 3 - Protect significant environmental values through sustainable developments and design quality of new developments*~~	Council will continue to support increased housing diversity and housing affordability to meet the changing needs of the Hunter's Hill community. This includes housing for seniors and the elderly, affordable and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types. Housing affordability will require working together with community housing organisations and NSW State Government to maintain existing areas of affordable housing and support the delivery of future projects, including new development models. Addressing housing affordability also requires an increase in the supply of affordable rental housing at both market rates and subsidised rates. ~~Council will encourage residential and mixed use development that meets sustainability objectives~~
Priority 4 - *Hunter's Hill will plan for additional housing in appropriate locations*~~Priority 4 – *Encourage compatibility of new*~~	Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities. Hunter's Hill is a leafy, established area with early garden suburb

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3 Planning And Policy Context

3.1 Hunter's Hill LGA Snapshot



- Hunter's Hill Population: 14,656
- Population by 2041: 14,054
- Total Households: 5,076
- Households by 2041: 5,151

Source: DPIE population projections

Figure 1 Hunter's Hill Regional Location

(Source: LSPS)

Hunter's Hill is located on the Northern side of Sydney Harbour and covers an area of 6 5.7 square kilometres. It is a 'peninsular LGA' of Sydney Harbour and has about 17 kilometres of irregularly shaped shoreline to Lane Cove River and Parramatta River. Hunter's Hill is the smallest LGA in Greater Sydney and NSW by geographical area and shares a boundary with the City of Ryde Council.

The lands of Hunter's Hill are reflective of a modified urban landscape due to European settlement and urban development of the lands. Hunter's Hill LGA is predominately made up of low-scale residential suburbs with a unique natural and built character. The LGA is highly valued by the community for its garden-suburb development, historical subdivision patterns, architectural styles and various phases of development over time. Whilst most of the area's natural vegetation communities have been removed, natural vegetation remnants still make up 33 hectares of bushland in the LGA.

Hunter's Hill is recognised as Australia's oldest garden suburb, with over 70% of the LGA within one of seven heritage conservation areas (HCAs). There are also 510 local heritage items and 8 state heritage items listed within the LGA.

Hunter's Hill LGA has a residential population of 14,656 which is expected to decrease to 14,054 by 2041.[1] Children and young people (0-19 years) make up 27.4% of the population which reflects the areas high number of family households and people aged 65 years or older made up 20.7% of the population reflecting the LGA's large ageing population.[2]

There are approximately 5,076 households within Hunter's Hill LGA with the average household size of 2.89.[3] In By 2041, the projected total households are estimated at 5,151 by 2041. The majority of dwellings within Hunter's Hill consist of detached housing (60.1%) followed by medium and high-density housing (39.3%).[4]

[1] DPIE 2020 Local Government Area Data – *Hunter's Hill data information pack*
[2] Ibid
[3] Ibid
[4] id community, Hunter's Hill Municipality - community profile

Hunter's Hill has limited land for business and employment use being only 1.2 square kilometres across the LGA. Gladesville Town Centre and Hunter's Hill Village are the main commercial areas of the Hunter's Hill LGA which provide for much of the businesses, employment, services and community uses. Most people work outside Hunter's Hill in the main metropolitan centres including Sydney CBD, North Sydney CBD, Parramatta CBD and major centres such as St Leonards, Macquarie Park, Chatswood and Top of Ryde.

In the broader context, the North District Plan identifies key areas identified for high growth and change such as St Leonards, Macquarie Park and Frenches Forest. At a regional and district level, such growth is not earmarked for Hunter's Hill. This reflects the geographic, environmental and heritage constraints, limited infrastructure capacity and limited public and private land that is ready, surplus or available for new development or redevelopment.

3.2 Planning Framework

The LHS has been developed within the broader strategic planning framework for Greater Sydney, within which housing is a key theme. The strategic planning framework for the Greater Sydney Region sets out a clear hierarchy of strategic plans to guide future development across the Region.

Hunter's Hill Council undertakes local planning under the auspices of the Sydney Region Plan and the North District Plan. These state-level strategic planning documents have implications for local planning instruments and review processes. The requirement for councils to prepare an LSPS is a recognition of the critical role that councils must play in strategic planning for their local area. Council has developed its CSP and LSPS in close consultation with the local community. The CSP and LSPS outlined the range of considerations the community believes should be factored in when planning to meet housing supply and liveability objectives at the local and precinct level.

The following section outlines the State and local planning policy framework applicable to the LHS.

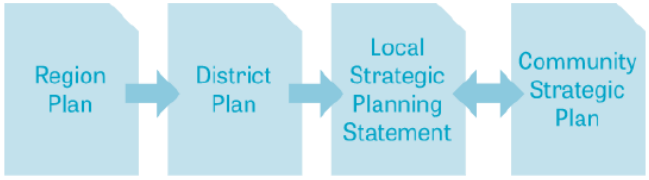


Figure 2 Planning Policy line of sight

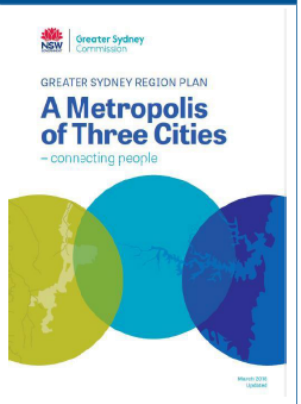
3.2.1 Sydney's Regional Plan - *A Metropolis of Three Cities*

Greater Sydney Region Plan - A Metropolis of Three Cities

The Greater Sydney Region Plan – A Metropolis of Three Cities (Regional Plan) was adopted in March 2018 by the GSC. The Regional Plan provides a 40-year vision and actions for managing Greater Sydney's growth and advocates for residents to live within 30 minutes of their jobs, services and great places.

The Regional Plan identifies Greater Sydney as a metropolis of three cities; the Western Parkland City, the Central River City and the Eastern Harbour City. Hunter's Hill is located within the Eastern Harbour City. The population of the Eastern City is projected to grow from 2.4 million people (2016) to 3.3 million (2036).

The Regional Plan establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters and informs district and local plans and the assessment of planning proposals. The Regional Plan assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes. The Regional Plan also informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.



Implications for Hunter's Hill

Directions to deliver the Regional Plan are divided into five priorities including Infrastructure and **Collaboration, Liveability, Productivity, Sustainability and Implementation**. Liveability requires housing, infrastructure and services in the right locations to meet peoples' needs.

Actions for Hunter's Hill (as part of the Eastern Harbour city) to deliver on the liveability objectives of the Sydney Region Plan include:

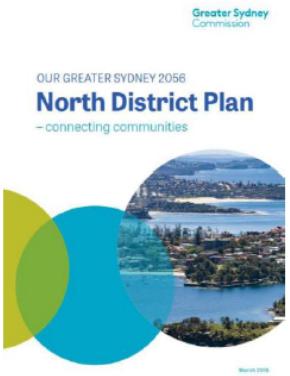
- Preparation of a housing strategy
- Develop 6-10 year housing targets
- Implement Affordable Rental housing targets

3.2.2 The North District Plan

Greater Sydney Region Plan - A Metropolis of Three Cities

The North District Plan is made up of nine local government areas and guides the implementation of the Regional Plan's vision for a metropolis of Three Cities. The North District Plan is a 20-year plan to "*manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney*". The North District Plan forms a large part of the Eastern Harbour CBD and provides a bridging plan between the Regional Plan and local land use planning that is addressed primarily in Council's Local Environmental Plan (LEP) and LSPS.

The North District Plan states that 92,000 additional homes are needed in the North District between 2016-2036 to meet population and household growth with a 5-year (2016-2021) dwelling target of 150 additional dwellings required in Hunter's Hill. The target is discussed further in this LHS.



Implications for Hunter's Hill

To meet the objectives of the Regional Plan, the North District Plan under Planning Priority N5, requires Hunter's Hill Council to prepare an LHS to:

- Deliver 0-5 year and 6-10 year housing supply targets and capacity to contribute to the longer term 20-year strategic housing target for the District;
- Identify the right locations for more housing;
- Support planning and delivery of growth areas and planned precincts;
- Inform the Affordable Rental Housing Target Schemes for development precincts; and
- Coordinate the planning and delivery of local and State infrastructure.

3.2.3 *Future Transport Strategy* 2056

Future Transport 2056

The key document guiding transport planning in NSW is the *Future Transport Strategy 2056* prepared by Transport for NSW. The Strategy is focused on six key outcomes for the future of mobility in the state, which together aims to positively impact the economy, communities and environment of NSW.

It sets the framework for the NSW Government to deliver an integrated, modern transport system that puts the customer first and aims to support the planning concept of the 30-minute city, outlined in the Sydney Region Plan.

One of the key components to the 30-minute city is connecting residents in each of the five districts to their nearest strategic centre by public transport, walking and cycling, giving people 30-minute access to local jobs, goods and services.



Implications for Hunter's Hill

A key implication for the Hunter's Hill LHS is to support the GSC's strategic land-use and transport plans by maximizing wherever appropriate, higher density housing opportunities that align with the 30-minute city.

Other implications for the LGA include:

- New development should ideally occur on the major trunk transit network and in proximity to the local centres and transport hubs within the LGA
- Aligning future development with the movement and place hierarchy to support the growth of local streets and centres that are pedestrian friendly, accessible and walkable
- Victoria Road (between Hunter's Hill and Rozelle) is identified as one of the most congested roads in Sydney and one of the busiest bus routes, with 19 bus routes carrying 40,000 passengers per day. In facilitating access to these services, Council will continue to explore opportunities to improve the public domain and transport linkages.

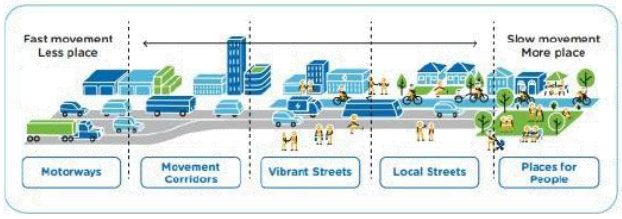


Figure 3 Transport for NSW Movement and Place framework

3.2.4 NSW Housing Strategy

NSW Housing Strategy (work in progress)

The NSW State government is in the process of preparing a new state-wide Housing Strategy, with the final strategy due to be published in 2021. The NSW Housing Strategy will set out a 20-year vision for housing NSW, including developing directions and identifying actions. The actions outlined in the document will be agency specific and aimed towards meeting the challenge of housing a growing population, whilst responding to and monitoring key demographic and structural changes in the market. The NSW Housing Strategy will form a coordinated response to the issue of housing as a shared responsibility across State agencies, industry and delivery partners. A finalised vision will inform local strategic planning and support councils in their implementation of individual housing strategies. The document will complement the work of NSW DPIE, GSC and key housing stakeholders.

The draft NSW Housing Strategy vision is:

Housing that supports security, comfort and choice for all people at all stages of their lives, achieved through supply that meets the demand for diverse, affordable and resilient housing and responds to environmental, cultural, social and economic contexts.



Implications for Hunter's Hill

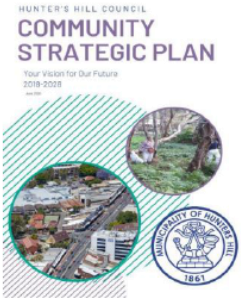
Alongside a proposed vision (for discussion) the NSW Housing Strategy seeks to achieve four broad outcomes for housing in NSW. These are:

- Housing supply in the right locations and at the right time
- Diverse housing for diverse needs
- Housing that is more affordable
- Enduring and resilient housing

The Housing Priorities for Hunter's Hill and the actions reflected in the LHS and implementation plan should consider and respond to the proposed outcomes of the NSW Housing Strategy, in order to complement the work of related government agencies and broader strategic direction of the State.

3.3 Local Planning Framework

3.3.1 Hunter's Hill Community Strategic Plan 2018-2028

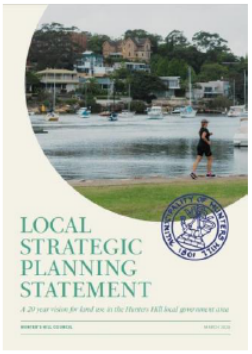


The Hunter's Hill Community Strategic Plan 2018-2028 (CSP) was developed in 2017/2018 through significant consultation with residents, community groups, stakeholders and other government bodies. The CSP is guided by a future vision for Hunter's Hill and key directions, which translate into various Council management plans and operational plans. The CSP informs how and when Council provides local services and facilities within the annual budget process and capital works program.

The CSP sets out the community's vision for Hunter's Hill, which includes a focus on community, environment, managing growth and protecting heritage and civic leadership. The CSP identifies the directions and priorities for the local government area and local strategic directions for key land use locations like local centres over the 10-year period. The plan identifies five key themes:

1. Focus on the Community
2. Maintain Character and Manage Growth
3. Manage and Preserve the Environment
4. Making Getting Around Easier
5. Leadership and Governance

3.3.2 Hunter's Hill Local Strategic Planning Statement

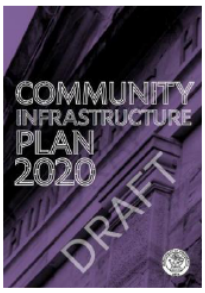


The Local Strategic Planning Statement (LSPS) was adopted as a strategic planning instrument at its meeting of 27 April 2020. The LSPS was then published on the NSW Planning Portal on 4 May 2020.

The LSPS outlines a 20-year plan to manage land use growth and change in the Hunter's Hill LGA until 2040 in light of community aspirations and broader economic, social and environmental matters that influence the daily lives of Hunter's Hill residents and visitors. It sets out the strategic planning priorities for managing growth and change and will guide land use in the area.

The LSPS provides a direct link between the GSRP and the North District Plan's directions and outlines how they will be implemented locally. The LSPS includes planning priorities and actions, an implemented program and a structure plan, that outlines key directions and principles for the area over the next 20 years.

3.3.3 Hunter's Hill Community Infrastructure Plan (Draft, 2020)



The Draft Community Infrastructure Plan (CIP) aligns with both the CSP and the LSPS in setting out the future direction for Council-owned assets including community facilities and land that currently services the needs of the population.

New housing and locations for urban growth should align with the network of community facilities outlined for delivery within the plan, including three new/improved community hubs and one key site (Gladesville).

Housing is mentioned throughout the CIP, with a need for local values of environment, lifestyle, heritage, family and community, amenity and economic viability to remain integral to the delivery of the four precincts.

The CIP outlines this vision:

> *The Hunter's Hill Town Hall will remain civic and proud; the new Village Green will generate a cohesive mix of communal activity; the Henley Precinct will offer both sporting and wellbeing opportunity, and the Gladesville sites will contribute to a catalyst for the re activation of Gladesville Town Centre as part of the overall master planning offering a range of social and community services and business and employment opportunities.*

Following exhibition in October/November 2020, Council are working towards finalising the CIP in 2021.

3.3.43.3.3 Hunter's Hill Local Environmental Plan 2012

The Hunter's Hill Local Environmental Plan 2012 (LEP) is the main policy instrument that guides planning decisions and control development. The LEP outlines the aims and objectives of land use and planning principals, land zones and uses and development standards.

The following zones enable the delivery of residential development.

Table 3.1 Land use zones permitting residential development in Hunter's Hill

Land use zone	Broad explanation
R2 Low Density Residential	Primarily detached dwellings, dual occupancies, boarding houses, group homes, and secondary dwellings
R3 Medium Density Residential	Permits Multi-dwelling housing, residential flat buildings, attached and semi-detached and detached dwellings, dual occupancies, shop top housing, boarding houses, group homes, seniors housing and secondary dwellings
B1 Neighbourhood Centre	Permits shop-top housing and boarding houses
B4 Mixed Use	Permits Residential flat buildings, Multi dwelling housing, Boarding houses, Seniors housing, and Shop top housing

3.3.53.3.4 Hunter's Hill Development Control Plan 2013

The Hunter's Hill Development Control Plan 2013 (DCP) includes detailed controls for all development within the local government area. The DCP supplements the development standards and provisions specified by the LEP and sets out efficient planning and assessment of development proposals in the Hunter's Hill LGA.

The DCP specifies controls such as setbacks, landscaping, private open space and solar access for different types of development. The DCP follows strategic objectives including maintaining and enhancing character and identity of established neighbourhoods, promoting high standards of urban design and architectural quality and conserving identified heritage values.

Part Four of the Hunter's Hill DCP (Villages & non-residential development contains detailed controls applicable to Gladesville Village Centre DCP and the Hunter's Hill Village. Both these sites have been deemed appropriate to for future growth in the LSPS. These locations are addressed at Section 5.8 – Land Use Planning.

4 Evidence Base

The data collected to inform the LHS is sourced from Australian Bureau of Statistics (ABS) (via *.id The Population Experts*) and NSW Government datasets prepared by DPIE. Analysis of demographic indicators and projections provides insight into current and future housing demand and supply for Hunter's Hill's LGA.

The analysis of current and future housing demand and supply for Hunter's Hill LGA will consider whether housing supply is adequate or if gaps in housing supply exist. The study will examine population growth, demographic profile, housing typologies and development capacity with respect to current land use constraints and opportunities in the context of all relevant policies and strategies from the NSW government, GSC and Council in formulating the housing strategy.



4.1 Demographic Overview

4.1.1 Population

By 2036, the population of Hunter's Hill is expected to be 14,054 representing a 4.1% decrease on the current residential population (being 14,656 in 2016) over the next 20 years. This is mostly due to the growing number of empty nester families who remain in the family home after their children leave home.[5]
Other factors include the ageing population and the highly constrained, unaffordable property market. For example, a detached house in Hunter's Hill costs on average $3.54 million, compared to $981,000 in Greater Sydney.

In comparison to previous years, the population has grown on average 1.27% per year since 2006. People aged 65 years or older represented 68% of the population growth between 2006 and 2016.

[5] DPIE 2020 Local Government Area Data – Hunter's Hill data information pack

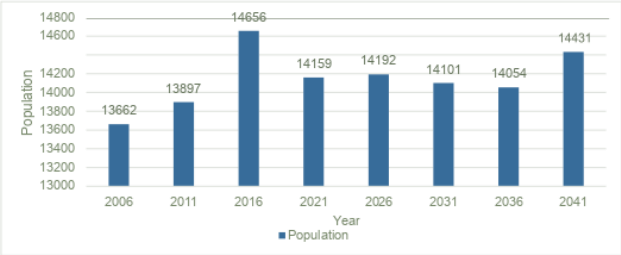


Figure 4 **Historic and projected Hunter's Hill population, Hunter's Hill 2006-2041**

(Source: .ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

Children and young people (aged 0-19 years) made up 27.4% of the population which is representative of the high number of family households and a number of senior schools located in Hunter's Hill, compared with the Greater Sydney Region. Subsequently, Hunter's Hill is also recognised as having a high middle age population between 40 and 59 years. Additionally, people aged 65 years or older made up 20.7% of the population which also reflects the LGA's large ageing population.[5]

In comparison to the Greater Sydney Region, Hunter's Hill is recognised as having a higher ageing population, particularly 65 years and older (.id, 2020). Additionally, Hunter's Hill also has a higher percentage of secondary schoolers (10-19 years), however, has a significantly smaller young workforce population (20-39 years). This likely reflects young adults and young professionals leaving the area in pursuit of tertiary studies, employment and greater housing affordability.

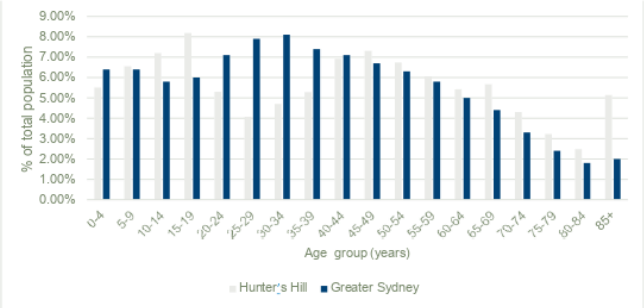


Figure 5 **Age structure – five year groups, Hunter's Hill 2016**

(Source: .ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

[5] Ibid.

Table 4.1 Age structure projections - five year groups Hunter's Hill 2006-2041

Age groups (years)	2006	2011	2016	2021	2026	2031	2036	2041	% change
0-4	5.69%	5.85%	5.51%	5.29%	4.62%	4.57%	4.38%	4.16%	-1.34%
5-9	5.63%	6.30%	6.55%	6.15%	6.05%	5.61%	5.52%	5.31%	-1.24%
10-14	7.25%	6.97%	7.20%	7.48%	7.10%	7.06%	6.75%	6.59%	-0.61%
15-19	9.65%	8.52%	8.18%	8.79%	9.17%	8.89%	8.91%	8.67%	0.49%
20-24	4.72%	4.89%	5.29%	5.73%	5.91%	6.00%	5.74%	5.71%	0.42%
25-29	3.67%	3.70%	4.07%	3.66%	3.69%	3.47%	3.47%	4.16%	0.09%
30-34	4.92%	4.31%	4.70%	3.93%	3.91%	3.61%	3.42%	3.57%	-1.13%
35-39	6.41%	6.07%	5.28%	5.02%	4.97%	4.85%	4.53%	4.42%	-0.86%
40-44	7.11%	7.51%	6.92%	6.00%	6.14%	6.20%	6.11%	5.75%	-1.17%
45-49	6.97%	7.22%	7.30%	7.20%	6.48%	6.77%	6.90%	6.76%	-0.54%
50-54	6.93%	6.56%	6.73%	7.00%	6.81%	6.26%	6.59%	6.66%	-0.08%
55-59	7.15%	6.32%	6.05%	6.23%	6.31%	6.16%	5.73%	5.97%	-0.09%
60-64	5.04%	6.41%	5.42%	5.65%	5.69%	5.74%	5.62%	5.20%	-0.22%
65-69	4.25%	4.62%	5.66%	5.11%	5.28%	5.34%	5.36%	5.18%	-0.49%
70-74	3.25%	3.54%	4.30%	5.42%	4.93%	5.16%	5.22%	5.15%	0.85%
75-79	3.51%	2.91%	3.22%	3.94%	4.89%	4.58%	4.83%	4.81%	1.59%
80-84	3.51%	3.40%	2.48%	2.90%	3.52%	4.42%	4.26%	4.48%	2.00%
85+	4.33%	4.90%	5.14%	4.49%	4.52%	5.30%	6.67%	7.47%	2.33%
Total	100.%	100.%	100.%	100.%	100.%	100.%	100.%	100.%	

(Source: .ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

It is noted that population projections modelled by the ABS and DPIE are inconsistent, as shown in Table 4.2.

Table 4.2 Comparison of population figures and forecasting

Data source	2016 Population	2036 Population	2041 Population
ABS/.id	13,999	Forecasting not provided	Forecasting not provided
DPIE	14,656	14,054	14,431

(Source: ID, Hunter's Hill Community Profile and DPIE, 2016, Hunter's Hill data pack)

For this LHS, the DPIE projections are adopted to ensure consistency with the broader Local Planning Framework (discussed in Section 3.3).

4.1.2 Employment And and Education

Hunter's Hill residents have a higher rate of educational attainment and higher median income, compared with the Greater Sydney population. The highest level of educational attainment for Hunter's Hill residents aged over 15 years is a Bachelor or Higher Degree (39.4%)[7], more than for Greater Sydney (28.3%)[8]. A large number of Hunter's Hill households earn more than $3000 per week compared to Greater Sydney households (28.3%)[9].

[7] Australian Bureau of Statistics (2016) *2016 Census QuickStats; Hunter's Hill LGA.*
[8] Australian Bureau of Statistics (2016) *2016 Census QuickStats; Greater Sydney*
[9] Ibid

Hunter's Hill's workforce is similar to that of Greater Sydney with 61.4% of the Hunter's Hill residents employed fulltime and 30.4% part time.[10] The most common occupations of residents in Hunter's Hill are typically professional occupations (35.7%), managers (23.4%) and clerical and administrative workers (13.8%).[11]

The majority of Hunter's Hill residents travel to work via car (55.5%) which is slightly higher than Greater Sydney (52.7%).[12] Public transport (bus and ferry) accounts for 14.7% of travel to work whilst 7.8% of Hunter's Hill residents walk to work.[13]

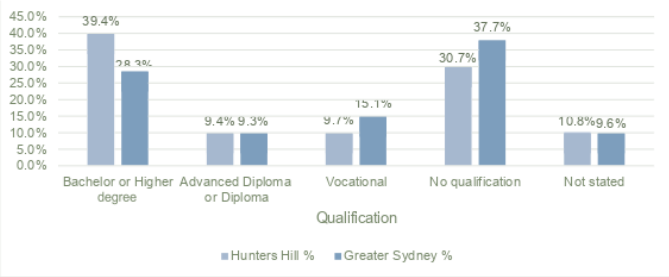


Figure 6 Qualifications – Hunter's Hill

(Source: ABS, 2016 Census QuickStats: Hunter's Hill LGA)

4.2 Housing Demand

This section sets out DPIE's housing demand analysis for Hunter's Hill and examines the demand for future housing to identify the type and level of housing needed within Hunter's Hill.

4.2.1 Underlying Demand

Underlying demand is the theoretical need or number of new houses required based on the projected number of households. This is primarily driven by migration and demographic factors.

The LGA data packs were released in December 2019 providing accessible data and links to key data sets that consider population, household and implied dwelling projections to 2041. The population projection for Hunter's Hill LGA has been identified to decline by 225 people from 2016 (14,656) to 2041s (14,431). The implied dwellings required for Hunter's Hill in 2041 is 5,621, an increase of 82 from 2016.

4.2.2 Effective Demand

Effective demand refers to the size, type and location of dwellings that people are willing to buy and rent. Housing for particular needs such as seniors and people living with a disability, affordable rental housing and student accommodation also has its own effective demand.

4.2.2.1 Dwelling Stock

There are 5,236 private dwellings in Hunter's Hill.[14] Detached housing stock make up 60.1% of dwellings in Hunter's Hill which is slightly more than the average for Greater Sydney (55%).[15] 39.3% of dwellings in Hunter's Hill are medium or high density, compared to 44% in Greater Sydney which has a higher number of high-density residential development.

[10] Ibid
[11] Ibid
[12] Ibid
[13] Ibid
[14] id community, Hunter's Hill Municipality - community profile
[15] Ibid

Between 2011 and 2016, the number of detached houses has decreased, while there has been an increase in medium density dwellings over the same period. Hunter's Hill is an established urban area with all additional housing coming from infill development. As such, opportunities to provide additional housing have often resulted in the replacement of detached dwellings with multi-unit dwellings (medium and high density) and mixed-use developments.

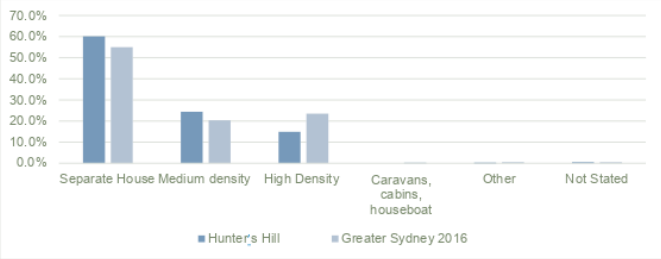


Figure 7 Dwelling type, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile)

Table 4.3 Dwelling type, Hunter's Hill, 2006 – 2016

	Separate house	Medium density	High density	Caravans, cabins, houseboat	Other	Not stated	Total
2006	61.5%	22.8%	14.4%	0.1%	0.4%	0.8%	4969
2011	63.9%	20.3%	15.2%	0.1%	0.7%	0.0%	5072
2016	60.1%	24.4%	14.9%	0.0%	0.1%	0.5%	5236

(Source: .ID, Hunter's Hill Community Profile)

4.2.2.2 Household Type

Hunter's Hill has a higher proportion of households made up of couple families with children (37.9%) in comparison to Greater Sydney (35.3%).[16] Hunter's Hill is also recognised as having a higher number of couples without children (23.6%) and lone persons (23.1%) than Greater Sydney (22.4% and 20.4% respectively).[17] Hunter's Hill, however, has a lower number of single parent families, multiple/other family households, or group households compared to the Greater Sydney average.

Housing and population projections indicate significant growth in lone person and couple only households between 2016-2041 (16.82% and 7.17% respectively).[18] Consequently, the projections indicate a decline in couple with children and multiple/other family households (-12.49%) to 2041 which is reflective of the growing empty nester population resulting from children leaving home and parents retaining the family home well into old age.

[16] Ibid
[17] Ibid
[18] Ibid



Example of shop-top housing within the LGA



Example of medium density housing within the LGA



Example of medium density/social housing housing within the LGA



Example of contemporary shop-top housing within the LGA



Example of low density housing within the LGA



Example of an aged care facility within the LGA

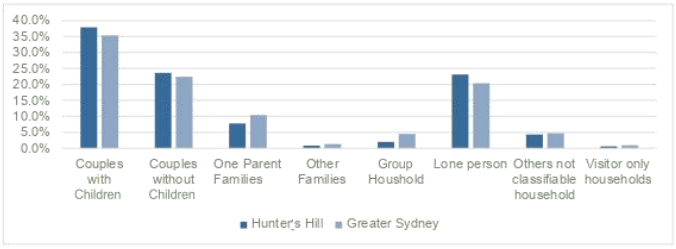


Figure 8 Household type, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile)

Table 4.4 Household type projections, Hunter's Hill 2016-2041

Household type:	2016	2021	2026	2031	2036	2041
Couple only	1,074	1,054	1,100	1,115	1,120	1,151
Couple with children	1,954	1,833	1,778	1,729	1,689	1,710
Single parent	393	387	390	393	394	407
Multiple and other family households	175	168	169	168	167	170
Total family households	**3,597**	**3,442**	**3,436**	**3,404**	**3,371**	**3,438**
Lone person	1,385	1,373	1,442	1,495	1,544	1,618
Group	95	91	92	89	91	95
Total non-family households	**1,480**	**1,464**	**1,534**	**1,584**	**1,635**	**1,713**
Total	**5,076**	**4,905**	**4,970**	**4,988**	**5,006**	**5,151**

(Source: DPIE, 2016, Hunter's Hill data pack)

4.2.2.3 Household Size

Hunter's Hill has an average household size of 2.89[19] which is higher than the average for Greater Sydney (2.72). Future projections indicate that the average household size will fall from 2.89 to 2.80 from 2016-2041, which suggests additional dwellings and dwelling typologies across Hunter's Hill will be required in the future.

Table 4.5 Average household size, Hunter's Hill 2006-2041

	2006	2011	2016	2021	2026	2031	2036	2041
Total Households	4,815	4,635	5,076	4,905	4,970	4,988	5,006	5,151
Average Household Size	2.57	2.58	2.89	2.89	2.86	2.83	2.81	2.80

(Source: DPIE, 2016, Hunter's Hill data pack)

Hunter's Hill has a higher proportion of households with four or more bedrooms compared with the Greater Sydney average (36.1% and 29.3% respectively)[20]. However, Hunter's Hill has a lower proportion of households with two bedrooms or less (27.6%), and three-bedroom households (30.4%) in comparison to Greater Sydney (30.5% and 32.1% respectively)[21].

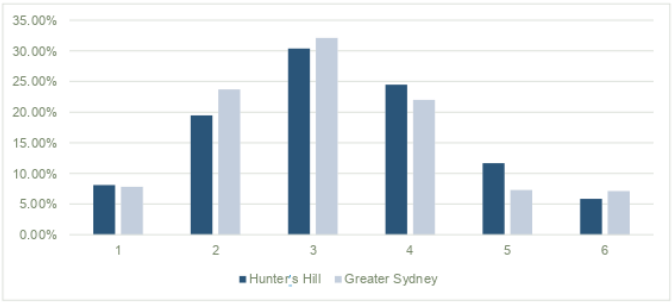


Figure 9 Number of bedrooms per dwelling, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile)

[19] DPIE 2020 Local Government Area Data – *Hunter's Hill data information pack*
[20] id community, Hunter's Hill Municipality - community profile
[21] Ibid

4.2.2.4 Housing Tenure

A significant number of households in Hunter's Hill are owned without a mortgage (36.9%), which is higher than that of Greater Sydney (27.7%).[22] 30.6% of households in Hunter's Hill are also owned with a mortgage, which is similar to Greater Sydney (31.5%).

The proportion of households that are rented privately is significantly less than Greater Sydney (17.7% and 27.6% respectively), however, Hunter's Hill does have a higher proportion of renting under social housing in comparison to Greater Sydney (6.2% and 4.6% respectively).[23] About 5.6% (163) of the rented dwelling stock in Hunter's Hill is provided as social housing by a NSW Government housing authority, housing cooperative group or church group in the area.[24]

The number of Hunter's Hill residents owning their home, having a mortgage or renting has remained relatively stable between 2006-2016.

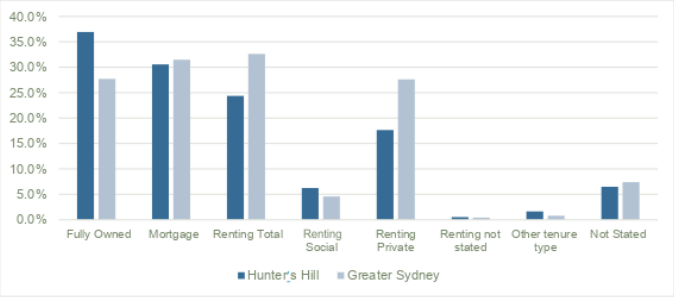


Figure 10 Housing tenure, Hunter's Hill 2016

(Source: .ID, Hunter's Hill Community Profile)

Table 4.6 Housing tenure, Hunter's Hill 2006-2016

	Owned	Mortgage	Renting total	Renting social	Renting private	Renting not Stated	Other	Not stated
2006	39%	28%	23%	6%	16%	1%	2%	8%
2011	38%	31%	25%	7%	18%	0%	1%	4%
2016	37%	31%	24%	6%	18%	0%	2%	6%

(Source: .ID, Hunter's Hill Community Profile)

4.2.2.5 Housing Sales and Rent

The overall median sale price of dwellings in Hunter's Hill for the March Quarter 2020 was $2.473 million, compared to $840,000 for Greater Sydney.[25] The median sale price for strata title dwellings such as townhouses, apartments and terraces, in Hunter's Hill LGA was $853,000, which is slightly above the medium sale price in Greater Sydney at $730,000.[26] The median sale price for non-strata title properties (detached houses) however are considerably more expensive in the Hunter's Hill LGA at $3.54 million compared to $981,000 in Greater Sydney.[27] A larger proportion of Hunter's Hill households (56.6%) pay higher mortgage repayments (of $2,600 per month or more) compared with Greater Sydney households (36.5%) in 2016.[28]

[22] id community, Hunter's Hill Municipality - community profile
[23] Ibid
[24] Hunter's Hill Local Strategic Planning Statement, March 2020
[25] Communities and Justice, Rent and Sales Report, March Quarter 2020
[26] Ibid
[27] Ibid
[28] .id community, Hunter's Hill Municipality I community profile

The median rent in Hunter's Hill for all dwelling types for the June Quarter 2020 was $635 per week, compared with $500 per week for Greater Sydney.[29] For one and two bedroom dwellings, the median rent in Hunter's Hill is fairly comparable with Greater Sydney with $420 and $500, and $450 and $500 respectively. However, for dwellings with three or more bedrooms, the median price in Hunter's Hill is significantly higher. The median rent for a three bedroom and four or more bedroom dwelling in Hunter's Hill is $750 and $1400 respectively compared to Greater Sydney which is $530 and $640 respectively.[30] Overall, 53.5% of Hunter's Hill households who rent a dwelling pay high rental payments (of $450 per week or more) compared with 48.1% for Greater Sydney in 2016.[31] These figures point towards a shortage of affordable rental housing for three or more bedroom dwellings available throughout in the LGA. More importantly there as is well as a shortage of more affordable rental housing products such as smaller studio and one bedroom apartments.

4.2.2.6 Seniors living and 'Aging in Place'

Hunter's Hill has a very high proportion of the population aged 55 and over.

Seniors living and aged care facilities which provide housing for approximately 593 residents are detailed below.

Table 4.7 Residential aged care facilities, Hunter's Hill

RACF	Address	Capacity (beds)	Retirement units
Sir Moses Montefiore Jewish Home	118-120 High Street, Hunter's Hill	330	0
The Heritage of Hunter's Hill	35 Gladesville Road, Hunter's Hill		49
Twilight Aged Care	D'Aram Street / Ferdinand Street		12
IRT Woolwich (Marist Sisters)	11 Gladstone Avenue, Woolwich	40	10
Hunter's Hill Lodge	43 Gladesville Road, Hunter's Hill		20*
Wurley Court (Vasey Housing Association)	8 Passy Avenue, Hunter's Hill		36
St Anne's Nursing Home (Catholic Care)	1 De Milhau Road, Hunter's Hill	44	
St Joseph's Nursing Home (Catholic Care)	41 Gladesville Road, Hunter's Hill	52	
Totals		**466**	**127**

Table note:

* Assumed dwellings

4.2.2.7 Social Housing and Affordable Housing

Social Housing

Social housing is secure, affordable housing for people on low to moderate incomes who have a housing need. To qualify for social housing, tenants must be on very low to low incomes, need to support to live independently and/ or have been unable to find affordable housing in the private market. Social housing includes public, community and Aboriginal housing. Public housing is generally owned by Department of Communities and Justice (DCJ formerly known as Family and Community Services) and is mostly managed by nongovernment organisations (such as St George Community Housing).

Broadly, social housing includes public housing properties managed by State and local government, not-for-profit and non-government registered housing organisations.[32] In the Hunter's Hill LGA, St George Community Housing is the major provider of social housing and caters to almost all social housing located in the LGA.

[29] Communities and Justice, Rent and Sales Report, June Quarter 2020

[30] Ibid
[31] .id community, Hunter's Hill Municipality - community profile
[32] Communities and Justice, Applying for Social Housing

There are approximately 380 social or community housing properties in Hunter's Hill and in 2016, approximately 6.2% of Hunter's Hill households were housed in government-provided housing, higher than the average in Greater Sydney (4.6%).[33] This contrasts with Hunter's Hill being one of the top 10 areas when ranked by Socio-economic indexes, in Australia.[34] Notwithstanding, the high proportion of social housing within the LGA is typically inaccessible to people on modest incomes, resulting in a supply gap of affordable housing.

Hunter's Hill Council does not currently own or manage any community or affordable housing, nor has Council provided or partnered to deliver any affordable housing in the locality. This is due to the absence of any formalised planning mechanism (such as an Affordable Housing Contribution Scheme under SEPP 70) that is authorised and then reflected in Council's LEP.

To date, Council is unaware of any plans to redevelop the existing social housing stock within the LGA.

Affordable housing

Critically, social housing differs from 'affordable housing'. Unlike social housing which is often provided by governments or not-for-profit organisation and intends to support vulnerable people in the community, affordable housing may be provided as a private rental, managed by a private entity or not-for-profit organisation, and is available to a larger portion of the community with a broader range of household incomes. Affordable housing may also be provided to support 'key workers' within a locality (i.e. nurses or teachers within proximity of their place of work).

In recent years, there has been a greater emphasis on affordable housing provisions in the Greater Sydney area, with some councils requiring a portion of new residential developments be designated for affordable housing, managed by the developer or a third party.

Affordable housing seeks to achieve a better 'housing affordability' within the community. Housing affordability broadly refers to the proportion of household income spent on accommodation, either as rent or a mortgage. Housing affordability is influenced by many factors, including the supply and demand for housing within a locality. These terms are also defined in the glossary (refer to Appendix A).

4.2.2.8 People Requiring Assistance

People who require assistance generally have a severe or profound disability. Hunter's Hill has one of the highest proportion of people who require assistance with around 6% (844) of community members of the Hunter's Hill LGA requiring some assistance in their daily lives, compared to the Greater Sydney and Australian averages of 4.9% and 5.1% respectively.

Council's Disability Inclusion Action Plan was developed as part of the Regional Disability Inclusion Action Plan (2017) with Lane Cove and City of Ryde Council's to maximise the benefits and resources for people with a disability in the community. This includes actions for affordable and adaptive housing in Hunter's Hill.

4.3 Housing Supply

4.3.1 Current Supply Trend

DPIE publishes data on the number of detached and multi-unit dwelling approvals (since 1991) and net dwelling completions. The data shows that 1,813 dwellings between July 1991 and June 2020 have been approved in Hunter's Hill with an average of 62.51 per year.[35]

Over the past 5 years, 156 dwellings have been approved in Hunter's Hill with an average of 31.2 dwellings per year.[36] The slower uptake of housing in Hunter's Hill over the last 5 years compared to the 29-year average is reflective of the limited land capacity in Hunter's Hill and the high costs associated with the area.

[33] Ibid
[34] Australian Bureau of Statistics (2016) Census of Population and Housing
[35] Data. NSW (2020) Greater Sydney Regional Housing Activity
[36] Ibid

Of the 1,813 dwellings approved in Hunter's Hill, 52% of dwellings were multi-unit and 48% were detached dwellings. Over the last 5 years, the proportion of multi-unit dwellings to detached dwellings has increased to 64% and 35% respectively.

Hunter's Hill has the smallest number of approvals over the last 5 years compared to LGAs in the Northern District such as Lane Cove (3,190 dwellings), North Sydney (2,362 dwellings), Ryde (10,141 dwellings) and Mosman (216 dwellings).

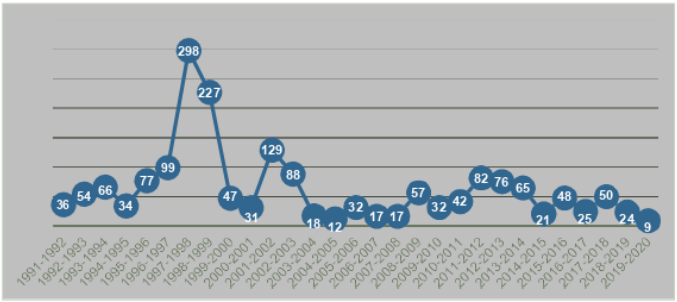


Figure 11 **Total dwelling approvals, Hunter's Hill 1991/92-2019/20**

(Source: Data NSW, Greater Sydney Regional Housing Activity)

Similarly, the number of net dwelling completions in Hunter's Hill is much lower than other Northern District LGAs. Since 2012/2013, 305 additional dwellings have been completed in Hunter's Hill at an annual average of 38.1 dwellings per year, and 27.4 over the last 5 years[37]. Over this period 86% of these dwelling completions have been for multi-unit dwellings with only 14% being for detached dwellings.

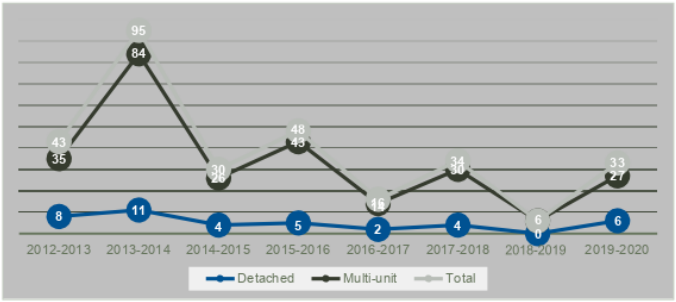


Figure 12 **Total dwelling completions, Hunter's Hill 2012/13-2019/20**

(Source: Data NSW, Greater Sydney Regional Housing Activity)

The difference between the dwelling approvals and dwelling completions is reflective that not all dwelling approvals contribute to additional housing (i.e. demolition and rebuild of a detached dwelling with no additional dwellings), or the approved dwelling does not go ahead which may be due to financial reasons. It is also worth noting that NSW DPIE data does not include approval and completion data for non-standard dwelling types such as granny flats.

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[37] Ibid

[a] Ibid

Over the last 5 years, Hunter's Hill Council processed approximately 200 Development Applications per year. As highlighted above, 31.2 dwellings are approved by Council within the LGA (inclusive of demolition and rebuild development applications) and on average 3.6 secondary dwellings are approved in Hunter's Hill LGA over the last 5 years. As such, around 70% of Development Applications processed by Hunter's Hill Council are not for construction of dwellings and include a number of proposals such as alterations and additions to existing buildings, tree removal, secondary dwellings, change of use, internal fit outs and subdivisions. This is largely due to the extensive application of Heritage Conservation Areas throughout the LGA which limits the ability for minor works to be sought through a Complying Development Certificate approval pathway. Approval for these works is therefore provided by Council.

4.3.2 Capacity Under Existing Land Use Controls

In Hunter's Hill, there is very limited public and private lands in the area which is ready and available for new development or redevelopment. All future development will be required on sites where there is already existing development, also known as brownfield development.

As is further evidenced in section 2.4, the unique natural and built environmental constraints have restricted development density in Hunter's Hill LGA. As a result, planning controls such as building height limits and floor space ratios have responded to these constraints as well as supporting greater development density in strategic locations.

To inform the LHS, a targeted capacity assessment was conducted considering the residential capacity for additional housing in Hunter's Hill LGA under existing zoning and development standards as prescribed by the Hunter's Hill LEP 2012. The zones assessed were:

- R3 Medium Density Residential
- B4 Mixed Use land use zones

Existing capacity assessment excluded heritage and strata titled properties as well as properties unlikely to be developed such as existing multi-dwelling developments, committed community uses and places of public worship.

As most of the land within the LGA that is zoned B4 or R3 land use zones falls within a Heritage Conservation Area (HCA), or is at development capacity, the assessment found that there is a limited number of sites that hold additional capacity for redevelopment or increased density under current planning controls.

The assessment identified net dwelling capacity under existing controls to be less than 150 dwellings. While theoretically possible, realistically, additional factors such as land and property value in Hunter's Hill LGA, lot size/formations and demand would limit a number of these sites in the short term. Ultimately, the decision to redevelop a parcel of land is dependent on market conditions and the direction taken by the landowner.

The limited capacity calculated under existing land use controls is also reflected in the DPIE's housing projections (demographically derived) that indicate growth of only 75-82 dwellings by 2041.

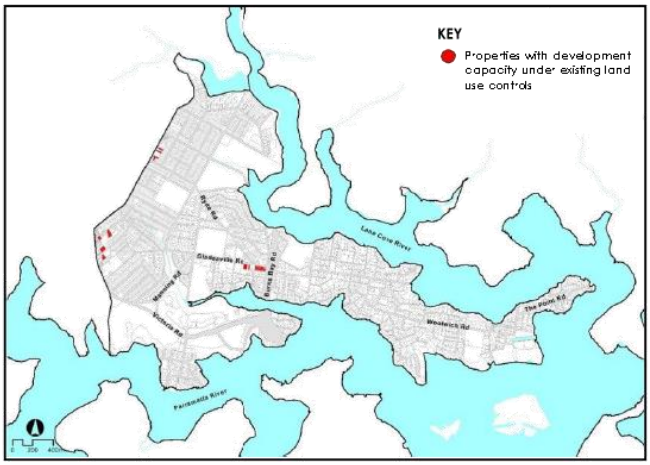

Figure 13 Lots identified as having additonal residential capacity under the existing planning controls

4.3.3 Development Pipeline

Gladesville Town Centre at the south-western edge of the LGA is a major focus for new development and commercial growth, owing to its proximity to major transport corridors, mass transit and other strategic centres in Ryde. There are currently several mixed-use developments in the pipeline for Victoria Road Gladesville subject to existing planning approvals. Whilst not all approved developments are seen through to construction, development pipeline data informs an understanding of how Hunter's Hill LGA is tracking against the GSC North District Plan housing targets and the DPIE dwelling projections.

Table 4.8 Hunter's Hill development pipeline

Development approved	Details
DA2013-1071	5 storey mixed-use development comprising 2 levels of retail/commercial and 12 residential units (3x1 bed, 8x2bed, 1x3bed)
DA2017-1183	5 storey shop-top housing development including 13 residential units (11x2 beds 3x3bed)
DA2017-1197	Shop-top housing development consisting of 30 residential units, 10 retail units and 66 car parking spaces
DA2017-1199	Shop-top housing development consisting of 24 residential units, 3 retail units and 1 commercial unit and 44 car parking spaces (9x1bed, 14 x 2bed, 1x3 bed)
Total development pipeline (Gladesville)	79 residential units

4.3.4 Future Housing Need

Based on the projected population prepared by DPIE for Hunter's Hill (14,431) and the average household size (2.80) in 2041, approximately 5,151 dwellings would be needed in Hunter's Hill. In 2016, there were 5,076 dwellings, and so it is estimated that an increase of dwelling would be required to meet the projected population growth in Hunter's Hill by 2041.

Additionally, a change to the local demographic suggests a need for greater housing diversity, reflected by the declining household size and aging population. Specifically, this suggests a future demand for fit-for-purpose dwellings that support an aging population, including an increase of smaller dwellings alongside traditional retirement living models.

DPIE has also published 'implied dwelling' projections for Hunter's Hill, which is a measure of likely household demand based on projected population growth and household numbers. The implied dwelling targets for Hunter's Hill was 5,539 in 2016 and estimated to be 5,621 in 2041, which results in an implied required increase of only 82 dwellings from 2016 to 2041.

4.3.5 Housing Supply Targets

The North District Plan (GSC, 2018) sets five-year housing targets for each LGA based on the District's dwelling needs and existing opportunities to deliver supply. The definition of a 'dwelling' includes detached houses, apartments, granny flats and independent retirement units.

Hunter's Hill's 0-5 year housing target (**2016-2021**) is 150 dwellings, approximately 30 dwellings per year. Expected dwelling completions to 2021 in Hunter's Hill, based on actual dwelling completions from 2016/17 to 2018/19 and forecast dwelling completions from 2019/20 and 2020/21, is estimated at 121 dwellings.

Each council is to develop a 6-10 year housing target with the Greater Sydney Commission (GSC) for each local government area, which is to assist in meeting the District's longer term 20-year housing demand.

4.4 Land Use Opportunities and Constraints

4.4.1 Heritage and Conservation Areas

The vast majority of Hunter's Hill LGA is recognised for its heritage significance with 70% of the LGA located within conservation areas. There are 515 local heritage items and seven conservation areas listed in the Hunter's Hill LEP. Nine state heritage items are also located within the LGA. These heritage items embody the European History of Hunter's Hill and include buildings, houses, public institutions, escarpment terraces, gardens, wharf remains, taverns/hotels, parks, schools, remains, stone walls, trees and landscapes.

Places of Aboriginal and Torres Strait Islander significance are not listed in the same way as European heritage. Consultation with the Local Aboriginal Land Council, any traditional owner groups and the Department of Environment, Energy and Science is required on matters which may affect their connection to Country. There are 51 recorded Aboriginal sites within the LGA. These sites are registered on the Aboriginal Heritage Information Management System (AHIMS) managed by Heritage NSW.

Remnant bushland of Kelly's Bush for example includes evidence of native vegetation and sites of Aboriginal cultural heritage significance. Remnants of the pre-settlement landscape can also be found along the Parramatta River and are representative of the broader foreshore and natural heritage values likely to hold high significance for the Aboriginal people of coastal Sydney.

4.4.2 Foreshore and River Front Areas

Hunter's Hill is surrounded by ecologically valuable waterways and water dependent ecosystems. Maintaining and enhancing waterways and foreshore areas is a key responsibility of Council which has led to limiting and controlling development on river foreshore areas.

The LGA has about 17 kilometres of foreshore along Parramatta River and Lane Cove River. Both rivers are of ecological, recreational and scenic value to Hunter's Hill. The foreshores of Hunter's Hill are therefore protected in the provisions of the LEP, via a foreshore building line setback (15 metres) and scenic protection provisions for river front land (60 metres setback).

These provisions aim to protect the natural foreshore processes, aesthetic character and amenity of these areas.



Heritage within Hunter's Hill



Foreshore views within Hunter's Hill



Open space within Hunter's Hill



Built form character within Hunter's Hill

4.4.3 Bushland and Riparian Land

Bushland and riparian land are an important part of Hunter's Hill's natural heritage and sense of place which is valued by locals and visitors alike. The retention and management of remnant vegetation and bushland is essential in protecting flora and fauna which contributes to the biodiversity and amenity. Given the small size of bushland and riparian land within the LGA, these areas are to be protected to ensure the continued enjoyment of these areas.

4.4.4 Traffic, Transport and Parking

Hunter's Hill is isolated from mass-transit options such as train and light rail. Further, linkages to mass-transport services such as Sydney Metro, heavy rail and high frequency ferry services are limited. The area relies on the high-frequency bus services running along Victoria Road. The finger-like peninsula of Hunter's Hill poses congestion issues for bus and car transport on the eastern extent of the LGA. The unique landform of Hunter's Hill (suburb) and Woolwich restricts traffic in these areas with limited road corridors. Existing demands on the road network and a lack of alternative routes pose challenges to increased housing density in these areas.

Victoria Road is also recognised to experience congestion during peak AM and PM hours. Transport for NSW has previously highlighted the need for new developments along Victoria Road not to restrict traffic and public transport operations along the key transit corridor.

A shortage of car parking is also an ongoing issue across Hunter's Hill for business, residents and visitors, particularly those utilising ferry services from Woolwich Wharf. Council is currently developing a car parking strategy for the LGA for the roads it controls to better manage traffic congestion. Sydney Ferries runs limited services from a select number of public wharves.

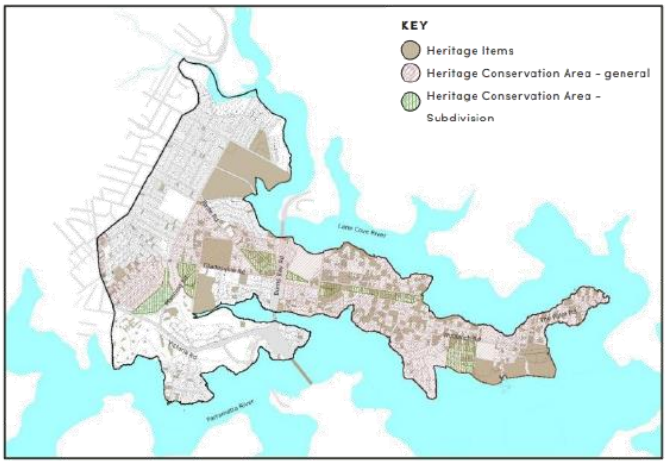

Figure 14 Hunter's Hill's heritage

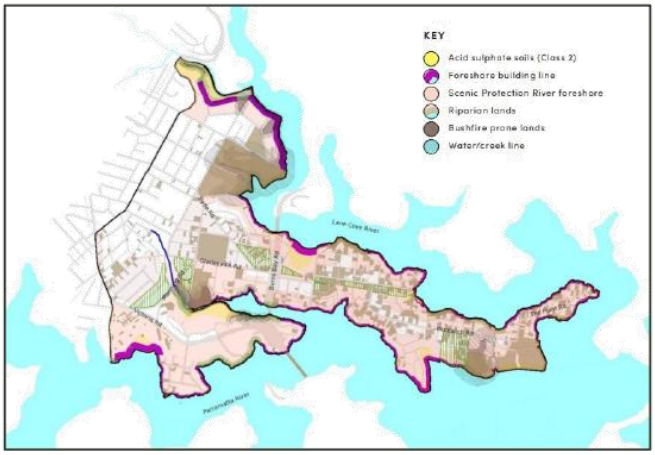

Figure 15 Hunter's Hill's sensitive land

5 Future housing

5.1 Introduction

An analysis of the evidence base, including sustained trends in population, property prices, demographics and community mix provides insights into the level and type of demand for housing and associated services and infrastructure. Hunter's Hill's significant ageing and middle-aged population will translate to considerable demand for good quality homes, including retirement living, that enables older residents to remain in the LGA whilst keeping engaged and active. Hunter's Hill will likely continue to be an attractive location for young professionals and families, whose housing decisions revolve around affordability, sustainability and liveability and who are also attracted to renting and apartment living.

Much of the Hunter's Hill community maintain a longstanding connection with the locality and their respective local centres. The community's aspirations for place and liveability are reflected in the CSP and LSPS. These documents have informed the objectives and priorities for future housing reflected in this LHS. These aspirations centre around the protection of the natural environment and heritage, promotion of vibrant local centres and support for development that is compatible with an existing character.

With population growth projected to remain steady relative to the small size of the council area, there is an opportunity for Council to prioritise planning controls and a regulatory regime that targets higher quality dwellings, fit-for-purpose dwellings that respond to the needs of the community. New housing can form the focus for delivering dwelling typologies that are best placed to support social, community and wellbeing outcomes with flow-on effects for interrelated policy areas.

5.2 Analysis of the Evidence Base

5.2.1 Housing Supply Gaps

In addressing the housing supply gaps, there is an inherent relationship between housing diversity, housing affordability and the specific needs of a changing demographic that drives current and future demand. In addressing supply, availability of land and development feasibility remain a key issue in the Hunter's Hill LGA. Accordingly, this LHS explores the potential of existing land use to facilitate residential development that suits the changing needs of the local community. Specifically, the LHS explores where and how greater housing diversity, by way of smaller dwellings and apartments, may be delivered at strategic locations within the LGA. The ability of lands to support future development is also explored in line with the LHS Vision, detailed in Section 1.3.

Hunter's Hill LGA is projected to have a slight decline in population to the year 2041 with 225 less people within the LGA. As identified in the evidence analysis in Section 2.2, a greater number of lone person households and couple only households are projected in 2041 with a decline in couple with children households and multiple/other family households, which will lead to a slight increase in total dwelling numbers. The average household size is also projected to fall from 2.89 to 2.80.

To inform a benchmark, the calculation of total population divided by household size means additional dwellings are required in the Hunter's Hill LGA. DPIE has also provided an implied dwelling requirement of 82 dwellings for the Hunter's Hill LGA, however, it is noted that the true demand for additional dwellings incorporates many other factors.

The GSC housing target for Hunter's Hill is 150 dwellings between 2016-2021 (0-5 year target) and 150-200 dwellings between 2021-2036 (6-10 year target). On average, this would require an additional 30 to 35 dwelling completions per year for the LGA to meet the GSC housing targets.

Over the last 5 years, the Hunter's Hill LGA has averaged 31.2 dwelling approvals and 27.4 dwelling completions per year. By this rate, Hunter's Hill would appear on track to meet housing demand (population divided by average household size), however, would not meet the GSC housing targets, requiring an average of ~~35~~ 30 dwelling completions (minimum) per year. It is also projected that the number of households is expected to decline from 2016 to 2021 before increasing to 2041. Importantly, the GSC housing target is higher than the likely dwelling demand based on the revised projections provided by DPIE.

Assuming an average housing supply between 27 and 30 dwellings per year, by 2041, Hunter's Hill would deliver between 540 and 600 additional dwellings, which would either result in a gap of 60 dwellings or no supply gap (minimum requirements of GSC housing targets).

Table 5.1 Hunter's Hill 2041 population and housing summary

Hunter's Hill by 2041	DPIE (to 2041)	GSC (from 2016-2036)
Projected population	14,431 people	-
Implied dwelling projection/target to	82	0-5 year (2016-2021) = 150 *6-10 year (2021-2026) = 150-200** *10-15 year (2026-2031) = 150-200** *15-20 year (2031-2036) = 150-200** *20-25 year (2036-2041) = 150-200**
Annual benchmark	4-5 dwellings per year between 2021-2041	30-32.5 dwellings per year between 2016-2036

Table note:

* *Assumed rate based on trends of previous five year period, to be confirmed in consultation with the GSC.*

As shown in Table 5.1, there is a significant discrepancy between the housing forecasts provided by DPIE and the GSC. Council is committed to resolving this issue through consultation with both DPIE and the GSC. Further, the GSC does not provide a breakdown of dwelling types within these targets.

5.3 Annual Benchmark

Forming an annual benchmark allows Council to monitor the delivery of housing targets over the next 20 years. This benchmark assumes the conditions which have supported current dwelling completion rates remain the same over the next 20 years. However, consistent development conditions are unlikely over the next 20 years due to:

- Depletion of lands deemed suitable to accommodate new developments of medium-high densities;
- Uncertain economic and market impacts during and following COVID-19; and
- Ongoing environmental impacts of increased residential densities (i.e. traffic management).

5.4 Areas with Potential Future Capacity

Hunter's Hill is the smallest LGA in NSW by geographical area covering an area of ~~6~~ 5.7 square kilometres. Given the LGA's unique geography and existing cultural, scenic and environmental attributes, there is limited development capacity within the LGA. Adding to this, there is a need to ensure that new development is compatible with local character, environmental and scenic values and existing infrastructure.

In supporting the GSC goal of achieving a 30-minute city, any future housing should be concentrated in and around existing the existing centres within Hunter's Hill to maximise utility of existing infrastructure and services as well as presenting opportunities for investment in new infrastructure to create local jobs to improve employment containment.

Consequently, subject to constraints, three key centres present ~~the greatest o~~pportunity for future housing growth:

- Gladesville Town Centre
- Hunter's Hill Village
- Boronia Park

In addition to these centres, two key strategic sites have been identified as presenting longer-term opportunities for future housing growth and delivery of in-demand dwelling typologies, including retirement living, aged care and affordable housing. These are:

- Former ~~Gladesville Hospital~~Council Depot site
- Montefiore Seniors Living site

The ~~revitalisation of the former Gladesville Hospital Precinct has been identified by NSW Health for potential future strategic redevelopment in the medium term, notwithstanding the significant heritage and environmental constraints that apply to the site. The Gladesville Hospital is a large historic land parcel that has remained in the ownership of NSW Health since the site ceased to operate as a hospital in the late 1990s. It is anticipated that the redevelopment of the site will be guided by long term integrated master planning to deliver a revitalised hospital site compatible with nearby uses and zones~~former Council Depot site is located close to existing heritage items, low density residential dwellings and seniors living. Future use of this site must respect and be sensitive to all surrounding development as well as providing for potential future use by Council. Importantly, any future use must not exacerbate existing traffic congestion in the eastern extent of the LGA. This site has potential to provide additional seniors living with the possibility of a limited amount of affordable housing, subject to afore mentioned constraints.

Similarly, Montefiore Jewish Care owns a large seniors living site with potential to undergo master planning and redevelopment to meet considerable anticipated demand in the area for retirement living. Other established seniors living sites could also undergo a similar redevelopment, with the Montefiore site used in this document as a scenario case study.



Montefiore Jewish Care facility



Montefiore Jewish Care grounds

5.5 Housing Delivery Mechanisms

The North District Plan (GSC) emphasises the need to facilitate a steady housing supply pipeline to sustain population growth and changing demand in Greater Sydney over the next 10 to 20 years. Housing is a shared responsibility between multiple State agencies and all levels of government, including local government. Housing policy, strategy and statutory planning mechanisms can influence the delivery of housing in a targeted fashion, but many other factors also drive housing outcomes. Some of the key factors that influence the supply, diversity and availability of housing include economic policy, financial systems and market confidence, population trends and movement, liveability, desirability and amenity, planning, development history in certain areas as well as global downturns such as COVID-19.

In Hunter's Hill, extremely limited housing supply within the context of an established area, high demand for the 'garden suburb' lifestyle near the CBD and high land value combined with property patterns have led to a small number of new dwellings being delivered annually over the past 10 years. Hunter's Hill Council has an important role to play in supporting a sustainable pipeline of housing supply in the locality. This is primarily enacted through the application and management of the local statutory planning scheme and environmental planning instruments (LEPs and DCPs). The capacity and potential for development within the LEP controls directly govern the scale, density and form of future development as well as signalling to the market (developers and housing consumers) that sites within an area are deemed appropriate for accommodating future housing growth. The DCP can further shape the characteristics and typology of future development, with controls based on detailed urban design analysis, desired future character, heritage qualities and building standards relevant to Hunter's Hill.

Beyond the planning system side, Council can also play a role in supporting the success of new housing in the LGA, through planning and providing for providing for open space, community infrastructure and essential services that support new growth. Council can also partner and establish strong relationships with key stakeholders that manage important housing products and services, such as aged care providers, NSW Health and affordable and social housing providers.



Figure 16 Factors that influence housing supply and demand

(Source: A Housing Strategy for NSW – Discussion Paper May 2020)

5.6 Statutory Planning Delivery Mechanisms

Table 5.2 and Table 5.3 outline the planning mechanisms available to Council to support the delivery of greater diversity and affordability of housing, followed by an evaluation of suitable options for Hunter's Hill.

Table 5.2 Statutory housing delivery mechanisms

Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter's Hill
Hunter's Hill Local Environmental Plan 2012	Principal planning instrument for Hunter's Hill. The LEP planning controls directly influence housing delivery, development feasibility and future planning. Amendments to zoning and built form controls (height, FSR, building footprint) are necessary to increase housing supply within the LGA.	Zones that permit dwellings under the Hunter's Hill LEP are: ■ R2 Low Density Residential & R3 Medium Density Residential ■ B1 Neighbourhood Centre & B4 Mixed Use
SEPP (Affordable Rental Housing) 2009 (ARHSEPP)	The ARHSEPP was introduced to encourage the provision of new affordable housing developments and where low-cost housing is lost, requiring a monetary contribution to offset the impact. The ARHSEPP applies to all LGAs in Greater Sydney including Hunter's Hill and provides bonus floorspace provisions if new development provides a portion of new stock as affordable housing for a fixed-term of 10 years.	Since the introduction of the ARHSEPP in 2009, Hunters Hill Council has not utilised this policy to support the delivery of affordable housing. This is partly due to the low rate of displacement of houses due to new developments (and therefore low rate of low cost housing loss). The majority of new dwellings delivered have been multi-unit (86% since 2012/2013). Provisions of low-cost housing significantly impact overall development feasibility for proposals with low housing yields. This is further impacted by current planning provisions within the Hunter's Hill LEP.

Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter's Hill
SEPP 70 - Affordable housing (Revised Schemes)	SEPP 70 allows Council to require an affordable housing dedication (of land or dwellings) or contribution (of money) as part of the development approval process in specified precincts. This requires the preparation of an **Affordable Housing Contribution Scheme** that is authorised and then reflected in a council's local environmental plan/s. The scheme must include an Affordable Rental Housing target (5-10% of new residential floor space) first be approved by DPIE per the requirements set out in the EP&A Act, s7.32. SEPP 70 enables a council to consider and apply to use the Act's inclusionary zoning provisions that would otherwise not be available to them. The approved scheme	Hunter's Hill does not currently have an Affordable Housing Contribution Scheme under SEPP 70 that is reflected in the LEP. In order for Council to levy contributions towards affordable housing a scheme needs to be developed with reference to this LHS, authorised by DPIE and the LEP amended to reflect the revised zoning provisions and contribution rate.
SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP)	The Codes SEPP was introduced to streamline and fast track complying development with a particular focus on residential houses and low-rise development. The Codes SEPP works in tandem with the Housing Code. In Hunter's Hill this only applies to the limited areas of lands within Hunter's Hill that are not subject to heritage conservation overlays and other development standards such as minimum subdivision lot size. It is anticipated that the Codes SEPP will continue to apply and be an available development avenue for complying development in areas not subject to local exemptions.	An estimated 10 dwellings per year have been approved under the Codes SEPP in Hunter's Hill since the introduction of the policy. The Codes SEPP sees modest-sized, single-storey family homes being replaced with large two-storey development, not dual-occupancies or apartments, thus not altering the housing density but in many cases depleting the suburb of much needed tree canopy and green space. ~~This small number is due to the minimal areas of land to which the policy applies. M~~Hunter's Hill is one of many local councils in Greater Sydney that have expressed concerns and promoted reform to reduceregarding the impact of the Codes SEPP and accompanying design guidelines and the implications for service delivery, infrastructure planning and the loss of suburban character. ~~Hunter's Hill Council will continue to manage this through the LEP and DCP review and associated studies. It may be necessary to obtain e~~Exemptions from or amendments to the Codes SEPP are required~~to the Codes SEPP~~ or ~~to~~ prohibition of multi dwelling housing in R2 low density areas and an increase to the minimum lot size for dual occupancies to manage the location of housing growth and impacts on the special character of Hunter's Hill. Expansion of heritage conservation areas to important areas of low

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Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter's Hill
SEPP (Housing for Seniors or People with a Disability) 2004 (SEPP SPWD)	Originally known as SEPP 5 or the Seniors Living SEPP, SEPP SPWD is the State planning policy at deals with housing for older people and people with a disability. Its objective is to encourage and increase the supply of housing that meets the needs of the elderly or those living with a disability. Hunter's Hill is home to several seniors living facilities (see Table 4.6). These sites will continue to be in high demand due to the significant ageing population and finite supply of suitable and compliant locations for seniors living developments. In 2019 the SEPP was amended to ensure that the Seniors Housing SEPP does not apply in Heritage Conservation Areas in Greater Sydney until 1 July 2020. This interim measure is intended to allow councils time to ensure seniors housing provisions align with their local strategic plans which are currently under review. Once councils have completed their strategic planning and community consultation, they will be able to choose how the Seniors Housing SEPP applies in heritage conservation areas in their local government area.	SEPP SPWD will continue to apply to selected areas in Hunter's Hill, however due to the lack of available land and compliant sites there are limited opportunities for new seniors housing sites to be delivered through the SEPP SPWD. Importantly, SEPP SPWD does not currently apply in heritage conservation areas. A more realistic approach to providing for seniors living may be to explore redevelopment and capacity uplift at established seniors living sites. Many of the facilities operating in Hunter's Hill occupy large land parcels and are operating at full occupancy rates with the incentive to expand.
SEPP 65 and Apartment Design Guideline	SEPP 65 aims to improve design quality of residential apartment development in NSW establishing a state-wide approach to the design and assessment of apartment buildings. The SEPP is accompanied by an Apartment Design Guide (ADG) which provides design criteria and guidance on the development of apartment buildings. The intent is future residential apartments are delivered through improved design quality and continues to ensure sustainability, accessibility, amenity, safety, affordability and efficiency. The ADG specifies a number of design requirements for apartments and apartments buildings including apartment sizes, apartment mix, building setbacks, communal and private open space and solar and daylight access.	Council will continue to implement SEPP 65 and the accompanying Apartment Design Guide in the design and assessment of residential flat buildings and shop top housing in Hunter's Hill. SEPP 65 is currently referenced in the relevant sections of the Hunter's Hill DCP.

Statutory Housing Mechanism	Explanation of mechanism	Application to Hunter's Hill
Proposed Housing Diversity SEPP (Under consideration)	The proposed Housing Diversity SEPP aims to facilitate the delivery of diverse housing that meets the needs of the state's growing population and support the development of a build to rent sector. The SEPP will consolidate three housing SEPPS (SEPP SPWD, SEPP 70 and ARHSEPP) and update some planning provisions in an effort to support residential diversity in the housing market.	Council have provided a response to the proposed Housing Diversity SEPP for DPIE consideration. Council broadly supports the preparation of the new combined SEPP to facilitate delivery of diverse housing in the LGA. There are implications for the LEP and DCP review of the Housing Diversity SEPP, including new definitions of housing types (build-to-rent, student housing and co-living) and a proposed re-application of local development standards (LEP) to new seniors living developments. To date the Seniors SEPP allows development for the purpose of seniors housing to be carried out 'despite the provisions of any other environmental planning instrument'. In the new SEPP it is proposed that the development standards in the Seniors SEPP could be varied using clause 4.6 of the Standard Instrument LEP, but only to a maximum of 20%.
Voluntary Planning Agreements (VPAs)	VPAs are legal agreements between developers and planning authorities, such as councils or DPIE, permitted under Section 7.4 of the EP&A Act. Public benefit must be derived through a voluntary offer from an applicant or developer. Many Councils establish a VPA policy that outlines the mandated use and application of funds or works obtained through a VPA. For instance, Waverley Council mandates that 10% of all planning agreement contributions form a monetary contribution to Waverley's Affordable Housing Program fund, whilst 90% of funds go towards capital works in the immediate vicinity of the development. By these means Waverley has accrued $2.4 million in capital for affordable housing since adopting the policy in 2014.	For Hunter's Hill Council it is not common to enter into VPAs, nor is there any formal Council policy in place that mandates the funding split and share of any VPA contributions received. In future Council could look to adopt a VPA policy and incorporate a mandated split of any contributions received to go into an established fund for affordable housing or specialist housing, balanced with other capital works or community services budgets.

5.7 Non-statutory Housing Delivery Mechanisms

Table 5.3 Non-statutory housing delivery mechanisms

Non-Statutory Mechanisms	Explanation	Application to Hunter's Hill
Hunter's Hill Development Control Plan 2013	The DCP is Council's primary policy that applies to housing design. The Hunter's Hill DCP contains provisions that address detailed design issues as well as identifying special character areas and key sites. The DCP aims to achieve good built outcomes at the individual lot, block and precinct – level. Revisions to the DCP provisions are an important step towards improving the design quality of new housing developments and ensuring good outcomes for adapting existing stock and guiding infill development.	Whilst a non-statutory document, the DCP gives effect to the statutory planning scheme and works in tandem with the LEP controls. The revised DCP will provide detailed guidance for the key sites earmarked for future growth and redevelopment. The DCP will also cross-reference the provisions and development standards found in the relevant SEPPs.
Local policy development	Local policies, such as a unified street tree canopy policy, a local centres policy or a laneway revitalisation policy can instate LGA-wide guidance to the private and public sectors on the preferred approach to development and change. For mixed-use development or the development of key sites these policies can provide added certainty to the private sector regarding development standards and desired future character.	Two key policy gaps that have been identified in Hunter's Hill are heritage conservation area statements of significance and neighbourhood character statements. Preserving and shaping local character can be achieved through the local character statement process developed by DPIE. Outside heritage conservation areas Council can identify characters areas on a map. The character statement would identify objectives relevant to preserving or shaping the character in an area, with the goal of allowing for growth that was sensitive to the character of the area.

Non-Statutory Mechanisms	Explanation	Application to Hunter's Hill
Amenity and community-based infrastructure projects	Hunter's Hill Council manages a small but valuable portfolio of public land and buildings currently used for service delivery, community-based organisations, recreational and sporting pursuits, commercial activity, passive open space, environmental management and car parking. Coordinated investment in community assets and Council-owned facilities have indirect economic and place-based benefits with flow on effects for housing outcomes. Delivery and maintenance of these assets and services must be sustained and improved upon in order to support future growth in housing and population in Hunter's Hill.	There are ~~direct~~ opportunities at Council-owned sites for Council to contribute to housing supply. Council is currently exhibiting its Draft Community Infrastructure Plan (CIP) which outlines ~~its~~ an approach to improved and expanded community services in Hunter's Hill. Council is considering plans to deliver new facilities centred around three (3) community hubs or precincts as well as at the key site near Gladesville Shopping Village. ~~Council could capitalize on the opportunity to incorporate a housing offering via a public-private partnership or another innovative method.~~ The CIP notes that these hubs could incorporate quality housing for older people seeking to
Local development partnerships	It is anticipated that the role of community housing providers, aged care providers and private sector developers will continue to grow into the future. Fostering relationships with these sectors, especially those who already have a strong local presence within Hunter's Hill, will remain an important Council function. Council's role is to advocate for the needs, aspirations and expectations of the community to these players in order to ensure that in demand housing types and developments are delivered in any future consents.	Community housing providers and aged care providers may acquire additional sites strategically and outside any affordable housing scheme introduced by Council. By remaining engaged with these decisions and planning for them, Council can support the important function of these organisations by keeping them informed of strategic planning activities and housing priorities.
Partnerships with State agencies on regionally significant projects	Owing to its size, location and population, Hunter's Hill has not historically played a significant role in State or regionally significant public development or infrastructure. Council has a number of key sites in the LGA that are ultimately the responsibility of State government to plan for and redevelop, however there is an opportunity to plan proactively for public/private development in these locations that is sensitive to the surrounding character and responds to the housing needs of Hunter's Hill.	A significant regional development partnership that will emerge in 5-10 years is the former Gladesville Hospital Precinct. Council should routinely engage with State government about master planning initiatives for this site with a view to ensuring an outcome that serves the current and future community of Hunter's Hill~~, including potential housing outcomes~~.

5.7.1 Evaluation of Housing Delivery Mechanisms

An analysis of the evidence base and the available housing delivery mechanisms offers the following key findings:

- Hunter's Hill has a lack of affordable housing, including rental housing, in key centres and across the LGA more broadly. This restricts the capacity of the area to house key workers, the elderly and those requiring assistance – an outcome essential to the social and economic wellbeing of the community.
- Hunter's Hill is home to a significant ageing population, as well as a significant proportion of people requiring assistance. Several established players provide services in this space, but demand for these services is likely to increase considerably over the next ten years in line with demographic patterns.
- Housing typologies in Hunter's Hill are strongly weighted towards large detached houses, with a much lower supply of medium to low density apartment dwelling types including 1- and 2-bedroom apartments, townhouses and terrace typologies. This limits options to downsize, remain in place or for younger generations to purchase an entry level property in their local area.
- Household size is trending down slightly with population growth is set to remain steady and even decrease slightly over the next 20 years to 2041 (DPIE population projections).
- Many of the State planning policies (Codes SEPP, SEPP SPWD, ARHSEPP, SEPP 70) either do not apply to the majority of the LGA (due to large coverage of heritage conservation areas), or are not a pathway currently being utilised by applicants and Council due to market and economic factors, the existing planning regime and historic development trends.
- Council does not have an affordable housing policy or fund in place and therefore has no mechanism through which to levy contributions towards affordable rental housing or housing for key workers. This shortfall is also impacted by a lack of medium-high density residential development within the LGA, that would support the formation of affordable housing policy.
- Capacity for future development under existing controls is extremely constrained, with almost no undeveloped land available in the LGA. Almost all future development would be categorised as infill, therefore the planning regime and DCP needs to factor in detailed built form controls that govern the nature and desired future character of built form and housing typologies. This may also be delivered through site-specific master planning studies for areas such as Gladesville Town Centre.

5.7.2 Affordable Housing

Affordable housing represents a range of housing products and options. At present, housing in Hunter's Hill is severely unaffordable with the current supply of low-cost housing not meeting the relative demand.

Council has several opportunities to provide for additional affordable housing in Hunter's Hill through the two main state environmental planning mechanism (SEPPs) that currently address affordable housing: the Affordable Rental Housing SEPP (ARHSEPP 2009) and SEPP 70 (which in future may become the combined Housing Diversity SEPP). These options and approaches include:

- Increased application of the ARHSEPP to encourage the provision of new affordable housing developments where low-cost housing is lost, requiring a monetary contribution to offset any impact. Council could monitor and review the number of projects approved under the ARHSEPP and even incorporate a Council-wide approach to ARHSEPP developments in an endorsed Hunter's Hill Affordable Housing Policy.
- Application of SEPP 70, through the preparation of an Affordable Housing Contributions Scheme applicable to all new development within the LGA. The Scheme would benefit from an affordable housing needs analysis and could aim to meet the North District Plan target of 5-10% of floorspace for developments that experience uplift in the planning controls (subject to viability) or alternatively implement a standard affordable housing contribution rate for all new residential apartment development.
- Under these SEPPs Council also has the opportunity to implement an Affordable Rental Housing Target for new development precincts, subject to market viability testing (GSC targets between 5-10% affordable housing in new developments).

- Council also has the opportunity to seek VPAs with developers under arrangements endorsed through an approved Affordable Housing Policy.

In addition to these mechanisms, Council can also partner to directly deliver affordable housing by creating housing on council-owned land, leasing council land to community housing providers for affordable housing developments, or using financial contributions through the development process (e.g. voluntary planning agreements) to purchase units to be used as affordable housing.

Examples of these practices include:

- Signing an MoU with a registered Community Housing Provider to manage affordable housing stock and enter into a joint venture partnership, where appropriate
- Undertaking a Council-led affordable housing project that incorporates a specified percentage of affordable housing into the development
- Using funds collected through the mandatory contributions process to deliver affordable housing.

5.7.3 Seniors Housing

The SEPP SPWD aims to increase the supply and diversity of housing to meet the needs of seniors or people with a disability. The SEPP prevails over local planning instruments allowing seniors housing or housing for people with a disability in a wide range of zones throughout urban areas, including in Heritage Conservation Areas. Approval is via the issue of a Site Compatibility Certificate (SCC) and subsequent approval of a development application (DA).

This increasing ageing population of Hunter's Hill presents significant challenges, not only in ensuring adequate seniors housing, but also providing seniors housing that has access to a range of health and social services, such as primary health care, hospitals, recreation facilities and public transport. In Hunter's Hill, where character, heritage value and environmental significance are of great importance, adopting a place-based approach to addressing the demand for seniors housing will be essential.
Council can potentially guide how the Seniors Housing SEPP applies in the locality of Hunter's Hill, including in Heritage Conservation Areas.

Due to the highly unaffordable housing market and cost of land, some additional planning incentives aimed at improving the viability of seniors housing developments in infill and residential areas could be investigated. Options could include:

- In the Gladesville Village centre, allowing development applications for vertical villages without the need for an SCC
- Allowing seniors housing where shop top housing is permitted with development consent (subject to following Universal Design Principle).
- Amending the Hunter's Hill LEP to make seniors housing permissible with consent in all R2 Low Density Residential zones and within Heritage Conservation Areas (subject to detailed guidance and heritage assessment).

5.7.4 Codes SEPP

The Codes SEPP does not apply to the majority of Hunter's Hill LGA due to heritage conservation provisions. The Hunter's Hill DCP is better placed to govern infill low density developments and dual occupancies, providing a further reason to promote reform to reduce the impact of the Codes SEPP and considering expansion of heritage conservation areas.

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5.8 Land Use Planning Approach

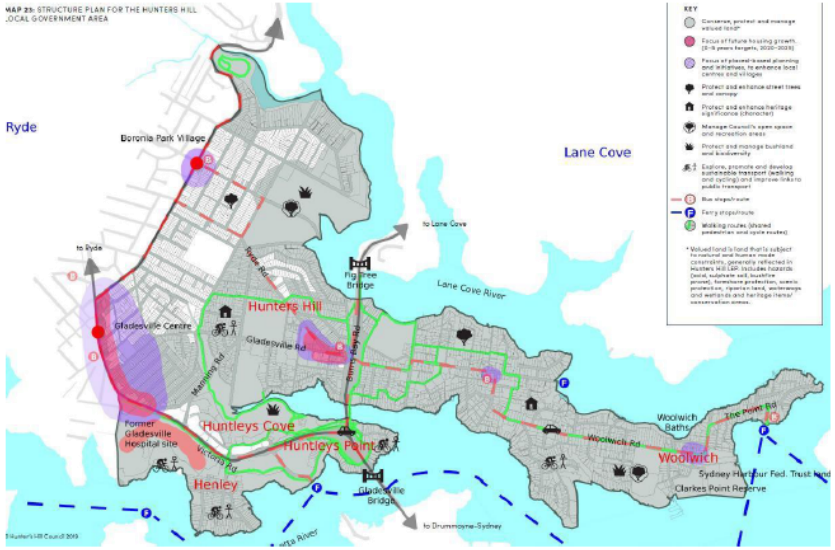

Figure 17 Structure Plan, showing areas identified for future growth (Hunter's Hill LSPS)

The LSPS has identified key areas that are suitable to accommodate future housing growth and delivery of housing diversity (Figure 20, LSPS Structure Plan). The following sections provide a high-level land use planning analysis of these three precincts, including future housing types to target for delivery in these areas and the character place vision outlined in the place-based planning framework. It is noted that this does not represent an exhaustive list of sites that may be suitable for redevelopment and increased residential densities. Additional sites may be deemed appropriate for redevelopment and increased residential densities; however this would be subject to detailed planning investigations and feasibility studies.

Gladesville Town Centre

Urban Form

The Gladesville Town Centre incorporates the area from Pittwater Road to Cowell Street, on the western edge of Hunter's Hill local government area and is made up of two commercial areas, being; Victoria Road shopping strip, and Gladesville Shopping Village. The Victoria Road shopping strip is a mix of one and two storey buildings that present to Victoria Road. The Gladesville Shopping Village (key site) is a one-roof shopping centre characterised by a supermarket as an anchor tenant with variety shops and commercial spaces, adjacent to a lot owned by Council. The two commercial areas each operate as standalone shopping areas.

Gladesville has undergone rapid development and change in the last 5 years and is the focus of new mixed use and multi-unit residential housing growth.

Existing Planning Controls

- Zoning B4 – Mixed Use, surrounding areas to the east are R2 low density residential and R3 medium density residential
- Heritage Conservation Area (Gladesville Village C3)
- Locality specific provisions in the DCP (Chapter 4.4)

Potential Future Controls

- Zoning B4 – with required amendments to make redevelopment viable
- Rezone R2 to R3 where appropriate to do so to create transitional zone
- Consider amendments to the required ratio of commercial GFA vs Residential GFA in new developments
- Key site masterplan for the Gladesville Shopping Village site (under preparation)

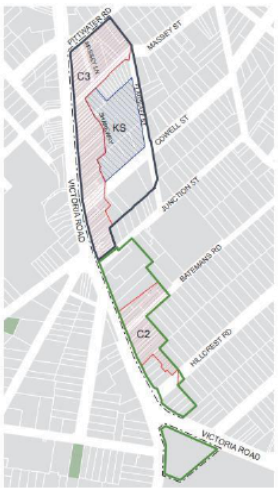

Figure 18 Gladesville Precincts Identification Plan (Hunter's Hill DCP Section 4.4)

Future housing types

Shop-top housing, multi-unit residential, medium density residential, residential flat buildings in line with SEPP 65 and associated Apartment Design Guide

Character and place vision (LSPS)

Gladesville Town Centre will be a renewed and revitalised, mixed-use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retail services and entertainment to the community.

The Town Centre will offer a modern, convenient environment that respects the past and where people will love to be. It will have high quality mid-rise apartment living, meeting a range of housing needs. It will be a desirable and sustainable place to live.



Diagram 1. Desired transition of building heights showing an orderly progression of building heights across different character areas.

Hunter's Hill Village

Hunter's Hill Village is a popular village hub. It contains two precincts and includes a heritage conservation area together with several listed heritage items. The core precinct comprises properties zoned B4, located along northern and southern sides of Gladesville Road between Joubert Street and Ryde Road, as well as properties along the south western side ~~of~~ of Ryde Road which are located to the east of Figtree Park. The civic precinct: numbers 40A to 46 Gladesville Road which include a group of community buildings and heritage cottages.

Mapledorams Corner has been redeveloped to include a 3-storey mixed use redevelopment on a prominent corner site within the village.

~~to future community facilities~~

Existing Planning Controls

- Zoning B4 – Mixed Use, surrounding areas to the east are R2 low density residential and R3 medium density residential
- Heritage Conservation Area and local heritage items (cottages along Gladesville Road)

Potential Future Controls

- Zoning B4 ~~– with required amendments to make redevelopment viable~~
- New and detailed development standards for seniors living
- ~~Increased height controls in line with development on Hunter's Hill Hotel site~~
- Connectivity ~~through~~ with Figtree Park, which will at least retain its existing open space ~~and Figtree park~~
- ~~Increase residential density with sensitive infill developments~~



Figure 19 Hunter's Hill Village



Figure 20 Mapledorams Corner, Hunter's Hill Village

Future Housing Types

Seniors living and over 55's, duplexes, townhouses, detached housing, shop top housing, high quality medium density residential with retail at ground floor

Character and place vision (LSPS)

Hunter's Hill Village will be the heart of Hunter's Hill, a vibrant commercial and lifestyle hub with a strong sense of community. It will be a compact, mixed use shopping village with predominantly low-rise buildings providing a 2-3 storey presentation to street, additional commercial and residential opportunities, enhanced building design and a leafy public domain.

Community facilities and services will be centralised in this centre and will provide a renewed focus of activity. Hunter's Hill Village will be a place for all ages, attracting students from nearby schools, older residents from nearby seniors housing and residents generally from across Hunter's Hill.

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Boronia Park Village

Boronia Park is a low scale residential area oriented around a 24 hectare parkland which offers a valued combination of natural bushland areas, managed parkland settings, and developed sports fields and facilities that are not found elsewhere in the LGA. The area has a small commercial shopping strip (including a grocery store and other local amenities) which should form the focus for future growth and uplift.

Boronia Park Village is located in both City of Ryde and Hunter's Hill Council LGAs.

Existing Planning Controls

- B1 – Neighbourhood Centre surrounded by predominantly R2 and some pockets of R3 residential
- DCP locality provisions

Potential Future Controls

- Potential to expand B1 – Neighbourhood Centre zoning, to allow for additional shop top housing. To be investigated in LEP review.
- DCP provisions and guidelines for shop top housing



Figure 21 Boronia Park



Figure 22 Boronia Park Shop-top housing development under construction

Future Housing types

Shop top housing, low rise 2-3 storey development, sensitive infill development, medium density on larger allotments whilst maintaining commercial premises

Character and place vision (LSPS)

Boronia Park Village will be an attractive and convenient shopping area for the local neighbourhood with a strong focus on the natural environment given the close proximity to Boronia Park. It will comprise low-rise, 2-3 storey buildings in a strip shopping centre along a wide tree-lined street with improved amenity.

Boronia Park Village will be calmer and more pedestrian friendly around the intersection of Pittwater Road and Princes Street. It will be accessible and well managed to provide lifestyle activities and meeting places.

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6 Housing Strategy Implementation

6.1 Introduction

The North District Plan has a 2016-2021 (0-5 year) housing target of **150** new dwellings for Hunter's Hill. Beyond this, for the 6-10 year target is to deliver around 150-200 new dwellings by **2036**. The following implementation plan outlines the actions required to support the achievement of these targets whilst upholding the need for housing that respects local natural and cultural heritage, is well designed, sustainable and provides a greater variety of housing options. Each action includes a delivery timeframe, of:

- Short term – within 0-4 years
- Medium term – within 5-8 years
- Long term - within 9 to 20 years

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6.2 Actions – Housing Priority 1

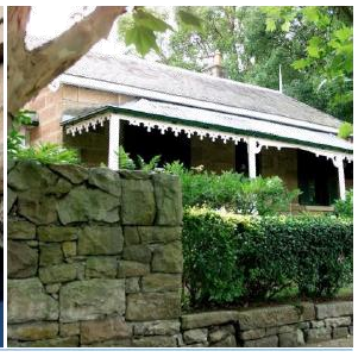
HOUSING PRIORITY 41

Ensure compatibility of new housing with existing local character and heritage~~Encourage compatibility of new housing with existing local character and~~

Hunter's Hill embodies cultural heritage with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and complement rather than compete with these unique qualities, particularly with respect to local heritage and in conservation areas. Council will facilitate new housing that is compatible with local character and will ensure that local character is a foremost consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed-use development.

The built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, community uses and a strong sense of place. Council continues to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity. ~~Hunter's Hill is a leafy, established area with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the~~





Action	Mechanism	Timeframe
1.1 – Complete Local Character Statements, for areas not subject to heritage conservation provisions, to identify important areas of local character that warrant more tailored planning controls, (i.e. garden suburb character) including where exemptions should be sought from the Code SEPP.	Local planning policy	Short term
1.2 – Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunters Hill Village and Boronia Park.	Local planning policy	Short term
1.3 – As part of the LEP review process complete a comprehensive heritage review to identify, analyse and assess the environmental heritage of LGA and make recommendations for its conservation and protection, including consideration of expansion of heritage conservation areas.	LEP Heritage mapping	Short term
1.4 – Prepare Statements of Heritage Significance for the Heritage Conservation Areas to reinforce the heritage values of Hunter's Hill and support the heritage conservation provisions of the North District Plan and Hunter's Hill LEP and LEP Review.	LEP	Short term
1.5 – Review and amend the Hunter's Hill DCP to: clarify and reinforce development controls addressing the garden-suburb concept, view scapes and character statements, which support the rich character and sense of place in Hunter's Hill LGA.	DCP	Medium term
1.6 – Incorporate provisions for any tree removal to be replaced with suitable tree species.	Urban Canopy Policy	Medium term

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6.3 Actions – Housing Priority 2

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HOUSING PRIORITY 32

Hunter's Hill will protect significant environmental values through sustainable development and high design quality in new developments

Council will encourage residential and mixed-use development that meets sustainability objectives in order to minimise the impact of new housing development and building on the surrounding environment. Measures may include expanding on BASIX standards to apply sustainable development principles to waste management, energy, design principles, gardens and landscaping and water management.

Council will ~~allow for~~ ensure the protection of the unique cultural, built and natural environment of Hunter's Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.

Priority ~~3~~ 2 responds to the renewal of existing housing stock and delivery of new supply in strategic locations. Design quality delivers on liveability and sustainability objectives.





HOUSING PRIORITY 32

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- Local Planning Goal 2: Liveability - Create great places and streetscapes for people.
- Local Planning Goal 4: Sustainability - Facilitate and undertake sustainable practises.

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Action	Mechanism	Timeframe
2.1 – Encourage design and delivery of new housing that is focused on environmental sustainability and the delivery of good environmental outcomes through high quality residential design.	Local policy and planning	Medium-term
2.2 – Investigate a design excellence bonus provision in the planning controls or design excellence clause.	Local policy and planning	Medium-term
2.3 – Design revised planning controls that encourage design excellence in new development and a sensitive response to the surrounding streetscapes.	Local policy and planning	Medium-term
2.4 – Locate future housing away from high environmental risk areas.	Local policy and planning	Medium-term
2.5 – Use the Hunter's Hill DCP as a mechanism to improve environmental sustainability and resilience in new residential precincts.	Local policy and planning	Short term
2.6 – Ensure new development meets or exceed BASIX criteria relating to water, energy and thermal comfort.	State and National guidelines	Ongoing
2.7 – Prepare design guidelines for sensitive changes to older apartment blocks and older housing stock.	Local policy and planning	Medium-term
2.8 – Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents and the demands of new housing.	Local policy and planning	Ongoing

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6.2 Actions – Housing Priority 1

HOUSING PRIORITY 1

Hunter's Hill will plan for additional housing in appropriate locations

Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.





HOUSING PRIORITY 1

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- Infrastructure and collaboration: Local Planning Priority 1 - *Provide services and facilities within Hunter's Hill to meet community needs and aspirations of the community now and by 2040*
- Liveability: Local Planning Priority 4 - *Provide land use planning framework to support community needs and aspirations*

Action	Mechanism	Timeframe
1.1 – Continue to facilitate housing development utilising the existing capacity available under current planning controls.	Local policy and planning	Short term
1.2 – Develop a range of tailored site-specific controls within the revised LEP and DCP to manage change and support sensitive uplift in key strategic centres and neighbourhood centres.	Local and State planning policy	Short and Medium term
1.2 Focus mid-rise residential development on Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas.	Local and State planning policy	Medium term
1.3 – Undertake review of the LEP & DCP to ensure that in strategic centres controls are reviewed and revised if necessary, to ensure that there is sufficient capacity to encourage additional housing delivery and signal to market areas that are suitable for redevelopment.	Local and State planning policy	Short term
1.4 – With NSW Health and DPIE, continue to advocate for appropriate master planning and precinct planning for the former Gladesville Hospital site, to incorporate some level of residential development whilst maintaining important community and cultural values across the site as a regionally significant cultural landscape.	Collaboration	Long term
1.4 – Work with relevant State agencies (Transport for NSW, Sydney Water, DPIE) to review the capacity of essential infrastructure networks to understand the requirements for further residential growth in key areas. Inform affected agencies of likely implications of LEP amendments.	Collaboration	Medium term
1.5 – Assess planning proposals for consistency with housing priorities and the community vision outlined in the LSPS.	Local policy and planning	Ongoing
1.5 – Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and trains station interchanges in peak and nonpeak times.	Collaboration	Ongoing

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~~5.1~~ Actions – Housing Priority 23

HOUSING PRIORITY 23

Hunter's Hill will continue to support the delivery of housing diversity and housing affordability

Council will continue to support increased housing diversity and housing affordability in order to meet the changing needs of the Hunter's Hill community. This includes housing for seniors and the elderly, affordable and social housing and accessible housing. Housing diversity means ensuring a greater variety of housing typologies are delivered to the market to suit the needs of individual community groups, changing family units and evolving household types. Housing affordability will require working together with community housing organisations and NSW State Government to maintain existing areas of affordable housing and support the delivery of future projects, including new development models. Addressing housing affordability also requires an increase in the supply of affordable rental housing at both market rates and subsidised rates.





HOUSING PRIORITY 2

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- **Infrastructure and collaboration: Local Planning Priority 1** - *Provide services and facilities within Hunter's Hill to meet community needs and aspirations of the community now and by 2040*
- **Liveability: Local Planning Priority 5** - *Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040*

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Action	Mechanism	Timeframe

23.1 – Ensure ~~there is an adequate pipeline of~~ new housing ~~that~~ is fit-for-purpose and addresses the social, cultural and wellbeing needs of diverse community groups.	LHS reviews and monitoring	Ongoing
23.2 – Review bedroom mix controls for residential apartment development to ensure that there is supply of one, two- and three-bedroom apartments are allowed for to cater to shrinking household types, young families, those who wish to downsize and rental demand.	HHDCP	Short-term

Action	Mechanism	Timeframe
23.3 – Undertake a detailed analysis of capacity to address additional future seniors housing. Confirm opportunity sites in consultation with key stakeholders and implement revisions to planning controls that will encourage supply of additional seniors housing that will respond to demand and in keeping with existing	HHLEP, HHDCP and SEPPs	Short-term
23.4 – Develop an affordable and social housing policy for Hunter's Hill, including an affordable housing contributions scheme, a VPA policy and a plan to update the relevant zone objectives to provide for affordable housing.	SEPP 70	Medium-term
23.5 – Work with neighbouring Councils (Ryde, Lane Cove and Canada Bay Councils) to explore a district approach to affordable housing.	Collaboration	Short-term
23.6 – In collaboration with key stakeholders, State agencies and community housing providers, investigate and implement affordable housing delivery models in partnership with established providers.	SEPP 70	Medium-term
23.7 – Ensure planning instruments are updated to ensure the delivery of housing to reflect aging and specialist disability housing needs, which will to grow into the future. Ensure new development responds to Universal Design Principle.	HHDCP, Housing Diversity SEPP	Short-term
23.~~9~~ 8 – Ensure the DCP is updated to allow for the sensitive upgrade of existing housing stock and a consistent approach to assessing proposals to older apartment stock and some older residential buildings.	HHDCP	Short-term
23.~~10~~ 9 – Explore opportunities for new and innovative housing / tenancy models to occur in the LGA such as creative tenancy arrangements, build to rent models and co-operative living/co- housing.	Local Planning policy, SEPP 70	Medium-term

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6.3 Actions – Housing Priority 3

HOUSING PRIORITY 3

Hunter's Hill will protect significant environmental values through sustainable development and high design quality in new developments

Council will encourage residential and mixed-use development that meets sustainability objectives in order to minimise the impact of new housing development and building on the surrounding environment. Measures may include expanding on BASIX standards to apply sustainable development principles to waste management, energy, design principles, gardens and landscaping and water management.

Council will allow for the protection of the unique cultural, built and natural environment of Hunter's Hill by reviewing the design quality of new developments to encourage sensitive infill development, development that responds to its natural and urban context and well-designed housing that exhibits longevity and adaptability through materials, layout, siting and sustainable principles.

Priority 3 responds to the renewal of existing housing stock and delivery of new supply in strategic locations. Design quality delivers on liveability and sustainability objectives.





HOUSING PRIORITY 3

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- Local Planning Goal 2: Liveability - Create great places and streetscapes for people.
- Local Planning Goal 4: Sustainability - Facilitate and undertake sustainable practises.

Action	Mechanism	Timeframe
3.1 – Encourage design and delivery of new housing that is focused on environmental sustainability and the delivery of good environmental outcomes through high quality residential design.	Local policy and planning	Medium-term
3.2 – Investigate a design excellence bonus provision in the planning controls or design excellence clause.	Local policy and planning	Medium-term

Action	Mechanism	Timeframe
3.3 – Design revised planning controls that encourage design excellence in new development and a sensitive response to the surrounding streetscapes.	Local policy and planning	Medium-term
3.4 – Locate future housing away from high environmental risk areas.	Local policy and planning	Medium-term
3.5 – Use the Hunter's Hill DCP as a mechanism to improve environmental sustainability and resilience in new residential precincts.	Local policy and planning	Short term
3.6 – Ensure new development meets or exceed BASIX criteria relating to water, energy and thermal comfort.	State and National guidelines	Ongoing
3.7 – Prepare design guidelines for sensitive changes to older apartment blocks and older housing stock.	Local policy and planning	Medium-term
3.8 – Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents and the demands of new housing.	Local policy and planning	Ongoing

6.4 Actions – Housing Priority 4

HOUSING PRIORITY 4

Encourage compatibility of new housing with existing local character and heritage

Hunter's Hill is a leafy, established area with early garden suburb features and areas of urban bushland and scenic foreshore stretches that are highly valued by the community. Successful new developments will respond to and remain consistent with these unique qualities, including local heritage and conservation areas. Council will facilitate new housing that is consistent with local character and will ensure that local character is an important consideration in the assessment and regulation of new development, including on sites dedicated to seniors living, affordable housing and mixed-use development.

Likewise, the built heritage of Hunter's Hill contributes strongly to local character and urban form in many areas including topography, vegetation, streetscape, built form, community uses and a strong sense of place. Council continue to support development that protects, enhances and promotes the heritage of Hunter's Hill acknowledging it supports long term social outcomes of sustainability, liveability and economic productivity.





HOUSING PRIORITY 4

- Local planning Goals: **Liveability and Sustainability**
- Alignment with Local Planning Priority 8: *Maintain and enhance the natural and built heritage character of Hunter's Hill.*

Action	Mechanism	Timeframe
4.1 – Complete Local Character Statements, for areas not subject to heritage conservation provisions, to identify important areas of local character that warrant more tailored planning controls, (i.e garden suburb character) including where exemptions should be sought from the Code SEPP.	Local planning policy	Short term

Action	Mechanism	Timeframe
4.2 – Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park.	Local planning policy	Short term
4.3 – As part of the LEP review process complete a comprehensive heritage review to identify, analyse and assess the environmental heritage of LGA and make recommendations for its conservation and protection.	LEP Heritage mapping	Short term
4.4 – Prepare Statements of Heritage Significance for the Heritage Conservation Areas to reinforce the heritage values of Hunter's Hill and support the heritage conservation provisions of the North District Plan and Hunter's Hill LEP and LEP Review.	LEP	Short term
4.5 – Review and amend the Hunter's Hill DCP to: clarify and reinforce development controls addressing the garden-suburb concept, view scapes and character statements, which support the rich character and sense of place in Hunter's Hill LGA.	DCP	Medium term
4.6 – Incorporate provisions for any tree removal to be replaced with suitable tree species.	Urban Canopy Policy	Medium term

6.5

Actions – Housing Priority 14

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HOUSING PRIORITY 14

Hunter's Hill will plan for additional housing in appropriate locations

Hunter's Hill Council will carefully plan for additional housing and future housing growth in the appropriate strategic locations. Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services and community facilities.





HOUSING PRIORITY 14

Alignment with Hunter's Hill LSPS Goals and Planning Priorities:

- Infrastructure and collaboration: Local Planning Priority 14 - *Provide services and facilities within Hunter's Hill to meet community needs and aspirations of the community now and by 2040*
- Liveability: Local Planning Priority 4 - *Provide land use planning framework to support community*

Action	Mechanism	Timeframe
14.1 – Continue to facilitate housing development utilising the existing capacity available under current planning controls.	Local policy and planning	Short term
14.2 – Develop a range of tailored site-specific controls within the revised LEP and DCP to manage change and support sensitive uplift in key strategic centres and neighbourhood centres.	Local and State planning policy	Short and Medium term
1.24.3 – Focus mid-rise residential development on Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in theseis areas.	Local and State planning policy	Medium term
1.34.4 – – Undertake review of the LEP & DCP to ensure that in strategic centres controls are reviewed and revised if necessary, to ensure that there is sufficient capacity to encourage additional housing delivery and signal to market areas that are suitable for	Local and State planning policy	Short term
1.4 – With NSW Health and DPIE, continue to advocate for appropriate master planning and precinct planning for the former Gladesville Hospital site, to incorporate some level of residential development whilst maintaining important community and cultural values across the site as a regionally significant cultural landscape.	Collaboration	Long term
1.44.5 – Work with relevant State agencies (Transport for NSW, Sydney Water, DPIE) to review the capacity of essential infrastructure networks to understand the requirements for further residential growth in key areas. Inform affected agencies of likely implications of LEP amendments.	Collaboration	Medium term
1.54.6 – Assess planning proposals for consistency with housing priorities and the community vision outlined in the	Local policy and planning	Ongoing
1.54.7 – Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and trains station interchanges in peak and nonpeak times.	Collaboration	Ongoing

Project number 510065 File Final Draft Hunters Hill Local Housing Strategy_20201208.docx, 2020-12-08 Revision 361

~~5~~ 7 Monitoring and Reviews

Council will undertake regular monitoring and reporting of this Local Housing Strategy in line with the following:

- Annual reviews of the housing delivery and supply against the implementation and delivery plan of the LHS to ensure the delivery of LHS objectives are conducted promptly
- Five year reviews of evidence base and housing stock against the North District Plan to ensure the LHS aligns with the housing needs
- Ten year review of the LHS to ensure the 20 year vision statement, evidence base and strategic planning contexts align with the goals of the community and the aims of the North District Plan and the implementation and delivery plan.

Table 7.1 Monitoring plan

Outcomes	Responsibility	Monitoring Indicator
Housing Priority 1		
~~Additional housing, in line with the future housing types, is delivered in the 3 growth areas identified in this LHS~~	~~HHC~~	~~Dwelling completions align with GSC targets~~
~~Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts~~	~~Private sector/HHC~~	~~New development~~
~~Gladesville Hospital Master Plan is developed and includes provision for residential uses, in consultation with Council~~	~~State Government~~	~~Contents and direction of site master plan~~
~~Change arising from planning proposals is in line with the place based planning framework and~~	~~HHC~~	~~Planning proposals received and processed~~
~~Infrastructure networks, especially transport, are improved alongside the strategic areas identified in this LHS~~	~~State Government/ HHC~~	~~Traffic monitoring, bus/ferry services numbers and patronage.~~
Housing Priority 2		
~~Delivery of affordable housing forms a consideration of planning decision making and developer contributions~~	~~HHC~~	~~Council's Affordable Housing Policy and Contributions Scheme~~
~~Levels of affordable housing in the LGA are maintained or increased~~	~~HHC~~	~~Dwelling completions, housing affordability and rent indexes.~~
~~Additional seniors living facilities are delivered, and existing facilities expanded~~	~~HHC~~	~~Seniors living facilities completions data~~
~~Dwelling mix improves and diversifies to better cater to demand and household demographics~~	~~HHC~~	~~Dwelling mix data~~
Housing Priority 3		
~~Design quality and standards are upheld and maintained~~	~~HHC~~	~~BASIX, Community Sustainability indicators~~
~~Sustainability objectives are met or exceeded in new development~~	~~HHC~~	~~Analysis and monitoring of new development~~

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Outcomes	Responsibility	Monitoring Indicator
Housing Priority 41		
▪ New development responds to and complements rather than competes with local ~~considers local character~~character and heritage	HHC	Analysis and monitoring of new development
▪ Detailed character work informs protection of significant environmental, aesthetic and social values	HHC	Community awareness and engagement
▪ Tailored planning controls and local guidelines published	HHC	Improvement in nature of applications received
Housing Priority 32		
▪ Design quality and standards are upheld and maintained	HHC	BASIX, Community Sustainability indicators
▪ Sustainability objectives are met or exceeded in new development	HHC	Analysis and monitoring of new development
Housing Priority 3		
▪ Delivery of affordable housing forms a consideration of planning decision making and developer contributions	HHC	Council's Affordable Housing Policy and Contributions Scheme
▪ Levels of affordable housing in the LGA are maintained or increased	HHC	Dwelling completions, housing affordability and rent indexes.
▪ Additional seniors living facilities are delivered, and/or existing facilities expanded	HHC	Seniors living facilities completions data
▪ Dwelling mix improves and diversifies to better cater to demand and household demographics	HHC	Dwelling mix data
Housing Priority 14		
▪ Additional housing, in line with the future housing types, is delivered in the 3 growth areas identified in this LHS	HHC	Dwelling completions align with GSC targets
▪ Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts	Private sector/HHC	New development
▪ ~~Gladesville Hospital Master Plan is developed and includes provision for residential uses, in consultation with Council~~	~~State Government~~	~~Contents and direction of site master plan~~
▪ Change arising from planning proposals is in line with the place based planning framework and LSPS	HHC	Planning proposals received and processed
▪ Infrastructure networks, especially transport, are improved alongside the strategic areas identified in this LHS	State Government/ HHC	Traffic monitoring, bus/ferry services numbers and patronage.

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~~6~~ 8 References

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Appendix A
Glossary

Abbreviations

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
CDC	Complying development certificate
CHP	Community housing provider
CODES SEPP	SEPP (Exempt and Complying Development) 2008
CSP	Community Strategic Plan
DCJ	Department of Communities and Justice formerly known as Department of Family and Community Services
DPIE	Department of Planning, Industry and Environment
GSC	Greater Sydney Commission
GSRP	Greater Sydney Region Plan
LGA	Local Government Area
LHDP	Local Housing Discussion Paper
LSPS	Local Strategic Planning Statement
RACF	Residential Aged Care Facility
SEPP	State Environmental Planning Policy
SEPP 70	State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)
VPA	Voluntary planning agreement

Definitions

Term	Definition
Affordable rental housing/Affordable housing	Housing affordable for households on very low to moderate incomes as defined in *the Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)*: ■ very low – 50% of median income ■ low – 50–80% of median income ■ moderate – 80–120% median income.
Ageing in place	The ability for someone to stay living in their local area, close to their established networks and known services, as they get older.
Australian Bureau of Statistics (ABS)	The national statistical agency, providing official statistics on a wide range of economic, social, population and environmental matters of importance in Australia.
Community Strategic Plan (CSP) 2018	A plan for the Hunter's Hill LGA, by the people of Hunter's Hill. It is the product of extensive consultation and reflects the community's views on what they want Hunter's Hill to be like in ten years' time.
Development Control Plan (DCP)	Provides guidelines and objectives for people who wish to carry out development in Hunter's Hill LGA.
Department of Planning, Industry and Environment (DPIE)	The Department of the NSW Government responsible for the effective and sustainable planning to support.
Dwelling	All types of housing, whether a granny flat or studio to an apartment, townhouse, terrace, semi-detached or standalone home.
Greater Sydney	All Local government areas which make up Sydney (33 councils).
Greater Sydney Commission (GSC)	The State government planning body in charge of coordinating strategic plans across Greater Sydney.
Household	A house/home and its occupants.
Housing pipeline	The forecast housing supply for an area based on its zoning patterns, growth patterns, market patterns and the sequencing of construction.
Housing typologies	The shape and form of housing: the varying scale, layout, number of bedrooms and whether housing is usable and accessible by all people. The availability of different housing typologies depends on an area's landscape, topography, planning controls and proximity to centres, services and facilities, and transport.
Infrastructure contributions	Contributions of money or land, or sometimes as agreements for the equivalent 'works in kind', collected by the NSW Government and councils from the beneficiaries of development – usually developers of new housing – to help fund the infrastructure that will be needed for the people living in that development and the surrounding community.
Liveability	What a place is like to live in, in terms of comfort, safety, the environment, and the types of nearby services or opportunities.
Local character	What makes a neighbourhood distinctive or the identity of a place, including the way it looks and feels. It is created by a combination of land, people, the built environment, history, culture and tradition.
Local Environment Plan (LEP)	The principal planning instrument for areas within the Hunter's Hill LGA. It will be the mechanism for implementing the Local Strategic Planning Statement and sets permissible land uses, development capacity and other key matters.
Local Government Area (LGA)	For the purposes of this document, the term Local Government Area or LGA refers to the area of Hunter's Hill Council, also referred to as the Municipality of Hunter's Hill.

Term	Definition
Local Housing Strategy (LHS)	Local Housing Strategies are prepared by Council which establishes a vision for providing housing in a local government area, priorities for future housing needs and actions to deliver the strategy.
Local Strategic Planning Strategy (LSPS)	A 20-year plan setting out Council's land use and infrastructure planning vision and priorities for the Hunter's Hill LGA. It sets out Council's policies in relation to Planning Proposals for land use change and supporting infrastructure, and the actions Council will take to achieve the vision and priorities. It bridges the space between the Community Strategic Plan and the local planning framework.
Social housing	Housing for people on low incomes or people in housing crisis, owned or managed by government or community housing providers. Rents are based on income.
Specialist housing	Accommodation designed for unique needs such as housing for people with disability (including group homes) or older people (such as residential care units).
The Greater Sydney Region Plan – A Metropolis of Three Cities (Regional Plan)	A 20-year plan and 40 year vision for managing growth and change for Greater Sydney in the context of social, economic and environmental matters. It sets the planning framework for the five districts which make up the region and informs district and local plans and the assessment of planning proposals.

Appendix B
DPIE Data Pack Hunter's Hill Council

LOCAL GOVERNMENT AREA DATA

Hunters Hill data information pack

North District

August 2020



NSW Department of Planning, Industry and Environment | dpie.nsw.gov.au

Published by NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: Hunters Hill data information pack

Subtitle: North District

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Overview

This local government area (LGA) data pack provides accessible data and links to key datasets to support state and local governments with their strategic land use and infrastructure planning in line with the following strategies and plans:

- Local Strategic Planning Statements (LSPS): Department of Planning, Industry and Environment information and example (2019)
- Local Environmental Plan (LEP): The department's guide (2019)
- Rural Lands Strategy: Greater Sydney Commission's Better managing rural areas; Camden Council example.
- Employment and Services: Greater Sydney Commission Retaining and managing industrial and urban services land
- Local Housing Strategy: The department's guideline and template
- Strategic Centres: Greater Sydney Commission Strategic Centres, Collaboration Area example for Camperdown—Ultimo

The data pack is targeted towards planners within state and local government. Direct enquiries about the data pack to Keith.Bramma@planning.nsw.gov.au

This data pack is not a deep analysis of the data but rather a collection of key figures and links to datasets that can help guide planners as they think strategically around future land use and infrastructure needs and service provision for an area.

Sydney's strategic vision is reflected in the signature strategies *The Sydney Region Plan—A Metropolis of three cities*, *State Infrastructure Strategy* and *Future Transport 2056*. These are incorporated into the data. For example, large infrastructure projects with committed funding affect the number and location of new homes that will be built in an area. This feeds into how population is distributed across Sydney, as reflected in the population projections, which in turn affects the employment projections.

For information on how these datasets relate to one another, contact William.Hughes@planning.nsw.gov.au and also consider the information on the NSW Government's Common Planning Assumptions website.

Data sets for each LGA within greater metropolitan Sydney have been provided for population, housing and employment, and there are also links to a range of other data sources. The data provided in this document is a snapshot of statistics that are available as at April 2020.

Population:

- The department's population projections presents population and household projections and implied dwelling requirements for the period 2016 to 2041.

Housing Supply:

- Actual completions by type of dwelling are from the department's analysis of Sydney Water data, as per the Metropolitan Housing Monitor.
- Forecast completions are from the department's housing supply forecast.
- Housing targets are from Greater Sydney Commission's district plans.

Employment:

- Employment projections are from Transport for NSW's travel zone projections (released in 2016, update expected mid 2020).
- Employment land supply data is from the department's Employment Lands Development Monitor (ELDM).

Links to other relevant datasets and dashboards are scattered throughout the document based on theme.

The LGA Data Pack will be released annually, following updates of the department's housing supply forecasts and the ELDM towards the end of each calendar year.

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Population

Projections

The Department of Planning, Industry and Environment's population projections for LGAs were released in December 2019. The projections cover three key areas:

- population by age and sex
- household projections by type
- implied dwelling requirements.

Use the Population Explorer to view your area.

Table 1. Total population projections—Hunters Hill LGA

Population totals	2016	2021	2026	2031	2036	2041
Total population	14,656	14,159	14,192	14,101	14,054	14,431
Total households	5,076	4,905	4,970	4,988	5,006	5,151
Average household size	2.89	2.89	2.86	2.83	2.81	2.80
Implied dwellings	5,539					5,621

Table 2. Projected changes to population—Hunters Hill LGA

Population changes	2016–21	2021–26	2026–31	2031–36	2036–41
Total population change	-497	33	-91	-47	377
Average annual population growth rate	-0.69%	0.05%	-0.13%	-0.07%	0.53%
Total household change	-171	65	18	18	145
Average annual household growth	-0.68%	0.26%	0.07%	0.07%	0.57%

Table 3. Population projections by age—Hunters Hill LGA

Age groups (years)	2016	2021	2026	2031	2036	2041
0–4	807	749	656	645	616	605
5–9	960	871	859	791	776	771
10–14	1,055	1,059	1,008	995	948	957
15–19	1,199	1,245	1,301	1,253	1,252	1,260
20–24	776	811	839	846	806	830
25–29	596	518	524	490	487	504
30–34	689	556	555	509	480	519
35–39	774	710	705	684	637	642
40–44	1,014	850	871	875	858	836
45–49	1,070	1,019	919	955	970	982
50–54	987	991	967	883	926	967
55–59	887	882	895	869	805	867
60–64	794	800	808	809	790	755
65–69	830	724	750	753	753	752
70–74	630	768	700	728	734	748
75–79	472	558	694	646	679	699
80–84	363	411	500	623	598	651
85+	753	635	642	748	938	1,084

Table 4. Household projections by type—Hunters Hill LGA

HOUSEHOLD TYPE:	2016	2021	2026	2031	2036	2041
Couple only	1,074	1,054	1,100	1,115	1,120	1,151
Couple with children	1,954	1,833	1,778	1,729	1,689	1,710
Single parent	393	387	390	393	394	407
Multiple and other family households	175	168	169	168	167	170
Total family households	**3,597**	**3,442**	**3,436**	**3,404**	**3,371**	**3,438**
Lone person	1,385	1,373	1,442	1,495	1,544	1,618
Group	95	91	92	89	91	95
Total non-family households	**1,480**	**1,464**	**1,534**	**1,584**	**1,635**	**1,713**
Total	**5,076**	**4,905**	**4,970**	**4,988**	**5,006**	**5,151**

Background information

The population projections model uses a similar approach to that taken by all other state and territory governments, the Australian Bureau of Statistics and the United Nations.

The method divides the population into generations—by age and by sex—and models how the components of population change—births (fertility), deaths (mortality) and migration—affect each group.

Assumptions for the NSW population projections are based on analysis of historical trends from a range of data sources, any announced policies and local intelligence gained from consultation with regional local councils.

The population projections reflect announced policies and projects. Any policies yet to be announced, yet to go on exhibition or were on exhibition at the time of production are not included.

For the Greater Sydney region, the projections use an additional method known as the 'Housing Unit Method' to distribute the projected population over time. Similar methods are used to supplement projections in many international cities, including New York City and the City of London. This method is particularly useful for modelling population growth in areas covered by the Department's Sydney Housing Supply Forecast. This forecast is a basis for predicting where future housing development will occur.

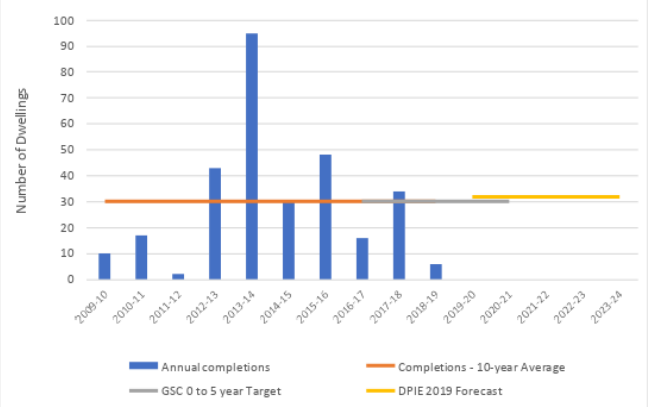
Housing

Tracking against target

You can find information on the Greater Sydney Commission housing supply targets on the commission's website.

The Sydney Housing Supply Forecast is updated yearly and provides information on where, when, and how many new homes are likely to be built within the city.

Figure 1. Housing supply target and performance—Hunters Hill LGA



Sources: Sydney Water, Department of Planning, Industry and Environment (2019 Housing Supply Forecast) and Greater Sydney Commission.

Table 5. GSC housing supply targets and performance – LGA Comparison for the North District

LGA	GSC Housing Target (0-5 years)	Expected Dwelling Completions	Draft Indicative GSC Housing Target (6-10 years)	Expected Dwelling Completions
	2016–17 to 2020–21	**Actual 2016–17 to 2018–19 Forecast 2019–20 & 2020–21**	**2021–22 to 2025–26**	**Forecast 2019-20 to 2023–24**
Hornsby	4,350	3,945	3,800-4,200	2,608
Hunters Hill	150	121	150-200	159
Ku-ring-gai	4,000	3,687	3,000-3,600	3,345
Lane Cove	1,900	2,842	3,000-3,500	3,222
Mosman	300	175	250-300	113
North Sydney	3,000	3,116	3,000-3,500	2,571
Northern Beaches	3,400	2,801	3,500-4,000	1,967
Ryde	7,600	9,604	8,400-8,900	8,546
Willoughby	1,250	1,350	1,600-1,800	862

Sources: Sydney Water, Department of Planning, Industry and Environment (2019 Housing Supply Forecast) and Greater Sydney Commission.

Other forms of housing

Other forms of housing can include

- secondary dwellings
- boarding houses
- student accommodation
- group homes
- seniors living developments including retirement villages, hostels, aged care facilities
- manufactured housing estates.

You can find data and more information on other forms of housing on the department's website.

Employment

Strategic centres

Greater Sydney Commission strategic centres have one or more of the following:

- a high proportion of knowledge-intensive jobs principally relating to the presence of major hospitals, tertiary education institutions, stand-alone office developments or a combination of these
- existing or proposed major transport gateways.

Job targets for Greater Sydney Commission strategic centres are given in 'Greater Sydney Commission Information Note 3—Centres and job targets (Revised October 2017)', which is available from the commission's website at www.greater.sydney/publications under the 'Archive - Strategic Planning' section.

Tracking against target

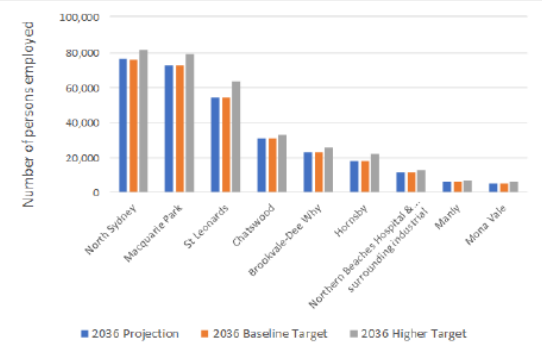
Transport for NSW's travel zone employment projections are used to track employment against the job targets. The employment projections for the relevant travel zones are added together to form employment projections by strategic centre and by LGA.

The Travel Zone Projections (TZP) for employment are updated twice every 5 years. The projections are also available for 33 ANZSIC industry classifications and 4 Industry-Sector Groupings.

Use the Land Use Planner—Employment to view your area.

The 2016 release of TZP is shown. We will update Figure 2 and Table 6 with the 2020 release data when available mid-year.

Figure 2. Jobs target and employment performance for the North District



Sources: Transport for NSW, Department of Planning, Industry and Environment and Greater Sydney Commission.

Table 6. Jobs Target and Performance – Strategic Centres Comparison for the North District

Centre	2016	2036		
Strategic Centre	**Actual**	**TZP16 Projection**	**GSC Baseline Target**	**GSC Higher Target**
North Sydney	60,449	76,471	76,000	81,500
Macquarie Park	58,490	72,852	73,000	79,000
St Leonards	47,097	54,230	54,000	63,500
Chatswood	24,676	30,732	31,000	33,000
Brookvale-Dee Why	19,997	23,013	23,000	26,000
Hornsby	14,349	18,183	18,000	22,000
Northern Beaches Hospital & surrounding industrial	9,346	11,742	12,000	13,000
Manly	4,986	6,166	6,000	6,500
Mona Vale	4,315	5,275	5,000	6,000
Total	**243,705**	**298,665**	**298,000**	**330,500**

Sources: Transport for NSW, Department of Planning, Industry and Environment and Greater Sydney Commission.

Employment Lands Development Monitor

Employment lands are defined as lands zoned for industrial or similar purposes in planning instruments. The Employment Lands Development Monitor (ELDM) is a source of information and a research tool used for planning, delivery and servicing of employment lands.

See the ELDM website for more information on employment lands in your area.

Table 6. ELDM employment land supply by zone type, 2018—Hunters Hill LGA

Hectares	Developed	Undeveloped	Total
IN1 General Industrial	0.0	0.0	0.0
IN2 Light Industrial	0.0	0.0	0.0
IN3 Heavy Industrial	0.0	0.0	0.0
IN4 Working Waterfront	0.2	0.0	0.2
B5 Business Development	0.0	0.0	0.0
B6 Enterprise Corridor	0.0	0.0	0.0
B7 Business Park	0.0	0.0	0.0
Total[1]	**0.2**	**0.0**	**0.2**

[1]Total may be subject to rounding error.
Sources: Cordells Connect, Nearmap and Department of Planning, Industry and Environment

Other Resources

- The NSW Planning Portal provides public access to a range of planning services and information, including documents or other information in the NSW planning database established under *the Environmental Planning and Assessment Act 1979*.
- The ePlanning map viewer may be used to understand land zoning for your area, including rural and primary production. The map viewer also contains the department's baseline spatial dataset on public spaces and tree canopy to help deliver the Premier Priorities 'Greener public spaces and Greening our city.
- The department's Great Outdoors Survey provides evidence on how Sydneysiders spend their free time outdoors.
- The Demography and Housing Dashboard provides data to assist Greater Sydney councils to establish the evidence based for their local housing strategies.
- The Housing Mapping and Scenario Tool provides secure web-based access to current housing supply and demographic data, and development scenario testing and visualisation for local government.
- The NSW Local Government Housing Kit provides resources to assist local government to respond to housing needs and NSW Government requirements for action on affordable housing.
- The Rent and Sales Report is the sole authoritative source of data on NSW rent movements.
- The department's Local Housing Strategy Guideline provides a step-by-step process for producing a local housing strategy. Visit www.planning.nsw.gov.au and search for 'Local Housing Strategy Guideline'.
- The Greater Sydney Commission provides resources on a range of Council-related indicators for planning for efficient and great places.
    - An Efficient City Dashboard
        - Mega tonnes of CO2 equivalent greenhouse gas emissions
        - Tonnes of greenhouse gas emissions by sector
        - Tonnes of greenhouse gas emissions per capita
    - A City of Great Places Dashboard
        - Access to open space
        - Share of trips by walking
        - How do people travel to work in Greater Sydney?
        - Purpose of travel in Greater Sydney
- The Australian Bureau of Statistics provides QuickStats on a range of indicators from the Census, including the Aboriginal and/or Torres Strait Islander Peoples QuickStats.
- Aboriginal Affairs NSW supplies information on aboriginal communities in their Community Portraits.

- Important information about certain codes in the State Environmental Planning Policy (SEPP) is supplied below.
    - SEPP No.70 – Affordable Housing (Revised Schemes)
        - SEPP 70 was amended In February 2019 so that all councils could develop an affordable housing contribution scheme and seek LEP changes to capture affordable housing contributions.
        - The department developed a SEPP 70 Affordable Housing Viability Tool to assist councils to determine viable affordable housing contribution rates for land subject to a rezoning proposed. This tool is available via **Knowledge Management** on the ePlanning dashboard.
        - The department also developed a guideline for councils, *SEPP 70 Guideline for Developing an Affordable Housing Contribution Scheme*, to help prepare affordable housing contribution schemes.
    - SEPP (Affordable Rental Housing) 2009
        - The Affordable Rental Housing SEPP facilitates increased supply and diversity of affordable rental and social housing in NSW.
        - The SEPP covers housing types such as in-fill affordable housing, along with secondary dwellings (granny flats), boarding houses, group homes, social housing and supportive accommodation.
        - The department's website provides fact sheets and information on developments facilitated under the Affordable Rental Housing SEPP.
    - SEPP (Housing for Seniors or People with a Disability) 2004
        - The Seniors SEPP aims to increase the supply and diversity of residences of good design that meet the needs of seniors or people with a disability. It also helps to make efficient use of existing infrastructure and services.
        - The department's website supplies a range of resources for Seniors SEPP-related developments.

ITEM NO	:	4.2
SUBJECT	:	BORONIA PARK SPORTS AND COMMUNITY FACILITY - BUSINESS CASE AND AGREEMENT FOR LICENCE BETWEEN HUNTERS HILL RUGBY UNION CLUB AND COUNCIL.
STRATEGIC OUTCOME	:	COUNCIL PROVIDES ACCESSIBLE SERVICES AND FACILITIES TO RESIDENTS OF ALL ABILITIES
ACTION	:	REVIEW THE USE OF OPEN SPACES, PARKS, RESERVES, PLAYGROUNDS IN LINE WITH DIAP, POMS AND COUNCIL'S ASSET MANAGEMENT PLANS
REPORTING OFFICER	:	MARIA KENNY

Ref:491713

PURPOSE

The purpose of this report is to:

- Provide the business case for the facility based on the NSW Integrated Planning and Reporting quadruple bottom line approach of assessing projects on economic, social, environmental and civic leadership criteria.
- Set out for Council's review, the Hunters Hill Rugby Union Football Club's requested use of the community facility, which would form the key terms and conditions for a future licence agreement between Council and the Club.
- Recommend the form of a future licence agreement, and provide a probity and governance framework for Council's consideration which seeks to mitigate any project risks that are set out in the attached business case.
- Provide an update on the progress of the facility design for the facility.

RECOMMENDATION

1. That Council receive and note the attached Business Case for the Sports and Community Facility at Boronia Park.
2. That Council review and resolve its acceptance of Hunters Hill Rugby Union Football Club's request for use proposed licence terms at a future facility, in consideration of its proposed capital contribution to the project.
3. That Council enter into an Agreement for Licence which sets out precedent conditions prior to entering into a Licence Agreement providing for an effective governance and probity framework for the duration of the project.
4. That Council note the progress on the preliminary concept designs.

BACKGROUND

At its meeting of 15 February 2021, Council considered a report on the planning and design of a proposed Sports and Community Facility at Boronia Park, where Council's resolution endorsed both the inclusion of a community room at the proposed facility, and the two-storey design concept option.

The report also considered the list of permissible uses and hours for a community room at the facility, noting it would not be available for hire beyond 11.00 pm, or on Sunday evenings, except with the express permission of Council.

Further, it was noted that Hunters Hill Rugby Union Club (HHRUC) are seeking a licence term of 20 years for the use of the community room based on the level of fundraising the Club intends to undertake to provide a financial capital contribution to the construction of the Council asset.

REPORT

Business case for construction of a community and sports facility at Boronia Park

Attachment 1 provides a detailed business for the project.

The project involves the construction of a two-storey Sporting and Community Facility at Boronia Park with project costs capped at $3.1m (ex GST) from the following funding sources:

• NSW Stronger Communities grant	$1,000,000
• Australian Government AusSport program grant	$ 500,000
• Fundraising by Hunters Rugby Union Football Union Club	$1,500,000
• Project Management Staff Costs provided by Council	$ 100,000
	$3,100,000

The Business case provides a recommended probity and governance framework to be implemented to minimise any future risks for Council.

The following table provides of summary of the business case key findings following application of the NSW Local Government Integrated Planning & Reporting Quadruple Bottom Line (QBL) approach for assessing community projects:

QBL Criteria	Expected Outcomes
Social	- Access and equity will be achieved through the provision of adequate accessible change rooms and compliant accessibility toilets. - The provision of community space on the second floor provides an additional community space for hire to undertake indoor sporting, recreational and cultural activities.
Environmental	The project's architectural design brief has included the provision and design of the following sustainability initiatives: - Water and energy efficiency - including use of grey water for toilet flushing; rain water capture and use energy efficient electrical facilities and lighting; energy efficient heating, ventilation and air handling. - Passive design options at low cost, with the use of lightweight and contemporary construction materials.
Civic leadership	- There has been extensive community engagement regarding this proposal with sporting groups, schools, local community groups and the wider community. - A probity and governance framework has been defined through an Agreement for Licence. This Agreement defines the conditions that are required to be met with regards to fundraising by HHRUFC, and the provision of a future licence agreement with HHRUFC prior to construction commencing of the community and sporting facility at Boronia Park.
Economic	- Council will be required to fund an additional $37,738 for annual maintenance and upkeep of the facility. This projection includes an estimate of potential hire fee income that offsets operating expenses. - Projected income has been calculated net of hours available deducting HHRUFC request of use. This figure assumes an occupancy rate of 15%. Break-even costs would be achieved at 35% occupancy rate.

Proposed terms for a future licence between HHRUFC and Council

The granting by Council of a licence is expressly permitted in the Plan of Management for Boronia Park.

The Local Government Act provides that a council must not grant a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 21 years.

If a council proposes to grant a licence of community land for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 5 years, it must:

a) give public notice of the proposal; and
b) exhibit notice of the proposal on the land to which the proposal relates; and
c) give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land.

To off-set the intended financial capital contribution to be provided by the Club through its fundraising activities, HHRUFC have requested a licence term of 20 years. Licence terms would include payment of a peppercorn licence fee, plus proportionate share for the recovery of outgoings such as electricity and cleaning costs.

The tables below set out the:

- Club's request for the use of the future community space for the proposed term of the licence period; and the
- remaining times that the community room would be available for Council to hire.

Days of the week	**Hunters Hill Rugby Union Football Club request - In-season Use (1st April – 31st August)**	**Remaining times available for hire to general community**
Monday		Weekday rate - 9am to 5pm Weekday evening rate - 5pm to 10pm
Tuesday	Tuesday evenings (5pm – 9pm)	Weekday rate - 9am to 5pm
Wednesday		Weekday rate - 9am to 5pm Weekday evening rate - 5pm to 10pm
Thursday	Thursday evenings (5pm – 9pm)	Weekday rate - 9am to 5pm
Friday	Friday evenings (5pm – 10pm) subject to Juniors match draw. Unrequired dates to be returned to Council's control, dates to be determined by 1st April each year.	Weekday rate - 9am to 5pm
Saturday	All day (7.30am – 10pm) subject to Juniors and Seniors match draws. Unrequired dates to be returned to Council's control, dates to be determined by 1st April each year (10 of 22 evenings throughout season)	Weekend evening rate – for remaining 12 unused evenings.
Sunday	Sunday (7.30am – 6pm) Subject to Juniors and Seniors match draws. Unrequired dates to be returned to Council's control, dates to be determined by 1st April each year.	

In addition to the above time, the Club have also requested the community room be available for:

- Friday or Saturday evening (5pm – 10pm) – up to 4 dates in addition to the above for fundraising/social events. Dates to be determined by 1st April each year.

- Mid-week evenings (6pm – 10pm) for monthly meetings for Board, sub-committees and special committees.

Days of the week	**Hunters Hill Rugby Union Football Club request - Off- season Use (1 September – 31 March)**	**Remaining times available for hire to general community**
Monday		Weekday rate - 9am to 5pm Weekday evening rate - 5pm to 10pm
Tuesday		Weekday rate - 9am to 5pm Weekday evening rate - 5pm to 10pm
Wednesday		Weekday rate - 9am to 5pm Weekday evening rate - 5pm to 10pm
Thursday		Weekday rate - 9am to 5pm Weekday evening rate - 5pm to 10pm
Friday (limited to 1 date)	Friday (11am – 6pm) – special date for Club Season Launch (Mar/April - daytime function). Date to be determined by 1st January each year	Weekend day rate - 9am to 5pm – Weekend evening rate - 5pm to 10pm (minus 1 date for fundraising event)
Saturday (limited to 10 dates)	Saturday (or Friday evening) - 5pm to 10pm. Up to 10 dates for fundraising/presentation/social events. Dates to be determined by 1st June each year.	Weekend day rate - 9am to 5pm Weekend evening rate - 5pm to 10pm (minus 10 dates used by the Club)
Sunday		9am to 5pm – Weekday rate

In addition to the above time, the Club have also requested the community room be available for:

- Mid-week evenings (6pm – 10pm) – Monthly meetings for Board, sub-committees and special committees. Dates to be advised with advanced notice to allow flexibility to facilitate Council hiring to other groups and/or general public.

Community consultation – Community room availability to be limited to 10pm

During the course of planning for the new Sporting and Community Facility, the following community consultation has occurred:

- 1 December 2020 – Sporting User Groups Stakeholders Meeting to commence discussions and scoping of the user requirements;
- 9 December 2020 – Meeting with residents from Park Road and nearby who responded during the Boronia Park Plan of Management engagement process.
- 10 December 2020 – Meeting with the Hunters Hill Trust, Flora and Fauna Society and Bushcare.

- 27 January 2021 – Combined stakeholders meeting (sporting user groups, residents, Hunters Hill Trust, Flora and Fauna Society and Bushcare).
- 16 February 2021 - Third Sports User Groups Stakeholders Meeting
- 3 March 2021 - Fourth Sports User Groups Stakeholders Meeting
- 26 March 2021 – General community consultation session held on a Saturday at Boronia Park.
- Councillor Briefing sessions were also held on 7 December 2020, 1 February 2021, 8 March 2021 and 29 March 2021.

Council's standard closing time for hire of its community halls is 11pm. As a result of community feedback, it is recommended that the hours of use for this facility be limited to 10pm for any licensee (or casual hirer), with a short layover period to clean the facility. Further it is proposed to limit the usage of the facility in the evenings. It is proposed that the facility will not be available for hire by individuals for private celebrations such as weddings, birthdays etc. after 5pm.

Legal advice regarding probity and governance frameworks

As discussed in the attached business case, one of the key risks of this project is the construction of the facility commencing prior to fundraising targets being reached, thereby requiring Council to provide an unplanned financial contribution, which is over and above the ongoing annual operating costs to maintain the facility.

To mitigate this risk, Council's legal counsel has recommended that HHRUFC and Council enter into an Agreement for Licence. **Attachment 2** sets out the draft Agreement which serves to mitigate project risks by defining obligations regarding precedent conditions prior to the construction of a future facility.

The granting of a future Licence would be conditional upon the following conditions precedent being satisfied by the sunset date (24 months following the signing of the Agreement to Licence):

a) The Licensor securing Development Approval on terms acceptable to the Licensor.
b) The completion of the construction of the Building demonstrated by the issuing of an occupation certificate issued pursuant to the provisions of the *Environmental Planning and Assessment Act 1979.*
c) The Licensee obtaining funding to secure its obligations to make the capital contribution under the licence. HHRUFC is required to make a capital contribution towards the cost of constructing the Facility (to be paid to the Council as part of the consideration of Council granting a Licence Agreement to the Club for its part use of the Facility).

Furthermore, with respect to implementing a sound probity framework, the draft Agreement stipulates:

- The Club warrant to ensure sound governance practices are adopted with respect to any fundraising activities that it engages in in connection with its obligations to make the capital contribution, and that it will ensure that any promotion of its fundraising activities clearly articulates the purpose for which funds are being raised are being undertaken solely by the Club and that the Council does not have any direct involvement in those fundraising activities.
- Council's only role is receiving the funds to be paid by the Club to the Council as required by the Club. The Club is not raising funds on behalf of Council. It is raising funds for its own benefit, identified as the ability by the Club to secure the future use of parts of the Facility.

Next steps – Public exhibition of draft Licence Agreement

Council is continuing to discuss with the Club the final draft terms and conditions of a future licence agreement, which will include respective review options for both parties. Once this process has been finalised, a further report will be tabled to Council for its endorsement to proceed to public exhibition.

Next steps – Progress designs

At **Attachment 3** are the progress designs for the facility. It is planned to continue design development with the intent of submitting the design package to Council in May in order to seek Owners Consent to lodge the Development Application.

CONCLUSION

Boronia Park with 3 playing fields and 3 netball courts is the main district sportsground in the Municipality and services both Hunters Hill residents and those from the wider area. The sports precinct at Boronia Park needs facilities that support its use. The planned sporting and community facility is for the benefit and use of the wider community, for district sports clubs, nearby schools and other community groups.

This project supports the delivery of action PDFL32 in the adopted Boronia Park Plan of Management.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget for FY2020/21 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

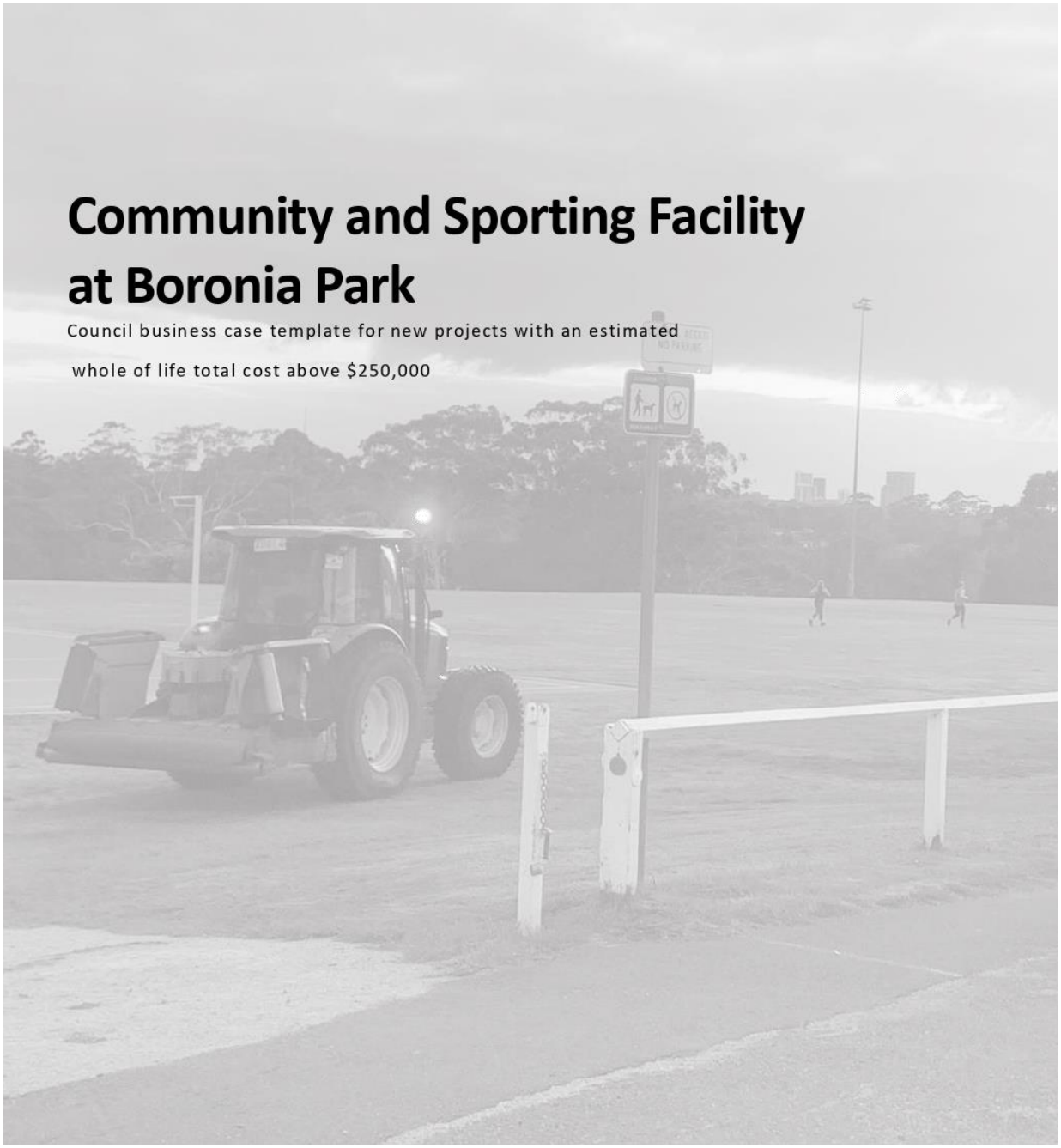
There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

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

ATTACHMENTS

1. Business Case ⇩
2. Draft Agreement for Licence ⇩
3. Design Concept as at April 2021 ⇩



Community and Sporting Facility at Boronia Park

Council business case template for new projects with an estimated whole of life total cost above $250,000

April 2021

KEY PROPOSAL DETAILS

PROJECT INFORMATION	
Project name	BORONIA PARK - PROPOSED SPORTS AND COMMUNITY FACILITY
Description	The purpose of the facility is to provide greater community amenity, enabling people of all ages, gender and abilities improved opportunity to participate, spectate and enjoy organised sport at Boronia Park.
SECTION / PROJECT SPONSOR	
Author	Maria Kenny
Section Partner	Finance & Corporate Strategy
Project Lead	GM Unit / Service Delivery & Special Projects
LIST ANY EXTERNAL STAKEHOLDERS – Community Stakeholders Working Group	
Organisation name & key contact	Hunters Hill Rugby Union Football Club (HHRUFC)
	Gladesville Ravens Netball
	Ryde Hunters Hill Cricket Club
	Villa Maria Primary School
	Boronia Park Public School
PROJECT SCOPE	
Proposal summary	Construction of a two-level community building at Boronia Park, located between ovals 1 and 2, comprising of: • Ground floor – amenities and storage, canteen and entry lobby with lift; and • First floor – Community space with entry and lift lobby, kitchen, amenities and terrace.
PROJECT LOCATION	
Proposal address	Boronia Park Reserve Ryde & Park Road Hunters Hill

DOCUMENT INFORMATION

Document Summary Information	
Version	1
Version Release Date	Council meeting – 19 April 2021

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1 CASE FOR CHANGE

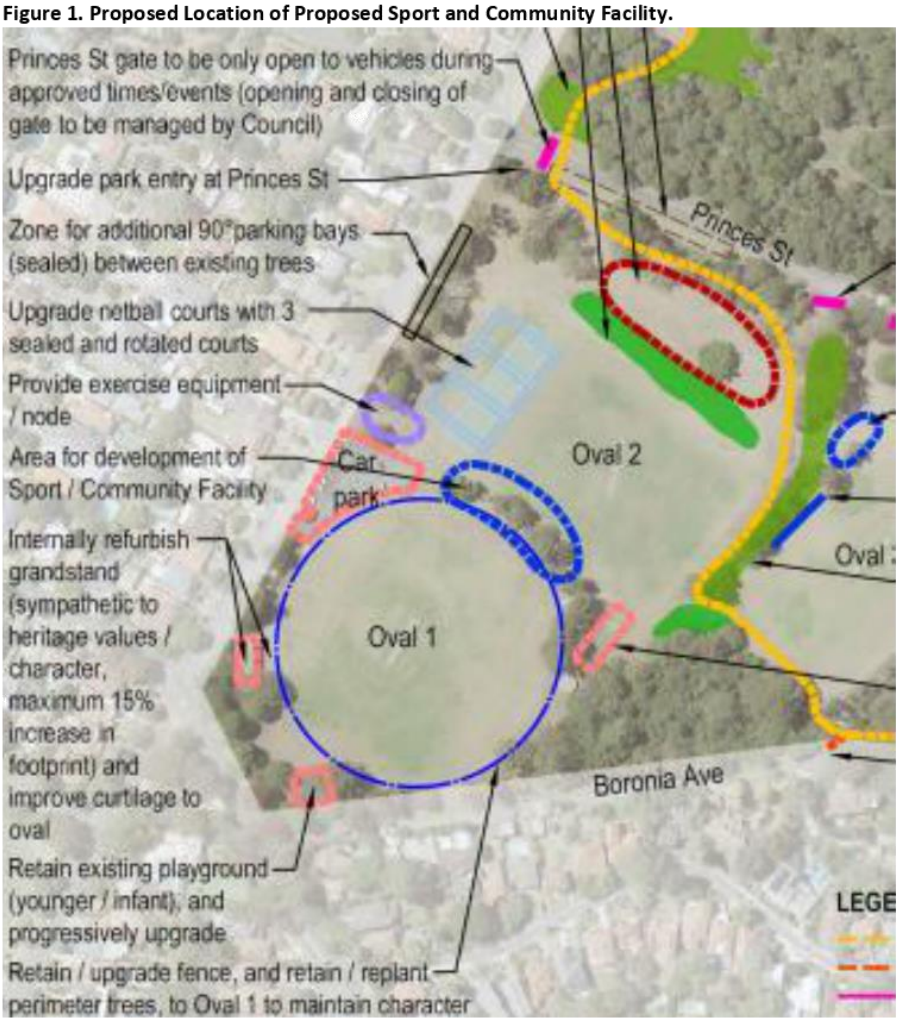
1.1 BACKGROUND

The *Boronia Park Plan of Management (April 2020)* was developed following an extensive community consultation process, which commenced in May 2019 and was adopted by Council at its meeting held on 30 April 2020.

Hunters Hill Council is the trustee of Crown land known as Boronia Park.

The Plan of Management included an area between Fields 1 and 2 for the development of the Sport/ Community Facility. This is indicated in blue in Figure 1 below.

Figure 1. Proposed Location of Proposed Sport and Community Facility.



The adopted Plan of Management makes the following specific reference to:

> *'a new sport/community facility, as shown on the Landscape Concept Plan, with a building footprint of no larger than 450 square metres (excluding surrounding paved areas, rainwater tanks, and other ancillary elements) and potentially double storey to a maximum height of 8 metres above surrounding ground levels (see Action PDFL32)'*

This facility, as constructed on land under which Council has care, control and management will become a Council asset, managed by Council for the use and enjoyment of both sporting Clubs and the broader community.

Grant funding totalling $1.5m has been secured to deliver this project:

- $1 million provided by the NSW Government Stronger Communities fund; and
- $500,000 from the Australian Government AusSport program.

These funds are to address the deficiencies in the existing facilities and will provide for a new Sports and Community Facility with accessible toilets, new change rooms, additional storage, kiosk and community room for use by the sporting clubs, local schools and other community groups. A community stakeholders' working group has been developed with the following groups:

- Hunters Hill Rugby Union Football Club (HHRUFC)
- Gladesville Ravens Netball
- Boronia Park Public School
- Villa Maria Primary School
- Ryde Hunters Hill Cricket Club.

HHRUFC has further explored its capacity to raise funds through its fundraising activities. They now have a fundraising goal of $1,500,000. Should these funds be raised by the Club, then the total design and construction budget will be $3,000,000.

In addition, Council will contribute the following project management costs:

- Temporary Project Management Contract	$	70,000
- Other Council staff salaries	$	30,000
Total project management costs:	$	100,000

HHRUFC will not have exclusive use of the proposed Facility, but will occupy it under license from the Council, paying a peppercorn licence fee (plus proportionate share of outgoings). The peppercorn licence fee over the agreed licence term period, is in recognition of the financial capital contribution the HHRUFC intends to secure through its fundraising activities.

The governance framework for this project requires that the fundraising target is secured, prior to the commencement of construction of the facility and Council entering into a licence agreement.

1.2 RATIONALE FOR INVESTMENT

Boronia Park with 3 playing fields and 3 netball courts is the main district sportsground in the Municipality and services both Hunters Hill residents and those from the wider area. The sports precinct at Boronia Park needs facilities that support its use.

The change room facilities and bathrooms at Boronia Park have not been upgraded to meet the community's expectations for contemporary sporting facilities. Specifically, the current facility does not include:

- the provision of adequate accessible change rooms;
- the provision of compliant accessibility toilet facilities;
- Does not include adequate storage for users.

Whilst the planned sports and community facility would directly benefit sports clubs in the local government area, the facilities would also provide benefit to the wider community, including nearby schools and other community groups.

1.3 STRATEGIC PLAN – INTEGRATED PLANNING & REPORTING

This project aligns with the Hunter's Hill 10-year Community Strategic Plan and the Strategic objective of Plans of Management reflecting community need:

10 Year	**Community Strategic Plan Theme**	Focus on Community
4 Year	**Strategic Objective – Delivery Program**	Plans of Management reflect community need
Annual	**FY2021/22 Operational Plan Action**	Implement actions arising from plans of management including a community and sporting facility at Boronia Park

1.4 EXPECTED OUTCOMES

The Integrated Planning & Reporting Quadruple Bottom Line (QBL) approach for assessing community projects includes supporting analysis of the following criteria. This project is expected to achieve the following outcomes:

QBL Criteria	Outcomes
Social	• Access equity is achieved through the provision of disability toilets and provision of contemporary changerooms. • Recreation and cultural activities – the community space provides an additional community space for hire to undertake indoor sporting, recreational and cultural activities.
Environmental	• The project's architectural design brief has included the provision and design of the following sustainability initiatives: - Water and energy efficiency - including use of grey water for toilet flushing; rain water capture and reuse energy efficient electrical facilities and lighting; energy efficient heating, ventilation and air handling. - Passive design options at low cost, with the use of lightweight and contemporary construction materials.

Civic leadership	• There has been extensive community engagement regarding this proposal with sporting groups, schools, local community groups and the wider community. • A probity and governance framework has been defined through an Agreement for Licence. This Agreement defines the conditions that are required to be met with regards to fundraising by HHRUFC and the provision of a future licence agreement with HHRUFC prior to construction commencing of the community and sporting facility at Boronia Park.
Economic	• Financial Analysis of the proposal is detail below under section 2. • Council will be required to fund additional maintenance of the building. This projection includes an estimate of potential fee firm income that could earnt to offset operating expenses.

1.5 STAKEHOLDER & COMMUNITY SUPPORT

During the course of planning for the new Sporting and Community Facility, the following community consultation has occurred:

- 1 December 2020 – Sporting User Groups Stakeholders Meeting to commence discussions and scoping of the user requirements;
- 9 December 2020 – Meeting with residents from Park Road and nearby who responded during the Boronia Park Plan of Management engagement process.
- 10 December 2020 – Meeting with the Hunters Hill Trust, Flora and Fauna Society and Bushcare.
- 27 January 2021 – Combined stakeholders meeting (sporting user groups, residents, Hunters Hill Trust, Flora and Fauna Society and Bushcare).
- 16 February 2021 - Third Sports User Groups Stakeholders Meeting
- 3 March 2021 - Fourth Sports User Groups Stakeholders Meeting
- 26 March 2021 – General community consultation session held on a Saturday at Boronia Park.
- Councillor Briefing sessions were also held on 7 December 2020, 1 February 2021, 8 March 2021 and 29 March 2021.

Council's standard closing time for hire of its community halls is 11pm. As a result of community feedback, it is recommended that the hours of use for this facility be limited to 10pm for any licensee (or casual hirer), with a short layover period to clean the facility. Further it is proposed to limit the usage of the facility in the evenings. It is proposed that the facility will not be available for hire by individuals for private celebrations such as weddings, birthdays etc. after 5pm.

2 FINANCIAL ANALYSIS OF THE PROPOSAL

2.1 INFORMATION ABOUT THE PROPOSAL

2.1.1 SCOPE OF WORKS

The design process, to date, has assumed the inclusion of the following facilities:

- Change rooms. Initially two sets of change rooms (home and away) were considered however they are currently not within the scope. Use will be made of the existing change rooms in the Boronia Park Grandstand should two sets be required.
- Public toilets – male, female and accessible
- Canteen
- Storage areas for the sports groups and schools, to meet the minimum requirements of those users
- Referees room (a second referee room will continue to be available in the existing grandstand if needed)
- First Aid Room
- Ancillary plant room(s)
- An undercroft area to provide shade and for informal gatherings on match days
- A community room
- A kitchen (non-commercial)
- A viewing terrace
- Accessibility to all parts of the building including upper floors.

Heritage

Boronia Park is located within a heritage conservation area. The competitive selection process for the engagement of Architects to work on the design included a mandatory requirement that the architectural firm is experienced in delivery of projects in heritage conservation areas. The consideration and analysis of heritage aspects is being undertaken by the appointed architects which has engaged a specialist heritage consultant firm as part of the design team.

Consultation for the Plan of Management for Boronia Park assumed there would be a community room as part of the proposed Facility. Planning for the development of the facility has also assumed there will be amenities for sports user groups as well as a community room.

The planning for the proposed Facility has included consideration of the size of the community room. Initial concepts included a room size of 200sqm. However, in consideration of budget implications and to minimize the footprint of the proposed Facility, a smaller room is currently being investigate and designed.

The Community Room will be used by various sporting groups in accordance with their license agreements or under the general conditions for hire of the facility for awards nights and end of year presentation functions by the sports clubs, subject to Council's concurrence.

The community room will also be available for hire by the community at large for appropriate recreational and cultural activities, such as:

- use by play groups
- chess and bridge clubs, etc.
- hire for indoor sport activities

- probus clubs and the like
- educational talks
- school speech nights
- general community use.

At the time of writing, the proposed floor area of the community room is 162sqm, with an adjoining terrace of 138 sqm. Notwithstanding the overall concerns about inclusion of a community room in the design, residents have expressed concerns about such a room, and in particular the adjoining terrace.

It is proposed to limit the usage of the facility in the evenings. The facility will not be available for hire by individuals for private celebrations after 5pm.

2.2 THE BASE CASE

Council has a number of community venues it hires to community groups and the wider community. However, there are no venues bespoke to sporting field activity.

The table below summarise the costs of running council halls. Due to the age and condition of the community buildings, hire income only covers a proportion of the annual operating and maintenance costs. Costs recovery ranges from 45% to 94%.

Venue	Capacity	Area (m^2)	FY19/20 $ Expense	FY19/20 $ less Income	TOTAL COST to Council $	% Ratio – Income to Expenses
Fairland Hall	34	140	21,314	9,670	**11,645**	**45%**
Gladesville Road Community Centre	36	145	38,431	28,625	**9,806**	**74%**
Weil Park Scout and Community Hall	19	77	7,709	4,956	**2,753**	**64%**
Henley Community Centre (Main Hall)	82	322	49,925	46,920*	**3,005**	**94%****
Henley Community Centre (Green Room)	33	135				

Note: *Henley Community Centre income includes annual community licence fee. ** If licence income is excluded, casual hire fee earnings were $16,024, bringing the Income to Expense ratio to 32%.

2.3 PROJECTED COSTS

2.3.1 PROJECTED CAPITAL COSTS

Table 2.1: Projected capital costs inclusive of contingency ($000s)

Stage	Year 1 – 2021/22	2022 /23	2023/24	Total
Design costs to DA Stage	185			185
Design Costs to practical completion	100	63		163
Construction (on receipt of fundraising funds)		2,410		2,410
Project Management & Council Staff costs	100			100
Contingency			242	242
Nominal cost	**385**	**2,473**	**242**	**3,100**

2.3.2 PROJECTED ONGOING COSTS / FUTURE INCOME STREAMS

The Facility will have costs associated with maintenance and operation. These include:

- Electricity – lighting, hot water, air conditioning, etc.
- Water rates and usage
- Maintenance of building fabric
- Routine internal and external cleaning
- Cleaning of the community room following user-hire
- Pest Control
- Fire Protection
- Insurance
- Waste management
- Plumbing maintenance
- Other (e.g. tagging and testing, backflow device maintenance, thermostat/ mixing valve maintenance, etc.)

It is expected that the sporting clubs will clean the toilets, change rooms and other parts of the building they use on a regular basis throughout their sporting season. Failing this, penalties should apply so that Council can recover any such costs (this will be captured in either any licence Agreements or the General Conditions of Hire for this building).

Council will seek to recover the costs of cleaning the community room from the user hire costs for that room. In general, Council would seek to maximise the return from user hire in order to recover the overall costs of maintaining the Facility.

Based on the consideration of costs of other facilities, these costs are currently estimated at $37,738 per annum where the occupancy rate is 15% (excluding HHRUFC use). As the design progresses the impacts and any costs or cost savings of sustainability options will be known. This estimate is net of forecasted hall hire income that could be generated to offset costs.

Unlike other community facilities in the local government area, as this building will be a two-storey building there will be an additional cost associated with lift maintenance.

Table 2.2: Projected ongoing costs ($ ext gst)

Year	Year 1	Year 21 (following licence period)
Statutory Building compliance including fire	7,500	
Statutory Building compliance - lift	4,500	
Utilities – water, gas, electricity (net of outgoings received)	8,250	
Trade waste and cleaning (net of outgoings received)	18,500	
Air-conditioning and sanitary maintenance	4,500	
Routine maintenance including auto doors	12,000	
Pest control and roof/gutter maintenance	2,000	
Other materials and contractors	7,000	
	64,250	**97,362****
(Income Streams / Operational Savings)		
Income – HHRUFC peppercorn licence	(100)	
Income – General Hire – Availability when not in use by HHRUFC	(26,412)*	
TOTAL ESTIMATED ANNUAL COST TO COUNCIL	**37,738**	

Income assumptions:

* This figure has been calculated assuming a 15% occupancy rate (net of HHRUFC use).

Whilst this is a new facility (and therefore, we would apply a price mark-up above other older facilities in the wider district), the availability for hire and income generation will be limited as:

- No celebration events will be permitted for hire to individuals in the evenings.
- HHRUFC request for use both season use and off-season use has been deducted from the available hire column below
- The off-peak and peak rate used is an average price that would be applied across the categories business, individuals and discounted community groups.

**2.1% CPI applied over 20 years

		Rate	Annual available hours for hire	HHRUFC In-season request	HHRUFC Off-season request	Available hours	Avg Fee $ per hour*	15% - Occupancy $	25% - Occupancy $	35% - Occupancy $
Mon	9am - 5pm	Off-peak	416			416	40	2,496	4,160	5,824
Mon	5pm - 10pm	Off-peak	260			260	40	1,560	2,600	3,640
Tues	9am - 5pm	Off-peak	416			416	40	2,496	4,160	5,824
Tues	5pm - 10pm	Off-peak	260	110		150	40	900	1,500	2,100
Wed	9am - 5pm	Off-peak	416			416	40	2,496	4,160	5,824
Wed	5pm - 10pm	Off-peak	260	25	35	200	40	1,200	2,000	2,800
Thur	9am - 5pm	Off-peak	416			416	40	2,496	4,160	5,824
Thur	5pm - 10pm	Off-peak	260	110		150	40	900	1,500	2,100
Fri	9am - 5pm	Off-peak	416		8	408	40	2,448	4,080	5,712
Fri	5pm - 10pm	Peak	260	110	5	145	80	1,740	2,900	4,060
Sat	9am - 5pm	Peak	416	176		240	80	2,880	4,800	6,720
Sat	5pm - 10pm	Peak	260	50	50	160	80	1,920	3,200	4,480
Sun	9am - 5pm	Peak	416	176		240	80	2,880	4,800	6,720
Total Hours			4,472	757	98	3,617		26,412	44,020	61,628

2.4 PROPOSED FUNDING ARRANGEMENTS

Table 2.3: Proposed funding contributions ($000s)

Stage	2021-22	2022-23	2023-24	2024-25	2025-26	Remaining Years	Total
Estimated annual operating cost – Council general funds			37,738	+ CPI	+ CPI	+ CPI	
Funding sources – Capital Project							
Council General Funds Capital – Project Management Costs	50	50					
Grant Funding – Capital – NSW	1,000						
Grant Funding – AusSport	400	100					
Community contributions i.e. Fundraising		1,500					
Sub-total – Capital	1,550	1,550					

2.5 COST – BENEFIT ANALYSIS

Whilst Council will be incurring an ongoing increased operating cost for maintenance of the community building, it is recognised that through the fundraising efforts of HHRUFC, there will be provision of an enhanced community and sporting facility at Boronia Park.

The facility will address social issues of access and equity in the provision of disability amenities and separate male and female change rooms (which currently the sportsground does not have).

Further, it will provide an alternative contemporary community space for hire cultural and recreation activities.

2.6 GOVERNANCE AND PROBITY

Council will seek that HHRUFC warrant to ensure sound governance practices are adopted with respect to any fundraising activities that it engages in in connection with its obligations to make the capital contribution, and that it will ensure that any promotion of its fundraising activities clearly articulates the purpose for which funds are being raised are being undertaken solely by the Club and that the Council does not have any direct involvement in those fundraising activities.

The granting of a future Licence would be conditional upon the following conditions precedent being satisfied by the sunset date (24 months following the signing of the Agreement to Licence):

a) The Licensor securing Development Approval on terms acceptable to the Licensor.
b) The completion of the construction of the Building demonstrated by the issuing of an occupation certificate issued pursuant to the provisions of the *Environmental Planning and Assessment Act 1979*.
c) The Licensee obtaining funding to secure its obligations to make the capital contribution under the licence. HHRUFC is required to make a capital contribution towards the cost of constructing the Facility (to be paid to the Council as part of the consideration of Council granting a Licence Agreement to the Club for its part use of the Facility).

Council's only role would be to receive the funds to be paid by HHRUFC to Council as required by the Club. The Club is not raising funds on behalf of Council. It is raising funds for its own benefit, identified as the ability by the Club to secure the future use of parts of the Facility.

With respect to the DA approval of the facility, this will be referred to the Local Planning Panel as Council will be required to resolve owners consent to proceed to DA submission.

2.7 LEGISLATIVE, REGULATORY ISSUES & APPROVALS

The granting by Council of a licence is permitted in the Plan of Management for Boronia Park.

The Local Government Act provides that a council must not grant a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 21 years.

If a council proposes to grant a licence of community land for a period (including any period for which the licence could be renewed by the exercise of an option) exceeding 5 years, it must:

a) give public notice of the proposal; and

b) exhibit notice of the proposal on the land to which the proposal relates; and

c) give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land.

As HHRUFC is requesting a licence greater than 5 years, it is intended that the final form of the Licence Agreement be placed on public exhibition.

2.8 KEY RISKS AND MITIGATION STRATEGIES

Table 2.4: Key proposal risks

Risk	Inherent Risk prior to risk mitigation	Consequence	Likelihood	Mitigation Strategies	Residual Risk Rating after mitigation
Unforeseen costs and variations during construction	Medium to High	Council will be required to fund variations to original scope / unforeseen cost	Council has engaged project's Architect to also develop the Request for Tender documentation, so this should reduce the likelihood of variations	A Project Control Group (PCG) will be set up to monitor project implementation including tracking project spend. It is intended that a monthly progress report is provided to Council. Should unforeseen costs arise, the PCG should be able to effectively strategies securing savings elsewhere in the project	Low
Project funding It is possible that Hunter's Hill Council could be left to fund part of the work should funding by the HHRUFC not eventuate.	Medium	Reputational consequence to Council, as we have communicated the value of our financial contribution. Council would have to reallocate funds from other capital projects	It is quite possible fundraising targets are not met.	The Agreement for Licence includes conditions precedence which prevents construction of the building commencing prior to fundraising targets being met.	Low
Sustainability • 2-storey (as opposed) to a 1 storey design.	Medium	More sqm includes a larger carbon footprint.	Highly Likely. Working group have discounted 1 storey.	Passive design principles and the use of light-weight materials are being selected to reduce excessive use of mechanical cooling devices.	Low
• Construction of the proposed facility will result in the loss of a number of mature trees.	High	Loss of canopy	Highly Likely due to proposed location of building	It proposed that alternative funding be sought to replace the loss of trees with mature trees at another location.	Low
Site constraints • Sewerage tunnel	Medium	Impact on pipe and potential damage	Damage to the infrastructure	Dial before you dig and scans for services prior to construction and design to take into account tunnel location.	Low
• Site contamination	High	Cost overruns in constructions	High without risk mitigation strategies in place	Soil testing as apart of construction and minimal excavation due to design.	Low

Agreement for Licence

Premises: Part of Boronia Park Community and Sports Facility, Boronia Park, Hunters Hill, New South Wales 2110

PARTIES

Hunter's Hill Municipal Council trading as Hunter's Hill Council (Licensor)

AND

Hunters Hill Rugby Union Football Club Inc ACN 640 536 890 (Licensee)

Schmidt-Liermann Pty Ltd
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Ref: JSL 21/0011/01

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AGREEMENT FOR LICENCE

THIS Agreement is made on:

BETWEEN

Hunter's Hill Municipal Council trading as Hunter's Hill Council of Town Hall, 22 Alexandra Street, Hunters Hill, NSW 2110

(**Licensor**)

And

Hunters Hill Rugby Union Football Club Inc ACN 640 536 890 of

(**Licensee**)

RECITALS:

A. The Licensor is the Crown Land Manager of the Land (Folio Identifier 7352/1156319) on which it proposes to construct the Boronia Park Community and Sports Facility (the **Building**).

B. The Licensor intends to lodge a development application for the construction of the Building on the Land.

C. Following Construction of the Building and provision of Funding, the Licensor has agreed at the request of the Licensee to grant and the Licensee will accept a Licence of the Premises subject to the terms of this Agreement for Licence.

D. As part of its obligations under the Licence and this Agreement for Licence the Licensee must make a payment of a Capital Contribution which is to be utilised by the Licensor to fund the construction of the Building.

OPERATIVE PROVISIONS

IT IS AGREED

1. **DEFINITIONS AND INTERPRETATIONS**

1.1. In this Agreement, unless otherwise indicated by the context:

(a) **Agreement** means this Agreement for Licence.

(b) **Business Day** means a day that is not a Saturday, Sunday, public holiday or bank holiday in Sydney;

(c) **Building** means the building constructed on the Land of which the Premises form a known as Boronia Park Community and Sports Facility, situated on the Land.

(d) **Capital Contribution** means the capital contribution to be paid by the Licensee to the Licensor pursuant to clause 5.1 and 5.3 of this Agreement for Licence, being the amount required to fund the Cost of Constructing the Building (estimated at $1,500,000) being an amount calculated as the cost of constructing the Building and associated project management fees less the amount of the Council Contribution and otherwise as specified in clause 4.3 of the Licence

(e) **CLM Act 2016** means the Crown Land Management Act 2016;

(f) **Council** means Hunter's Hill Council, a body politic as defined in the Local *Government Act* 1993 and include its successors and assigns and shall include its servants, officers, employees and agents.

(g) **Council Contribution** means the amount of the Council's total contribution towards the cost of constructing the Building fixed in the amount of $1,100,000 comprising a fixed amount of $1,000,000 in grant funding obtained from the NSW Stronger Communities Grant and a fixed Council payment of $100,000 toward the cost of project management.

(h) **Conditions Precedent** means the conditions precedent to the granting of the Licence specified in **Clause 2**.

(i) **Consent Authority** means the consent authority for the Development Application pursuant to the EPA Act.

(j) **Development Application** means an application for the development of the Land lodged by or on behalf of the Licensor to allow for the construction of the Building.

(k) **Development Approval** means an approval of the Development Application by the Consent Authority.

(l) **Effective Date** means the date of the Commencement Date of the Licence specified as the date falling 14 days after the latter of the date that the Licensor's Notice and the Licensee's Notice is issued.

(m) **EPA Act** means the *Environmental Planning and Assessment Act 1979.*

(n) **GST** has the meaning given in the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth and includes notional GST of the kind for which payments may be made under section 5 of the Intergovernmental Agreement Implementation (GST) Act 2000 by a person who is a State entity within the meaning of that Act;

(o) **Land** means the land in Certificate of Title Folio Identifier 7352/1156319which includes the Premises and the Building.

(p) **LG Act** means the *Local Government Act* 1993.

(q) **Licence** means the Licence of the Premises **annexed** to this Agreement as the annexure marked with the letter "**A**".

(r) **Licensor's Notice** means the date that the Licensor gives written notice to the Licensee that the conditions precedent specified in **clause 2.1 (a) and (b)** have been satisfied;

(s) **Licensee's Notice** means the date that the Licensee gives written notice to the Licensor that the condition precedent **in clause 2.1(c)** has been satisfied.

(t) **Month** means calendar month;

(u) **Permitted Use** means the permitted use of the Premises by the Licensee as specified in the Licence.

(v) **Person** includes natural persons and incorporated and unincorporated associations;

(w) **Plan** means the plan of the Premises annexed to the Licence Agreement as the Annexure marked with the letter "A".

(x) **Premises** means the area licensed to the Licensee in accordance with this Agreement identified as that part of the Land comprising the Playing Fields and part of the Building identified in the Plan as the Storage Room Meeting Room and Canteen; including the Licensor's Property, fixtures, goods, plant and Equipment in, on or affixed thereto.

(y) **Sunset Date** means the date falling 24 Months after the date of this Agreement.

1.2. In this Agreement, unless otherwise indicated by the context:

(a) words importing the singular include the plural and vice versa;

(b) headings are for convenience only and do not affect interpretation of this Agreement;

(c) a reference to a clause, paragraph or schedule is a reference to a clause, paragraph or schedule of this Agreement;

(d) where any word or phrase is given a definite meaning in this Agreement, any part of speech or other grammatical form of that word or phrase has a corresponding meaning;

(e) an expression importing a natural person includes a body corporate, partnership, joint venture, association or other legal entity;

(f) a reference to a statute, statutory provision or regulation includes all amendments, consolidations or replacements thereof;

(g) a reference to a party to a document includes that party's legal personal representatives, successors and permitted assigns;

(h) a covenant or agreement on the part of or for the benefit of two or more persons binds or benefits them jointly and severally; and

(i) a reference to a body, whether statutory or not;

(i) which ceases to exist; or

(ii) whose powers or functions are transferred to another body;

is a reference to the body which replaces it or which substantially succeeds to its powers or functions.

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2. **CONDITIONS PRECEDENT TO GRANT OF LICENCE**

2.1. The grant of the Licence is conditional upon the following conditions precedent being satisfied by the Sunset Date:

(a) The Licensor securing Development Approval on terms acceptable to the Licensor;

(b) The completion of the construction of the Building demonstrated by the issuing of an occupation certificate issued pursuant to the provisions of the EPA Act.;

(c) The Licensee obtaining sufficient funding to secure its obligations to make the Capital Contribution under the Licence and clause 5.1 of this Agreement for Licence;

(d) The Licensee paying the Capital Contribution to Council in accordance with clause 5.1 and 5.3.

3. **NOTIFICATION**

3.1. The Licensor must issue the Licensor's Notice to the Licensee no later than 14 days after the date that the last condition precedent specified in **clauses 2.1(a) and (b)** has been satisfied.

3.2. The Licensee must issue the Licensee's Notice no later than 14 days after the date that the condition precedent **in clause 2.1(c)** has been satisfied.

4. **LICENCE**

4.1. In consideration of the covenants and rights set out in this Agreement the Licensor will grant and the Licensee will accept the Licence of the Premises from the Effective Date.

4.2. The Licence will be completed by the Licensor or the Licensor's solicitors who are authorised to insert where appropriate any other information necessary to complete any blanks.

4.3. The Licensor and the Licensee will be bound by the covenants and conditions contained in the Licence on and from the Effective Date which shall be the Commencing Date under the Licence.

5. **FUNDING ARRANGEMNT**

5.1. The Licensee must pay the Capital Contribution to the Council within fourteen (14) days of securing sufficient funding to enable it to make the Capital Contribution payment and in any event no later than fourteen (14) days after giving the Licensee's

Notice and payable prior to commencement of the construction of the Building with such amount released to the Council to be applied towards the cost of constructing the Building.

5.2. The Council acknowledged receipt of $400,000 from the Licensee as part payment of the Capital Contribution being an amount held in trust by the Council as at the date of this Agreement for Licence to be applied towards the cost of constructing the Building.

5.3. The Licensee acknowledges that the total amount of the Capital Contribution payable by the Licensee may vary following completion of the construction of the Building and warrants that it will pay any additional amount required to fund the cost of constructing the Building to the intent that the Council's Contribution shall remain fixed and the Licensee shall be responsible for the total cost of constructing the Building calculated as the total cost of construction of the Building less the amount of the Council Contribution which shall be payable within fourteen (14) days of the Licensee being requested to make such further payment, if required.

6. **DEFAULT AND TERMINATION**

6.1. The Licensor may terminate this Agreement by giving written notice to the Licensee if the Licensee:

(a) repudiates its obligations under this Agreement; or

(b) enters into a scheme, makes an assignment for the benefit of its creditors or enters into an arrangement with its creditors, an order is made to wind up the Licensee or a liquidator, receiver, receiver and manager, administrator or official manager is appointed in respect of the Licensee; or

(c) fails to issue the Licensee's Notice prior to 5pm on the Sunset Date.

and where time is of the essence for the purposes of this clause.

6.2. The Licensee may terminate this Agreement by giving written notice to the Licensor if the Licensor:

(a) repudiates its obligations under this Agreement; or

(b) fails issue the Licensor's Notice prior to 5pm on the Sunset Date.

7. **INDEMNITIES BY THE LICENSEE**

7.1. The Licensee indemnifies the Licensor in respect of any liability or loss arising out of and any costs incurred at any time whatsoever as a result (directly or indirectly) of a breach of any term or condition of this Agreement by the Licensee; and

7.2. The provisions of this clause will continue to apply notwithstanding the expiry or earlier termination of this Agreement.

8. **ASSIGNMENT**

8.1. The rights, duties and obligations of the Licensee under this Agreement are personal to the Licensee and must not be assigned.

9. **GST**

9.1. Unless otherwise provided in this Agreement, any moneys payable under this Agreement have been calculated without regard to GST.

9.2. Any amount which is payable on account of GST as a consequence of any supply made under this Agreement is to be paid to the party making the supply at the same time as payment is made for the relevant supply.

10. **COSTS**

10.1. Each party to this Agreement must pay its own costs and disbursements of and incidental to or the preparation and negotiation of this Agreement and the Licence.

10.2. A defaulting party must pay the non-defaulting party their legal costs and any other costs reasonably incurred, incidental to and arising from the defaulting party's default of any of its obligations under this Agreement.

11. **NO PARTNERSHIP**

11.1. Nothing in this Agreement is deemed or construed by the parties or any other person as creating the relationship of partnership, principal and agent or joint venturer between the parties.

12. **NO CAVEATS**

12.1. The Licensee must not lodge or authorise any Person to lodge a caveat for the Licensee's interest in the Land or the Premises under this Agreement.

13. **NOTICES**

13.1. A notice or other communication required or permitted to be given by one party to another must be in writing and:

(a) delivered personally;

(b) sent by pre-paid mail to the address of the addressee specified in this Agreement; or

(c) sent by facsimile transmission to the facsimile number of the addressee with acknowledgment of receipt from the facsimile machine of the addressee.

13.2. A notice or other communication is taken to have been given (unless otherwise proved):

(a) if mailed, on the second Business Day after posting; or

(b) if sent by facsimile before 4 pm on a Business Day at the place of receipt, on the day it is sent and otherwise on the next Business Day at the place of receipt.

13.3. A party may change its address for service by giving notice of that change in writing to the other parties.

14. **WAIVER OR VARIATION**

14.1. A party's failure or delay to exercise a power or right does not operate as a waiver of that power or right.

14.2. The exercise of a power or right does not preclude:

(a) its future exercise; or

(b) the exercise of any other power or right.

14.3. The variation or waiver of a provision of this Agreement or a party's consent to a departure from a provision by another party will be ineffective unless in writing executed by the parties.

15. **GOVERNING LAW AND JURISDICTION**

15.1. This Agreement is governed by the laws of New South Wales.

15.2. Each party irrevocably submits to the non-exclusive jurisdiction of the courts of New South Wales.

16. **FURTHER ASSURANCE**

16.1. Each party will from time to time do all things (including executing all documents) necessary or desirable to give full effect to this Agreement.

17. **COUNTERPARTS**

17.1. This Agreement may be executed in any number of counterparts each of which will be an original but such counterparts together will constitute one and the same instrument and the date of the Agreement will be the date on which it is executed by the last party.

18. **WHOLE AGREEMENT**

18.1. In relation to the subject matter of this Agreement:

(a) this Agreement is the whole agreement between the parties; and

(b) this Agreement supersedes all oral and written communications by or on behalf of any of the parties.

19. **NO RELIANCE ON WARRANTIES AND REPRESENTATIONS**

19.1. In entering into this Agreement, each party:

(a) has not relied on any warranty or representation (whether oral or written) in relation to the subject matter of this Agreement made by any Person; and

(b) has relied entirely on its own enquiries in relation to the subject matter of this Agreement.

19.2. This clause does not apply to warranties and representations that this Agreement expressly sets out.

20. **SEVERANCE**

20.1. If any part of this Agreement is invalid or unenforceable, this Agreement does not include it. The remainder of this Agreement continues in full force.

21. **NO MERGER**

21.1. Nothing in this Agreement merges, extinguishes, postpones, lessens or otherwise prejudicially affects any right, power or remedy that a party may have against another party or any other Person at any time.

22. **CONSENTS AND APPROVALS**

22.1. Where this Agreement gives any party a right or power to consent or approve in relation to a matter under this Agreement, that party may withhold any consent or approval or give consent or approval conditionally or unconditionally. The party seeking consent or approval must comply with any conditions the other party imposes on its consent or approval.

23. **DISPUTE RESOLUTION**

23.1. All disputes or differences arising out of this Licence will be resolved in accordance with this **clause 22**, unless:

(a) a party is seeking urgent interlocutory relief or a remedy where a delay in commencing proceedings in Court could prejudice the party's entitlement to seek that remedy;

(b) an incident has arisen that requires urgent resolution which mediation might not resolve; or

(c) the process in the remainder of this clause 22 has been exhausted.

23.2. **Notice of Dispute**

Either party, may at any time, notify the other party in writing that there is a dispute or difference concerning any matter in this Licence. That Notice must:

(a) identify the subject matter of the dispute;

(b) identify the relevant provisions of this Licence;

(c) annex copies of any correspondence, or background material and information relevant to that dispute; and

(d) contain any particulars of quantification of the dispute.

23.3. **Parties to Confer**

The parties must, within twenty-one (21) days of the service of the Notice, meet in an attempt to discuss, and to reach a mutually acceptable decision, on the matter of the dispute.

23.4. **Referral to Mediation**

If:

(a) the matter in dispute is not settled within ten (10) business days of the meeting referred to in the preceding paragraph, or such later date as the parties may agree; or

(b) either party refuses to attend a meeting in accordance with clause 22.3; then

(c) the difference or dispute must be the subject of a mediation administered by the Australian Dispute Centre (**ADC**) conducted and held in accordance with the mediation rules of the ADC in force at the time of the appointment of a mediator.

23.5. The mediator will be appointed:

(a) by the parties, from a panel suggested by the ADC within twenty-eight (28) days of the referral of the difference or dispute for mediation; or

(b) if a mediator is not appointed by agreement within that period, by the Secretary-General of the ADC at the request of either party.

23.6. The costs of and associated with formal mediation before a mediator under this clause are to be paid by the parties to the mediation in such proportions as they may agree among themselves or, failing agreement, as directed by the mediator, or otherwise in equal shares.

24. LOCAL GOVERNMENT ACT

24.1. The provisions of this Agreement shall at all times be read and construed subject to the provisions of the LG Act and nothing contained in this Agreement shall be interpreted or construed so as to fetter the discretion of the Licensor acting in its capacity as a local government authority whether as a regulatory or consent authority and the Licensor specifically reserves its rights acting in those capacities to make such decisions and take such action as authorised at law (**Decisions**) and where those Decisions shall override any countervailing provision(s) in this Agreement and the Licence and the Licensee will not be entitled to raise any objection, requisition, claim or demand in connection with any such Decision.

25. CONFIDENTIALITY

25.1. The Licensor and the Licensee agree that the terms of this Agreement are and must remain confidential. Neither party may disclose the terms of this Agreement or the contents of this Agreement or any associated documents or negotiations other than as otherwise discoverable by public inquiry to any third party without the prior written

consent of the other party or being compelled by law to do so and the Licensee undertakes not to make any public announcements about its interest under this Agreement, the Licence or in relation to the Premises without the prior written consent and authority of the Licensor.

26. **NO OBLIGTATIONS PURSUANT TO FUNDING COMMITTMENT**

26.1. The parties acknowledge that the Licensor will not have any role in respect of the Licensee's fund-raising activities undertaken by the Licensee of its own accord and in order to raise funds to meet its obligation to make the Capital Contribution.

26.2. The Licensee warrants that it will ensure sound governance practices are adopted with respect to any fundraising activities that it engages in in connection with its obligations to make the Capital Contribution and that it will ensure that any promotion of its fund raising activities clearly articulates the purpose for which funds are being raised and that the fund raising activities are being undertaken solely by the Licensee and that the Council does not have any involvement in those fund raising activities.

26.3. The Payment of the Capital Contribution to the Council pursuant to the terms of the Licence represents consideration for the granting of the Licence only.

Executed as an Agreement

For the Licensor:

Signed for **Hunter's Hill Municipal Council trading as Hunter's Hill Council ABN 75 570 316 011** by its authorised officer
in the presence of:

Signature of Witness	Signature of Authorised Officer
Name of Witness	Name of Authorised Officer

For the Licensee:

Signed by **Hunters Hill Rugby Union Football Club Inc ACN 640 536 890** in accordance with Section 127 of the Corporations Act 2001 in the presence of:

Signature of Witness	Signature of Sole Director / Secretary
Name and Address of Witness	Name of Director [BLOCK LETTERS]

BORONIA PARK SPORTS AND COMMUNITY FACILITY

PARK ROAD HUNTERS HILL

DEVELOPMENT APPLICATION
MAY 2021

DWG #	REV	DRAWING TITLE
DA-000	A	COVER SHEET AND LOCATION PLAN
DA-001	A	SITE PLAN
DA-005	A	SITE ANALYSIS PLAN
DA-006	A	EXTERNAL WORKS PLAN
DA-101	A	LOWER LEVEL PLAN
DA-102	A	UPPER LEVEL PLAN
DA-103	A	ROOF PLAN
DA-200	A	ELEVATIONS
DA-250	A	SECTIONS
DA-901	A	SHADOW DIAGRAMS
DA-920	A	PHOTOMONTAGES
DA-950		MATERIALS SCHEDULE



WORK IN PROGRESS

ISSUE	DATE	SUBJECT	AUTHORISED
A	03/12/20	INITIAL ISSUE	ARH

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

PROJECT: BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL

STATUS: DEVELOPMENT APPLICATION

CLIENT APPROVAL

SIGNED

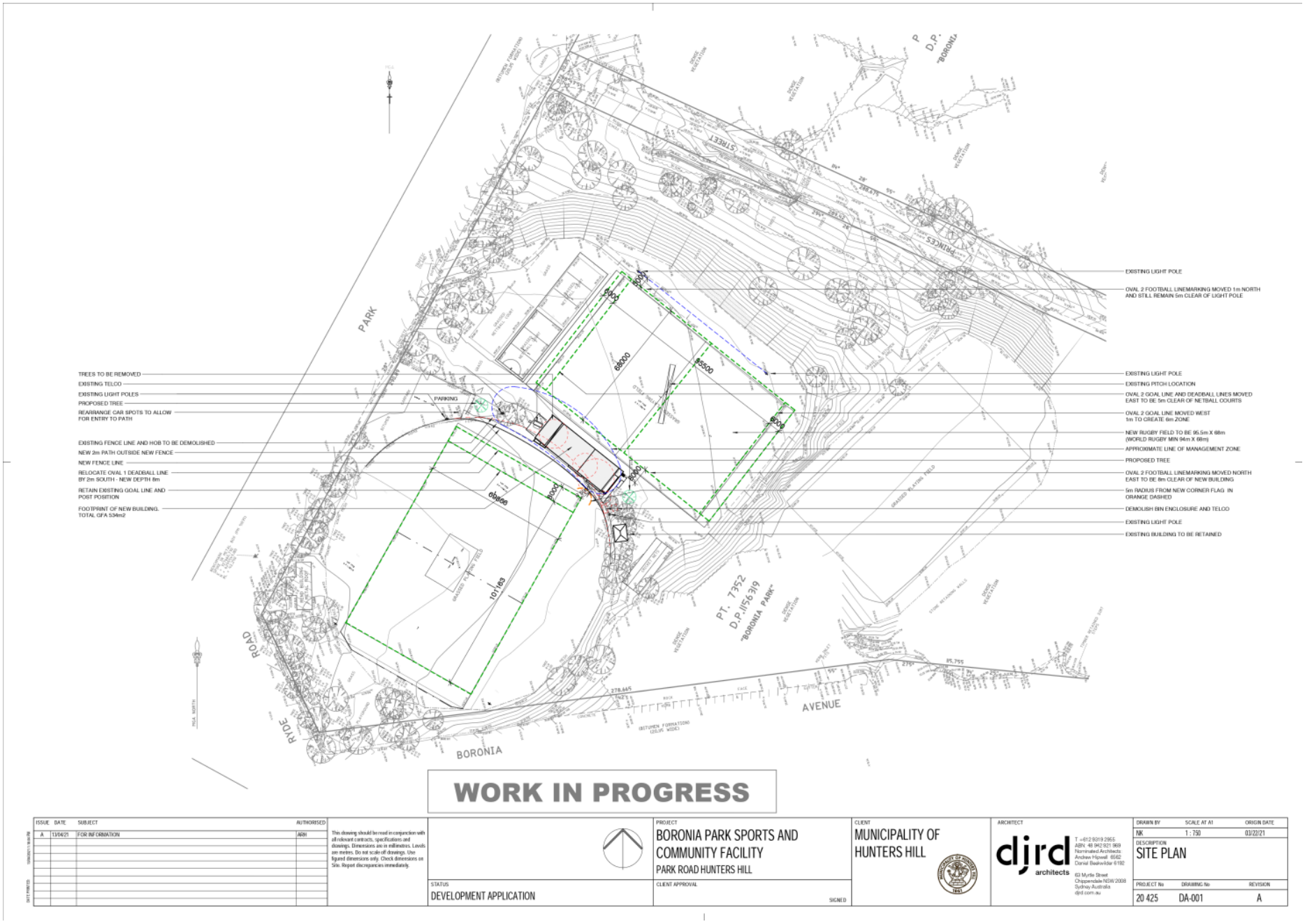
CLIENT: MUNICIPALITY OF HUNTERS HILL

ARCHITECT: djrd architects
T +612 9319 2955
ABN 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE AT A1	ORIGIN DATE
NK		03/22/21

DESCRIPTION: COVER SHEET AND LOCATION PLAN

PROJECT No	DRAWING No	REVISION
20 425	DA-000	A



WORK IN PROGRESS

ISSUE	DATE	SUBJECT	AUTHORISED
A	13/04/21	FOR INFORMATION	ARH

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

PROJECT
BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL

STATUS
DEVELOPMENT APPLICATION

CLIENT APPROVAL
SIGNED

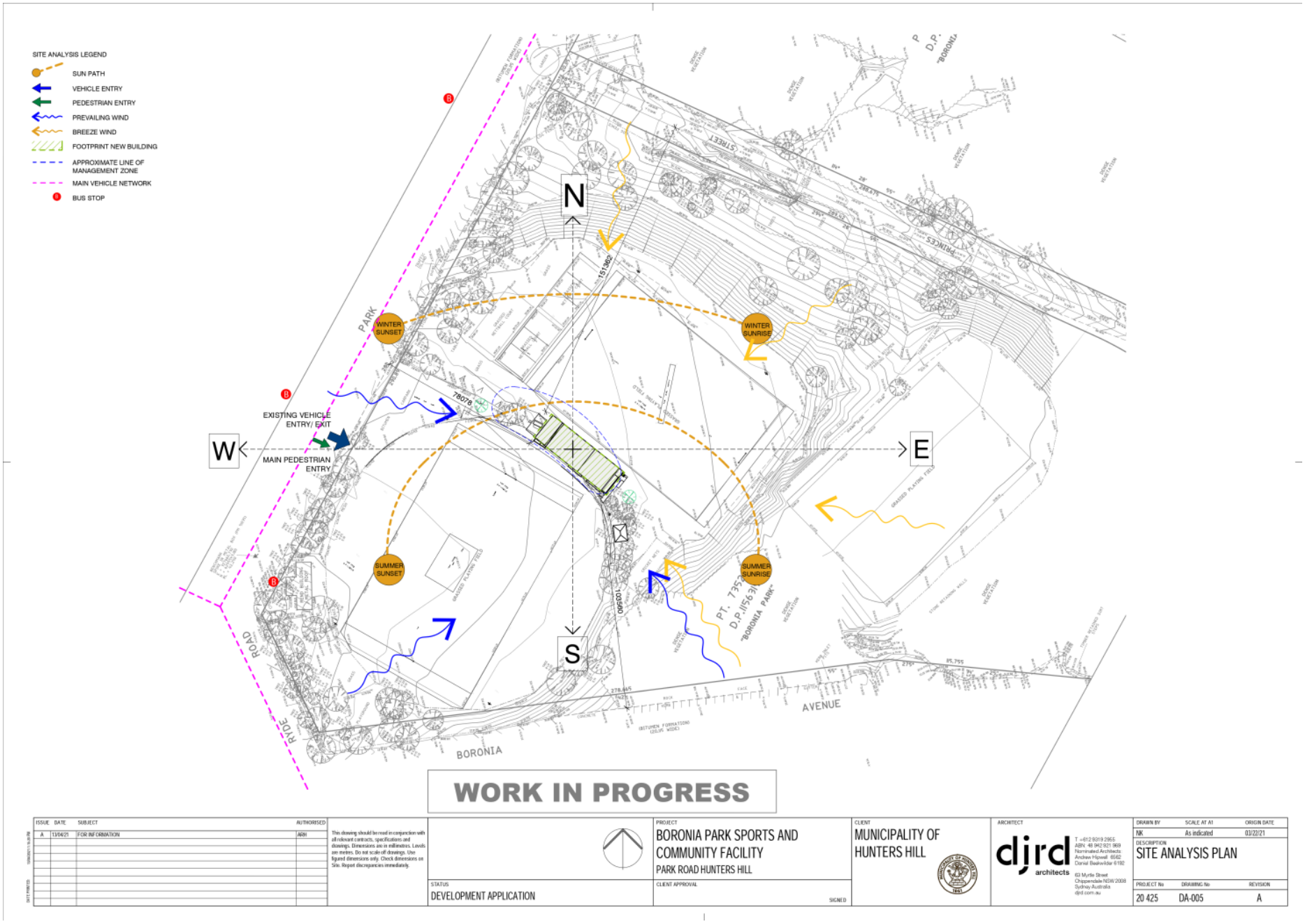
CLIENT
MUNICIPALITY OF HUNTERS HILL

ARCHITECT
djrd architects
T +612 8319 2955
ABN 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beakwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE AT A1	ORIGIN DATE
NK	1 : 750	03/22/21

DESCRIPTION
SITE PLAN

PROJECT No	DRAWING No	REVISION
20 425	DA-001	A


SITE ANALYSIS LEGEND
SUN PATH
VEHICLE ENTRY
PEDESTRIAN ENTRY
PREVAILING WIND
BREEZE WIND
FOOTPRINT NEW BUILDING
APPROXIMATE LINE OF MANAGEMENT ZONE
MAIN VEHICLE NETWORK
BUS STOP
N
S
E
W
WINTER SUNSET
WINTER SUNRISE
SUMMER SUNSET
SUMMER SUNRISE
EXISTING VEHICLE ENTRY/ EXIT
MAIN PEDESTRIAN ENTRY
PARK
ROAD
AVENUE
BORONIA
WORK IN PROGRESS
ISSUE DATE SUBJECT AUTHORISED
A 13/04/21 FOR INFORMATION ARH
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.
PROJECT
BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL
STATUS
DEVELOPMENT APPLICATION
CLIENT APPROVAL
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Andrew Hipwell 6562
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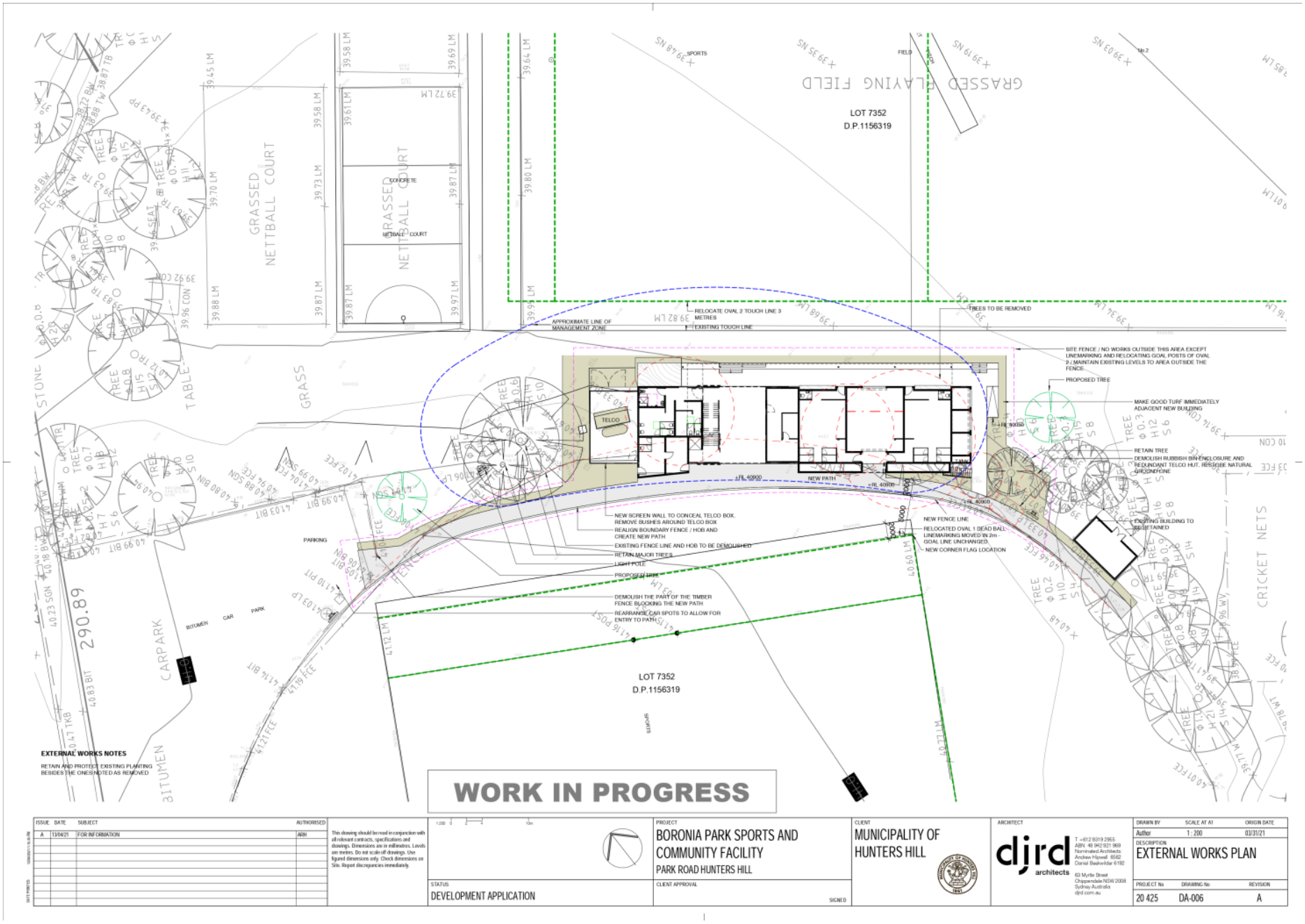
60 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au
DRAWN BY NK
SCALE AT A1 As indicated
ORIGIN DATE 03/22/21
DESCRIPTION
SITE ANALYSIS PLAN
PROJECT No 20 425
DRAWING No DA-005
REVISION A


LOT 7352
D.P.1156319
GRASSED PLAYING FIELD
GRASSED NETTBALL COURT
NETTBALL COURT
CONCRETE
RELOCATE OVAL 2 TOUCH LINE 3 METRES
EXISTING TOUCH LINE
APPROXIMATE LINE OF MANAGEMENT ZONE
TREES TO BE REMOVED
SITE FENCE / NO WORKS OUTSIDE THIS AREA EXCEPT LINEMARKING AND RELOCATING GOAL POSTS OF OVAL 2 / MAINTAIN EXISTING LEVELS TO AREA OUTSIDE THE FENCE
PROPOSED TREE
MAKE GOOD TURF IMMEDIATELY ADJACENT NEW BUILDING
RETAIN TREE
DEMOLISH RUBBISH BIN ENCLOSURE AND REDUNDANT TELCO HUT. RESTORE NATURAL GROUNDFOOINE
EXISTING BUILDING TO BE RETAINED
TELCO
NEW PATH
RL 40900
NEW SCREEN WALL TO CONCEAL TELCO BOX. REMOVE BUSHES AROUND TELCO BOX
REALIGN BOUNDARY FENCE / HOB AND CREATE NEW PATH
EXISTING FENCE LINE AND HOB TO BE DEMOLISHED
RETAIN MAJOR TREES
LIGHT POLE
PROPOSED TREE
DEMOLISH THE PART OF THE TIMBER FENCE BLOCKING THE NEW PATH
REARRANGE CAR SPOTS TO ALLOW FOR ENTRY TO PATH
NEW FENCE LINE
RELOCATED OVAL 1 DEAD BALL LINEMARKING MOVED IN 2m - GOAL LINE UNCHANGED.
NEW CORNER FLAG LOCATION
PARKING
CARPARK
BITUMEN
CRICKET NETS
290.89
LOT 7352
D.P.1156319
EXTERNAL WORKS NOTES
RETAIN AND PROTECT EXISTING PLANTING BESIDES THE ONES NOTED AS REMOVED
WORK IN PROGRESS
ISSUE DATE SUBJECT AUTHORISED
A 13/04/21 FOR INFORMATION ARH
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ABN 48 942 921 969
Nominated Architects: Andrew Hipwell 6562, Daniel Beakwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia
djrd.com.au
STATUS
DEVELOPMENT APPLICATION
CLIENT APPROVAL
SIGNED
DRAWN BY Author
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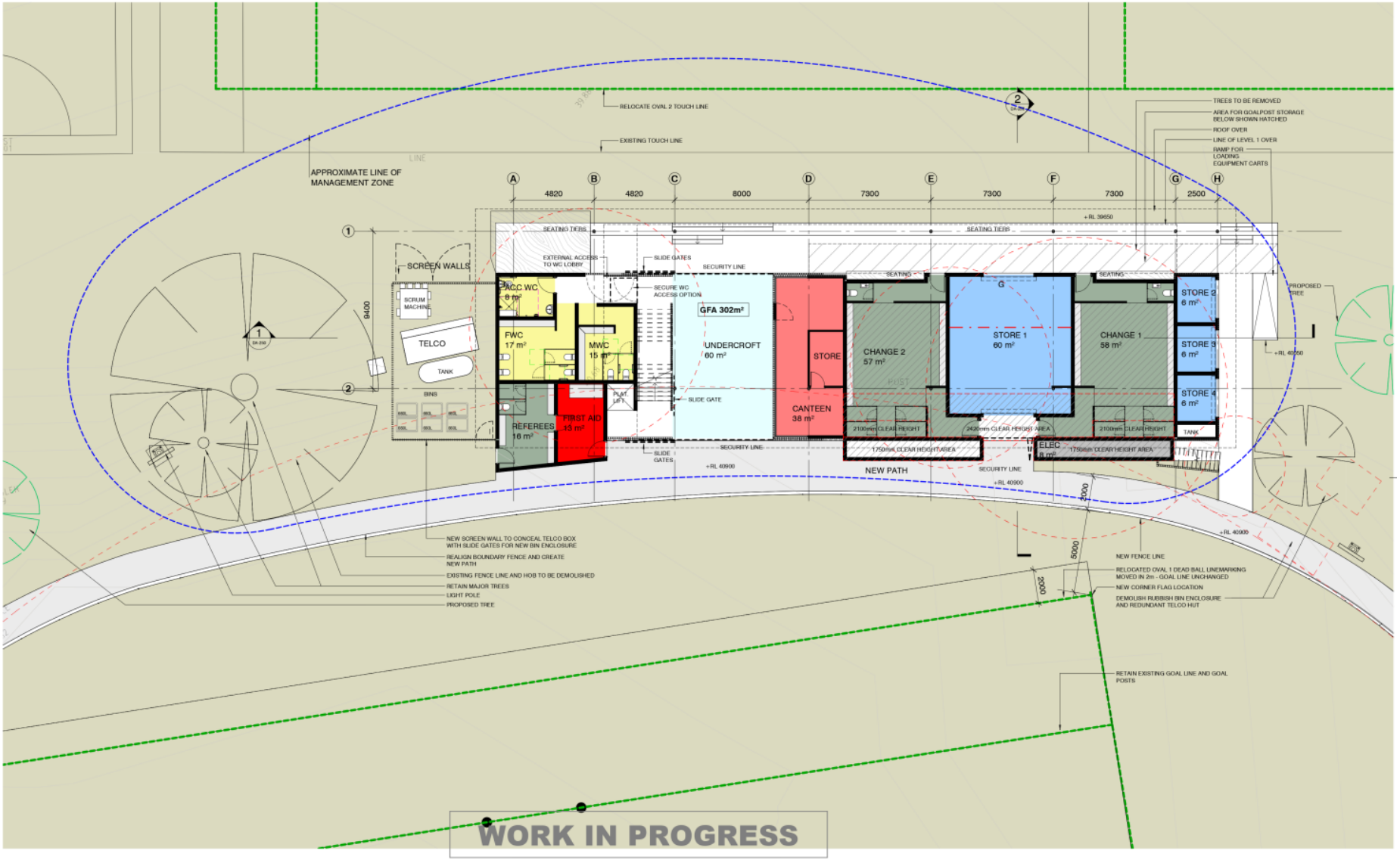
ORIGIN DATE 03/31/21
DESCRIPTION EXTERNAL WORKS PLAN
PROJECT No 20 425
DRAWING No DA-006
REVISION A


APPROXIMATE LINE OF MANAGEMENT ZONE
RELOCATE OVAL 2 TOUCH LINE
EXISTING TOUCH LINE
TREES TO BE REMOVED
AREA FOR GOALPOST STORAGE BELOW SHOWN HATCHED
ROOF OVER
LINE OF LEVEL 1 OVER
RAMP FOR LOADING EQUIPMENT CARTS
4820
4820
8000
7300
7300
7300
2500
SEATING TIERS
EXTERNAL ACCESS TO WC LOBBY
SLIDE GATES
SECURITY LINE
SCREEN WALLS
SCRUM MACHINE
TELCO
TANK
BINS
ACC WC 6 m²
SECURE WC ACCESS OPTION
GFA 302m²
FWC 17 m²
MWC 15 m²
UNDERCROFT 60 m²
STORE
CANTEEN 38 m²
REFEREES 16 m²
FIRST AID 13 m²
PLANT LIFT
SLIDE GATE
CHANGE 2 57 m²
STORE 1 60 m²
CHANGE 1 58 m²
STORE 2 6 m²
STORE 3 6 m²
STORE 4 6 m²
PROPOSED TREE
ELEC 8 m²
TANK
2100mm CLEAR HEIGHT
2420mm CLEAR HEIGHT AREA
1750mm CLEAR HEIGHT AREA
NEW PATH
+RL 40900
+RL 39650
+RL 40560
9400
5000
2000
NEW SCREEN WALL TO CONCEAL TELCO BOX WITH SLIDE GATES FOR NEW BIN ENCLOSURE
REALIGN BOUNDARY FENCE AND CREATE NEW PATH
EXISTING FENCE LINE AND HOB TO BE DEMOLISHED
RETAIN MAJOR TREES
LIGHT POLE
PROPOSED TREE
NEW FENCE LINE
RELOCATED OVAL 1 DEAD BALL LINEMARKING MOVED IN 2m - GOAL LINE UNCHANGED
NEW CORNER FLAG LOCATION
DEMOLISH RUBBISH BIN ENCLOSURE AND REDUNDANT TELCO HUT
RETAIN EXISTING GOAL LINE AND GOAL POSTS
WORK IN PROGRESS
ISSUE DATE SUBJECT AUTHORISED
A 13/04/21 FOR INFORMATION ARH
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.
PROJECT
BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL
CLIENT
MUNICIPALITY OF HUNTERS HILL
ARCHITECT
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ABN 48 942 921 969
Nominated Architects: Andrew Hipwell 6562, Daniel Beakwilder 6192
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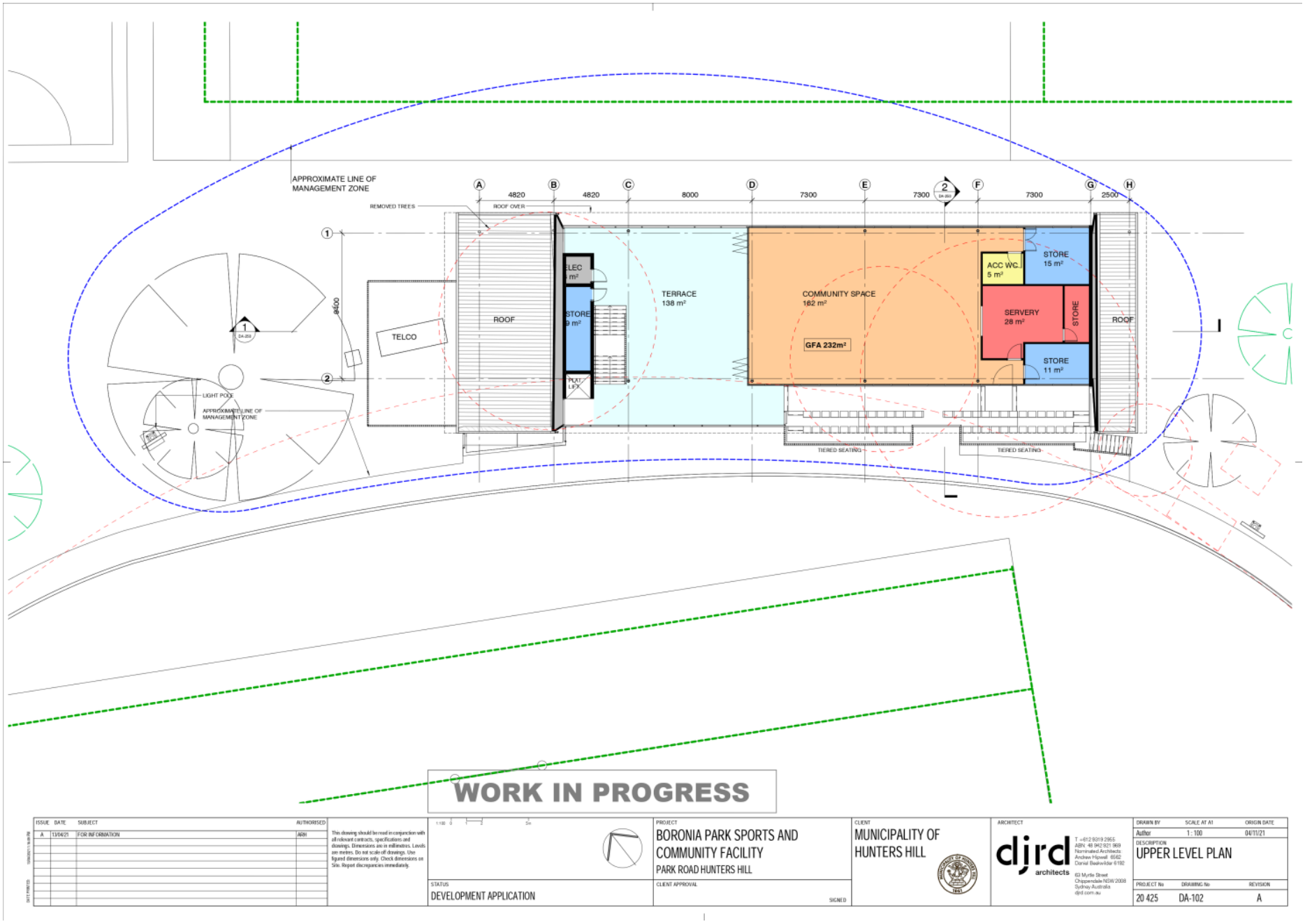
STATUS
DEVELOPMENT APPLICATION
CLIENT APPROVAL
SIGNED
DRAWN BY NK
SCALE AT A1 1 : 100
ORIGIN DATE 03/22/21
DESCRIPTION LOWER LEVEL PLAN
PROJECT No 20 425
DRAWING No DA-101
REVISION A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REMOVED TREES
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4820
8000
7300
7300
7300
2500
ROOF
TELCO
TERRACE
138 m²
COMMUNITY SPACE
182 m²
GFA 232m²
ACC WC
5 m²
STORE
15 m²
SERVERY
28 m²
STORE
STORE
11 m²
TIERED SEATING
TIERED SEATING
LIGHT POLE
APPROXIMATE LINE OF MANAGEMENT ZONE
WORK IN PROGRESS
ISSUE DATE SUBJECT AUTHORISED
A 13/04/21 FOR INFORMATION ARH
PROJECT
BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL
CLIENT
MUNICIPALITY OF HUNTERS HILL
ARCHITECT
djrd architects
STATUS
DEVELOPMENT APPLICATION
CLIENT APPROVAL
SIGNED
DRAWN BY Author
SCALE AT A1 1 : 100
ORIGIN DATE 04/11/21
DESCRIPTION
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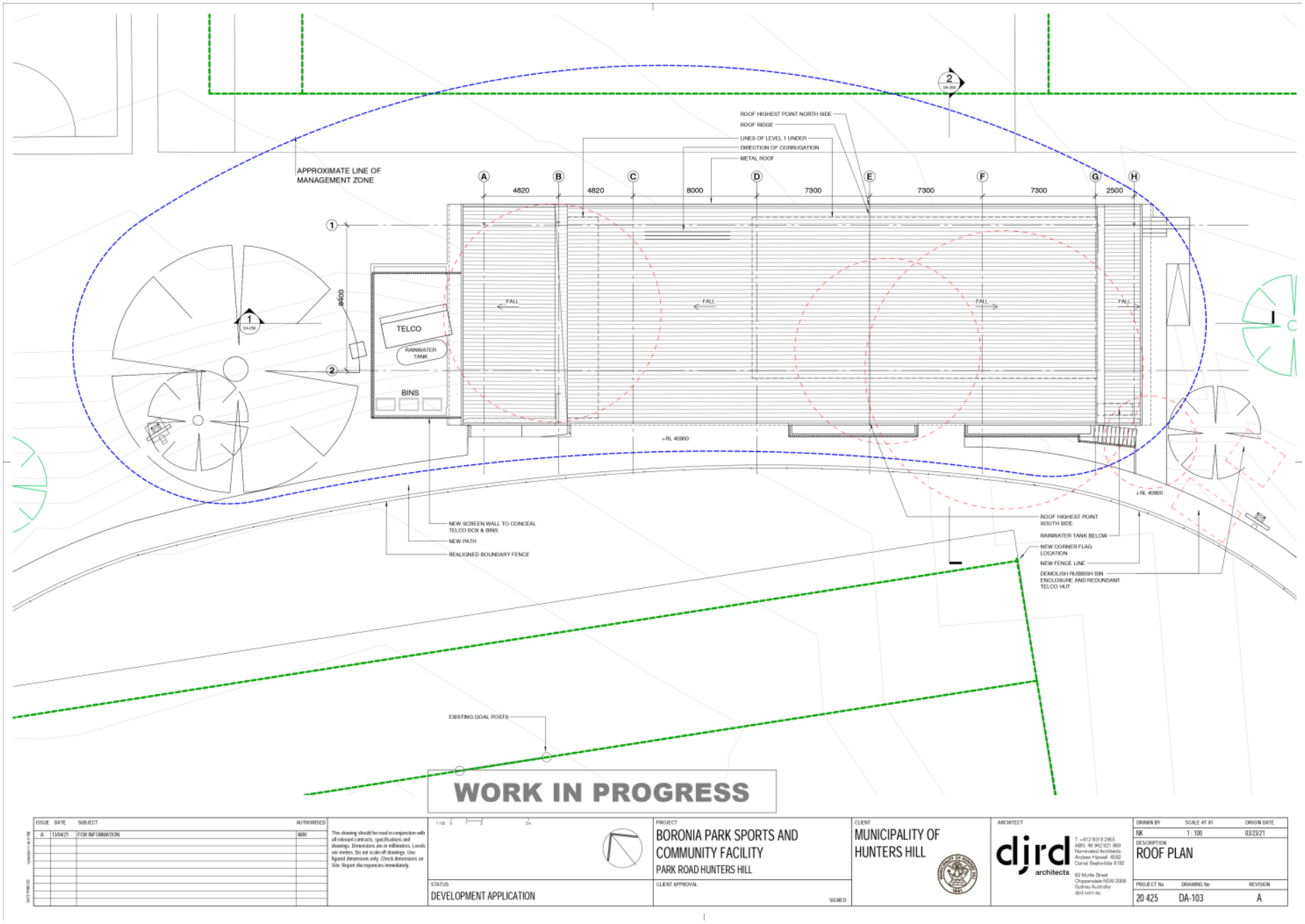
PROJECT No 20 425
DRAWING No DA-102
REVISION A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ROOF HIGHEST POINT NORTH SIDE
ROOF RIDGE
LINES OF LEVEL 1 UNDER
DIRECTION OF CORRUGATION
METAL ROOF
4820
4820
8000
7300
7300
7300
2500
FALL
TELCO
RAINWATER TANK
BINS
8400
+RL 40900
NEW SCREEN WALL TO CONCEAL TELCO BOX & BINS
NEW PATH
REALIGNED BOUNDARY FENCE
ROOF HIGHEST POINT SOUTH SIDE
RAINWATER TANK BELOW
NEW CORNER FLAG LOCATION
NEW FENCE LINE
DEMOLISH RUBBISH BIN ENCLOSURE AND REDUNDANT TELCO HUT
EXISTING GOAL POSTS
WORK IN PROGRESS
ISSUE DATE SUBJECT AUTHORISED
A 13/04/21 FOR INFORMATION ARH
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PROJECT
BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL
CLIENT
MUNICIPALITY OF HUNTERS HILL
ARCHITECT
djrd architects
STATUS
DEVELOPMENT APPLICATION
CLIENT APPROVAL
SIGNED
DRAWN BY NK
SCALE AT A1 1 : 100
ORIGIN DATE 03/23/21
DESCRIPTION ROOF PLAN
PROJECT No 20 425
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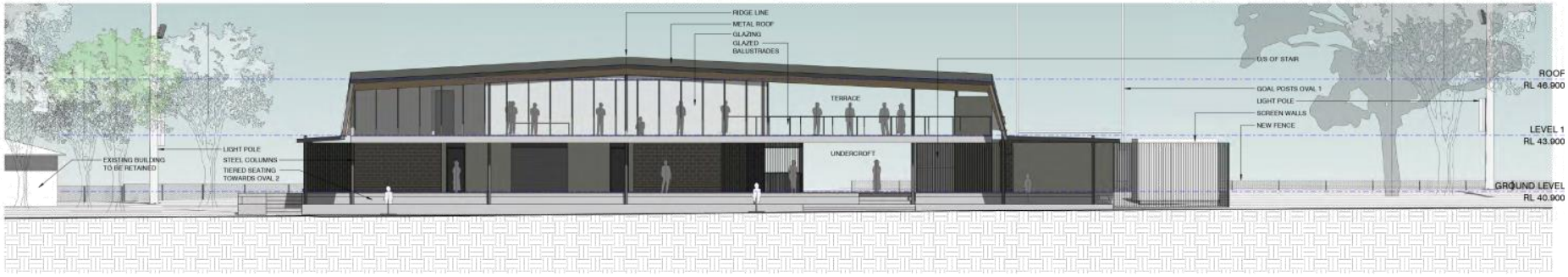
REVISION A



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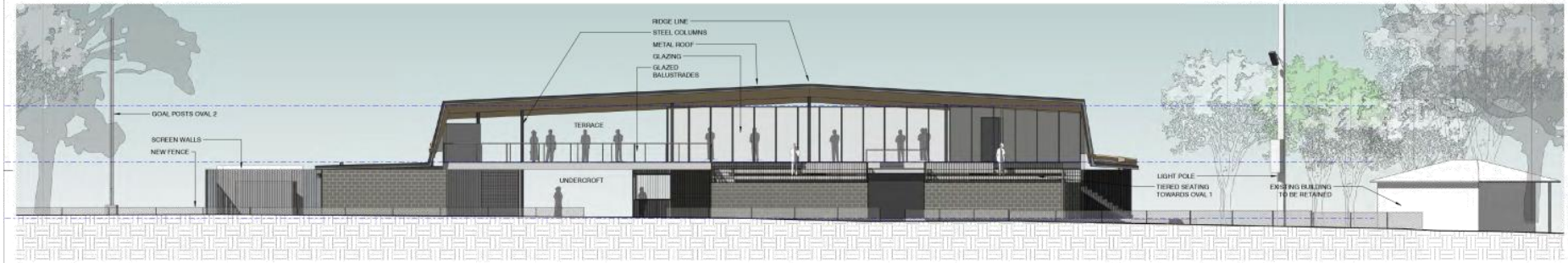

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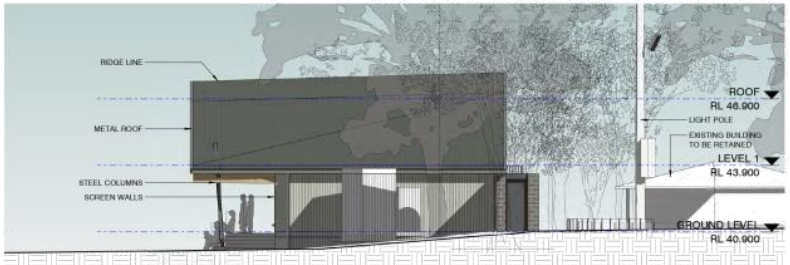
1 : 100



3 EAST ELEVATION
1 : 100



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WORK IN PROGRESS

ISSUE	DATE	SUBJECT	AUTHORISED
A	13/04/21	FOR INFORMATION	ARH

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PROJECT
BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL

CLIENT
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ARCHITECT
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Nominated Architects: Andrew Hipwell 6562, Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia
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STATUS
DEVELOPMENT APPLICATION

CLIENT APPROVAL
SIGNED

DRAWN BY	SCALE AT A1	ORIGIN DATE
NK	1 : 100	03/22/21

DESCRIPTION
ELEVATIONS

PROJECT No	DRAWING No	REVISION
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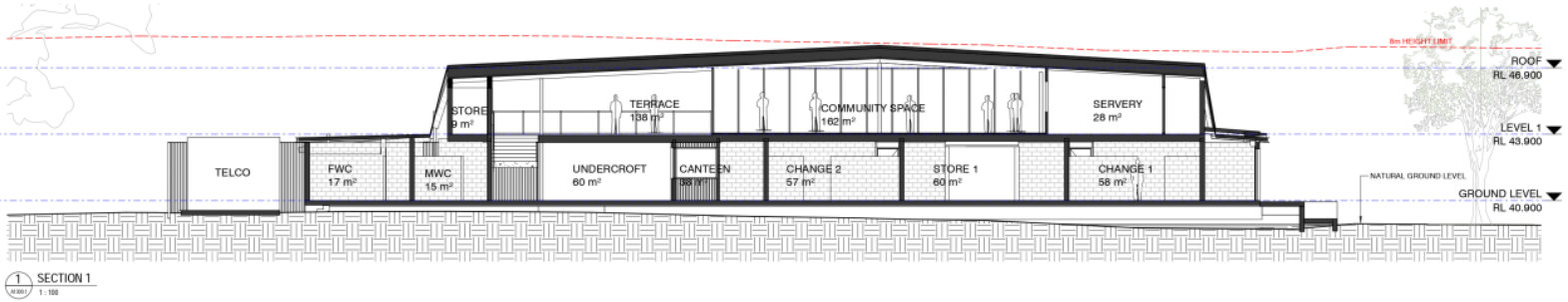

1 SECTION 1
1 : 100



2 SECTION 2
1 : 100

WORK IN PROGRESS

ISSUE	DATE	SUBJECT	AUTHORISED
A	13/04/21	FOR INFORMATION	ARH

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STATUS: DEVELOPMENT APPLICATION

PROJECT: BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL

CLIENT APPROVAL
SIGNED

CLIENT: MUNICIPALITY OF HUNTERS HILL

ARCHITECT: djrd architects
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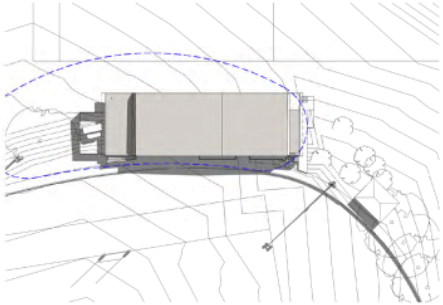
DRAWN BY	SCALE AT A1	ORIGIN DATE
Author	1 : 100	03/23/21

DESCRIPTION: SECTIONS

PROJECT No	DRAWING No	REVISION
20 425	DA-250	A

SUMMER



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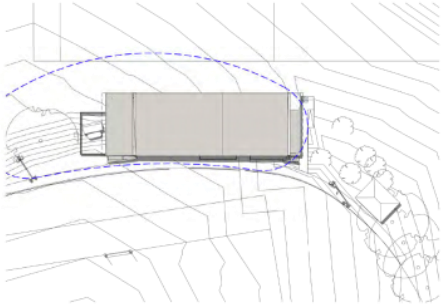

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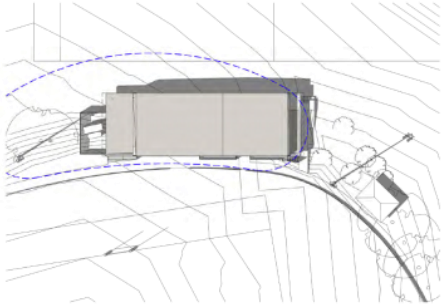

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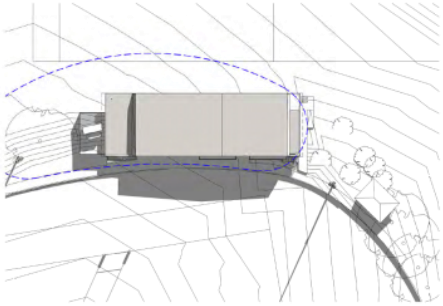

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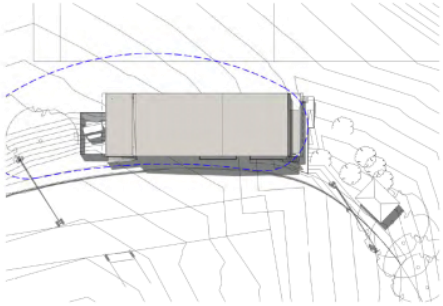

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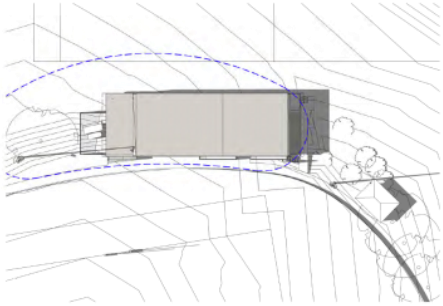

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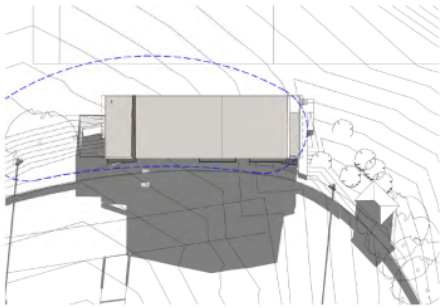
WINTER



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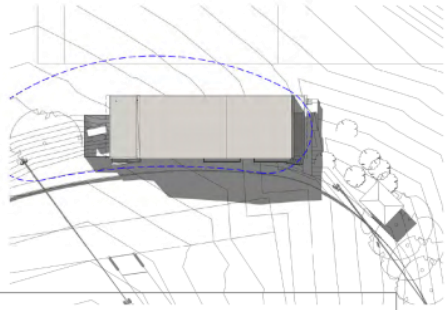

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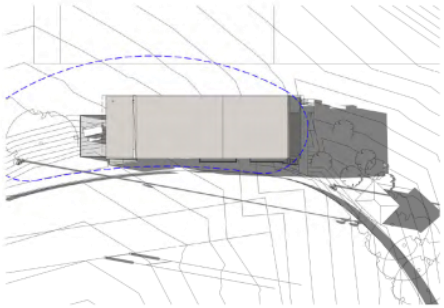

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WORK IN PROGRESS

ISSUE	DATE	SUBJECT	AUTHORISED
A	13/04/21	FOR INFORMATION	ARH

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STATUS
DEVELOPMENT APPLICATION

PROJECT
BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL

CLIENT APPROVAL
SIGNED

CLIENT
MUNICIPALITY OF HUNTERS HILL

ARCHITECT
djrd architects
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ABN 48 942 921 969
Nominated Architects:
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Daniel Beakwilder 6192
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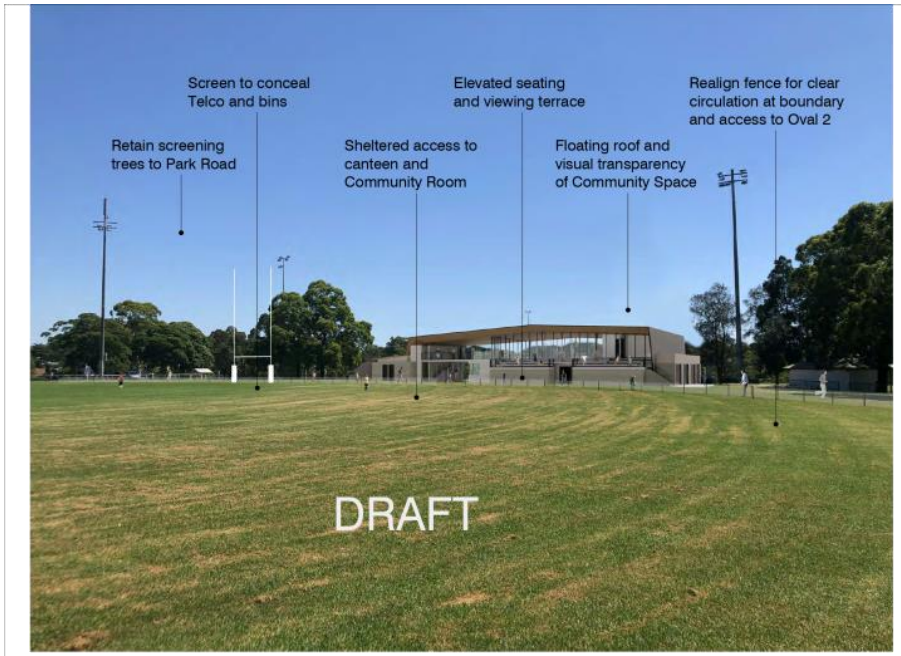
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE AT A1	ORIGIN DATE
NK	1 : 500	03/22/21

DESCRIPTION
SHADOW DIAGRAMS

PROJECT No	DRAWING No	REVISION
20 425	DA-901	A



1 Photomontage OVAL 1
1:1



2 Photomontage OVAL 2
1:1



3 Photomontage FROM CARPARK
1:1



WORK IN PROGRESS

ISSUE	DATE	SUBJECT	AUTHORISED
A	13/04/21	FOR INFORMATION	ARH

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STATUS: DEVELOPMENT APPLICATION

PROJECT: BORONIA PARK SPORTS AND COMMUNITY FACILITY
PARK ROAD HUNTERS HILL

CLIENT APPROVAL
SIGNED

CLIENT: MUNICIPALITY OF HUNTERS HILL

ARCHITECT: djrd architects
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ABN 48 942 921 969
Nominated Architects: Andrew Hipwell 6562, Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia
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DRAWN BY	SCALE AT A1	ORIGIN DATE
NK		03/22/21

DESCRIPTION: PHOTOMONTAGES

PROJECT No	DRAWING No	REVISION
20 425	DA-920	A

ITEM NO	:	4.3
SUBJECT	:	DRAFT COMMUNITY INFRASTRUCTURE PLAN (PROPERTY STRATEGY)
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	COUNCIL DEVELOPS COMMERCIAL OPPORTUNITIES THAT GENERATE ALTERNATE SOURCES OF INCOME/REVENUE (E.G. PROPERTY PORTFOLIO)
REPORTING OFFICER	:	LISA MISCAMBLE

Ref:493526

PURPOSE

This report provides the outcome of the community consultation process undertaken as part of the exhibition and finalisation of the Community Infrastructure Plan (CIP) and sets out the next steps.

The CIP was prepared to provide Council and the community with a clear picture of Council's property portfolio and provide a cohesive strategy on how it should be managed. The Strategy also outlines the prioritisation of future expenditure regarding our assets in order to provide for existing and future community needs.

RECOMMENDATION

1. That the report be received and noted.
2. That the Community Infrastructure Plan be renamed as the Property Strategy reflecting community feedback and be adopted.
3. That Council commence the next phase of detailed investigations and consultation on the Arts and Cultural Hub (the former depot site) and the Village Green (Gladesville Road and Figtree Park site).
4. That a further report be provided to Council following detailed investigations and associated financial modelling.
5. That Council write to individuals and organisations who provided a response during the public exhibition period to advise of the outcome and next steps.

BACKGROUND

Council's Long Term Financial Plan projects ongoing and increased deficits. This is clearly not sustainable. In order for Council to provide for the needs, wants and aspirations of for our community Council needs to address these projected deficits.

Council's Fit for the Future Improvement Proposal 2015 (p 144 – 145) contained a number of property related initiatives including:

> *Partial Road Closure and Proposed Subdivision – Serpentine Rd, Hunters Hill: Council is considering a proposal to close part of an unmade road, aggregate the part closed with adjoining Council land and dispose of the resultant lot created by subdivision. Preliminary notification to residents has been undertaken and survey work commenced. The proceeds may be expended on Capital Works such as Roads, Parks and Reserves and Community Facilities and Buildings. Alternatively, Council may decide to retire some or all of the debt raised to fund the Footpath Improvement Program.*

6 Pittwater Road (Early Childhood Centre): This site is located in the Ryde City Council area and adjoins the Gladesville Library. There is a possibility that the City of Ryde Council (CoR) may seek an opportunity to re-develop their substantial land holdings in this area in conjunction with the Gladesville Masterplan and it would be logical that this site is included in any future proposals. CoR has recently commissioned consultants to consider development options for the site. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works.

40, 42, 44, 46& 48 Gladesville Road, Hunters Hill: These sites have been re-zoned within the Hunters Hill Village Masterplan for the purpose of using a potential redevelopment opportunity to construct new and significantly improved community facilities and car parking. The LEP for Hunters Hill Village has been gazetted and plan for a potential development strategy is being developed and will be placed on public exhibition in 2012. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works

To assist in the progression of these initiatives Council at its meeting held on 25 June 2018 resolved:

1. *Hunter's Hill Council re-establish the Committee in order to provide recommendations to Council with regards to:*
   - *I. Evaluating Council's property assets to determine if they are providing community benefit;*
   - *II. Developing strategies for the future of Council's assets;*
   - *III. Investigating opportunities to invest/reinvest in property assets.*

2. *The Property Advisory Committee consist of three (3) councillors and three (3) community members;*

3. *Hunter's Hill Council advertise for community members to join the Property Advisory Committee as soon as is practicable;*

4. *The inaugural Property Advisory Committee Meeting for this term of Council be held in early August.*

Due to the retirement of the former General Manager and subsequent appointment of the new General Manager the PAC was not formed until the first quarter of 2019, following an expression of interest process within the local community.

Further to ensure that a strategic view was taken to Council's property holdings it was agreed that a Property Strategy would be developed. This was flagged in late 2018 in the report of the 12 December 2018 where it was again highlighted there was a need to look for additional revenues to supplement rates income. As part of this report it was highlighted:

'…the options presented are only one measure that is required. There is a need to look at both expenditure and revenues over the coming 12 – 18 months. In relation to expenditure this will include reviewing organisational practices to streamline processes and harness technology to drive business improvement and efficiency; developing a property strategy; expansion of shared services as well as actively pursuing grant opportunities'.

In response to this, the Sustainable and Thriving Strategy was developed that brought together these elements into a cohesive framework to guide Council to take actions to be financially sustainable and thrive into the future. Attachment 1 sets out the framework.

This Strategy provides for:

- Operational changes that can be incrementally implemented to drive down expenditure and increase revenues. Over the past 2 years this has included:
    - An ongoing review of fees and charges to identify opportunities for new fees and fee increases to equitably recover costs and maintain service standards. For example, a development application compliance levy was introduced in 2019/20, resulting in additional income of $156,000 in that year.
    - Investment in improved technologies to support more customer-friendly systems and drive organisational change and efficiencies. For example a recently introduced online, paper-light development application assessment system has resulted in improved customer experience and at the same time achieved efficiencies.

- Three big moves that will significantly move the dial on Council's finances and reduce the existing heavy reliance on rates revenue, these are:
    - preparation of the Digital Asset Management Plan (DAMP) to give council a clear picture of asset conditions and costs to bring them up to an acceptable standard. We have implemented an industry-leading asset management system. Completion of the DAMP, last year, now gives Council a more rigorous assessment of the condition of our infrastructure assets than previous systems that relied heavily on desk-top estimates. The system enables more precise modelling of condition outcomes at different investment levels.
    - implementation of shared services, including the move to a shared depot with Lane Cove Council. Shared services have provided opportunities to improve service delivery and reduce costs; a good example is the agreement with Lane Cove Council (LCC) to share library. The shared library service alone has saved Council $350,000 every year, equivalent to around 3.5% of rate income.
    - the development of the Community Infrastructure Plan (Property Strategy). The development of a Property Strategy (CIP) is aimed at optimising Council-owned properties and land capable of development, sale or lease, for community benefit.

Financial outlook

The Property Strategy is one element of Council's long-term financial plan to reduce the reliance on rates revenue and to reduce Council's ongoing expenditure maintaining ageing and no longer fit for purpose assets.

Council's long-term financial plan projects an ongoing deficit. This is in spite of implementing a range of operational initiatives as outlined above. An updated long-term financial plan will be presented to the May 2021 Council meeting as part of the draft 2021/22 Operational Plan and Budget.

In the 2019 – 2020 financial year Council did return a positive financial result, as a result of operational changes made and the significant boost of a one-off payment of $1m following the successful contract negotiations in 2019 for the supply of bus shelters and associated advertising.

The development of the new Digital Asset Management Plan (DAMP) has resulted in a clear understanding of the level of investment required to maintain and renew Council's assets.

Further the re-valuation of Council's assets, as reported to Council on 15 March 2021, as part of the end of December 2020 budget review, highlighted that the re-valuation process has resulted in an increase in the value of our asset base resulting in an associated increase of over $1.1m in depreciation costs. This increase in depreciation costs is now reflected in Council's operating result and must be funded to ensure assets remain at an acceptable standard.

Property Advisory Committee

The Property Advisory Committee (PAC) was formed following an EOI process within the local community. The PAC, in concert with the Council, worked over a 12-month period to develop a Community Infrastructure Plan (Property Strategy), through a series of workshops and briefings and drawing on the relevant information from research, studies and other strategic documents developed over the past 15 years.

The result was the draft Plan (CIP) that was placed on public exhibition to seek feedback and specific feedback on the visions for the 3 community hubs, to inform the next phase of detailed planning and consultation.

This Plan will form one of the foundations to support Council to be financially sustainable into the future as well as support broader social outcomes.

At a meeting of the Property Advisory Committee held on 8 April 2021 when considering the CIP (Property Strategy), the PAC, made the following resolution that:

1. *Council develop a policy and a set of principles for the assessment of remnant lands and include a flow chart to set out clearly the process (including associated community consultation); seek legal advice in relation to the protections to be afforded under zoning, easements and covenants. These principles to be referred to the Property Advisory Committee prior to adoption by Council.*

2. *Hubs / Precincts: Following the testing of visions for each precinct through the exhibition of the CIP that Council:*
    - *Building on current feedback and associated reports, move to detailed consultation on each precinct to develop a masterplan for exhibition and feedback.*
    - *Provide a further report on the communication and engagement plans in relation to the Precincts to ensure detailed consultation occurs and all options are considered for each site.*
    - *Refine the financial modelling based on feedback received to inform future consultation.*
    - *Provide a detailed project plan to Council and associated financial modelling for Figtree Park to take into account the $4.75m in public legacy funding pending the outcome of the grant application. Noting that no detailed plan has been adopted for the park and that the following principles have been put forward to the Department of Planning to guide the expenditure of the grant if successful:*
        - *Improving linkages to the park*
        - *Expansion of open space*
        - *Improved playground facilities*
        - *Provision of toilet facilities*
        - *Creation of a public plaza*
        - *Proposed works to align with future options for the site*
        - *A detailed community engagement program will be undertaken prior to adoption of any plan*

3. *For each hub / precinct, develop a flow chart and timeline for each phase of the project.*

REPORT

Feedback from the public exhibition period October – November 2020

At the conclusion of the exhibition period the following responses and website views were recorded:

- 311 people filled in the People and Places Survey
- 255 people commented and responded to the interactive People and Places maps
- 327 people filled in the CIP survey
- 42 people wrote individual submissions
- 9 submissions were made by organisations including:
    - Hunters Hill Trust
    - Hunters Hill Croquet Club
    - Hunters Hill Bridge Club
    - Hunters Hill High School P&C
    - Anglican Parish of Hunters Hill
    - Holy name of Mary Parish
    - Hunters Hill Sailing Club
    - Hunters Hill Public P&C
    - Villa Maria PS

There were 1,325 webpage views.

The Consultation Report, contained in the **Attachments**, provides a summary of the feedback from the exhibition period and responses for each component of the Plan. These responses will be incorporated into future analysis of individual sites and form the basis of future community engagement. Where appropriate the Property Strategy has incorporated community feedback, but in general the Consultation Report should be read in conjunction with, the now named Property Strategy as actions are implemented.

General Feedback Themes

The table below provides the general themes and response to these:

Feedback	Response
Confusion over the purpose of the draft Plan There was concern that if the Plan was to reflect all community facilities, then other non-Council facilities should be included.	The Plan has been renamed to the Property Strategy to more clearly identify the Plan as relating solely to the range of property Council has and simplified to only reflect Council owned properties and refer to other planning document which support broader community facilities and groups who own and / or manage these.
Concern that Council would be raising rates to pay for the hubs	The Hub proposals are intended to contribute to the financial sustainability of Council by providing revenue generating opportunities and / or achieving operational efficiencies. The exhibition of the draft CIP, in particular in relation to the Hubs was to seek feedback on the draft visions in terms of opportunities and

	concerns to assist in the next phase of detailed planning. In response, the Plan has been amended to highlight the financial imperatives and links to Council's overall financial sustainability objectives.
Lack of understanding of the process There was concern that what was provided was fait accompli. This was particularly in relation to the 2 Hubs, now referred to as Precinct at Figtree Park / Gladesville Road and the Heritage / Cultural Hub / Precinct on the corner of Alexandra St and D'Aram St.	The public exhibition of the Plan was to seek initial community feedback, as part of a phased approach. The Plan set out to define a vision for these precincts, which will now be further tested and refined through further community engagement, financial modelling and reported back to Council.
Request for more detail around the 3 hubs	It is an iterative process. Phase 1 was to seek broad community feedback on the concepts. In the short term, feedback on the hubs in Alexandra Street and Figtree Park / Gladesville Road Hunters Hill will be used to inform detailed master plans, which will be the subject to an extensive community consultation and engagement program.
Existing community groups and churches concerned that Council's properties would compete with their facilities and confusion around the scope of the Community Infrastructure Plan	The Plan has been simplified to solely focus on Council owned properties and buildings and referring to the other relevant documents for broader facility and social planning. These facilities are captured in the 2009 Community Facilities Strategy and associated actions incorporated into Council's Delivery Plan and annual Operational Plan. In addition, during the exhibition period some church based and community groups sought financial assistance from Council to assist them in the maintenance and renovation of their facilities. In response to this Council has: • Sought information from the groups about the facilities available and launched these on the Venu App to assist in promoting their facilities for greater hire and as a consequence revenue generation • Propose to implement a schedule of shining a spot light on these facilities through the e-new and monthly paper newsletter.

	• Provided information to these groups of appropriate funding sources, including Council's annual community grants program as well as relevant State and Federal Government funding programs.

Specific elements of the Property Strategy

The Property Strategy has 4 elements:

1. 3 Precincts:
    a. Village Green (Gladesville Road/Figtree Park, Hunters Hill)
    b. Arts, Cultural and Heritage, (Town Hall, Administration Centre, Museum, Depot and Council Chambers, Hunters Hill)
    c. Lifestyle and Wellbeing (Former Henley Bowling Club)
2. Council owned properties in Gladesville:
    a. 4 Pittwater Road, Gladesville
    b. Cowell St Carpark, Gladesville
3. Leases and licenses
4. Remnant lands

The Strategy provides a broad overview, which is broken up into short (1-3 years), medium (3-5 years) and long term (5 years+) goals. However, as project plans for each Precinct are developed and/or additional opportunities arise, Council may be in a position to deliver additional projects identified through the development of the Community Strategic Plan and associated strategies.

1. Precincts

a) Village Green (Gladesville Road/Figtree Park, Hunters Hill)

Vision

The Village Green will be a place where community facilities and services will be centralised and will provide a renewed focus on activity. This will be a place for all ages, attracting students from nearby schools, older residents from nearby seniors housing and residents generally from across Hunters Hill.

Residents and visitors will regularly visit the new contemporary library and council administration centre. The Park will be activated and in use across the day from early morning to evening. The Precinct will be a vibrant place that contributes to the life of the Hunters Hill community and lifestyle.

The creation of the Precinct will strengthen local economic development.

Opportunities

- Improving and activating Figtree Park
- Providing quality accommodation for community service organisations
- Accommodating Council's Administration
- Accommodating a contemporary library
- Allowing for income producing commercial space
- Accommodating community meeting space/s
- Resolving access and safety issues along Gladesville Road by reducing the number of driveways
- Accommodating flexible working spaces

- Activating/opening up Figtree Park to encourage greater use and longer stays
- Accommodating a residential component (for downsizing)
- Energising Hunters Hill Village through activation and public art
- Supporting local business activities

Community Feedback

The general community feedback on the Village Green was centred on:

- More detail required on proposal: *This will be supplied during Phase 2 of community consultation*
- Built form, traffic and parking raised as issues to be addressed: *These matters will be addressed during the master planning of the site and placed on public exhibition*
- Open and green space and trees should be retained and expanded: *Agreed, there will be no loss of public open space*
- Relocation of library and Administration Centre received mixed responses: *These concepts will be further tested during Phase 2 community consultation*

Some of the ideas raised during consultation included the following:

- Provide bicycle parking
- Include edible gardens
- Have a youth focus
- Aboriginal Cultural Walk near Clarkes Point
- Provide connective pathways to access hubs across the municipality
- Encourage growth of the tree canopy to reduce urban heat
- Look at grant opportunities
- Ensure there are accessible amenities / facilities for people with disability, parents, children and the elderly
- Provide flexible workspaces and spaces for community groups to rent
- Drop in centre for young people
- Council to partner with other organisations in the hosting of musical events, noting that spaces such as All Saints Church were designed for such purposes

<u>b) Arts, Cultural and Heritage, (Town Hall, Administration Centre, Museum, Depot Hunters Hill)</u>

Vision

The vision for this site is to celebrate the culture and heritage.

The site is already home to Hunters Hill Music Club, art gallery and an expanded Hunters Hill Museum, which will celebrate our heritage.

The performance space will be contemporary and offer a unique experience. The Town Hall already hosts the annual Hunters Hill Art Exhibition and Young in Art, with improved facilities there is an opportunity to expand this offering increasing the utilisation of the Town Hall.

Opportunities

- Improving the amenity to adjoining owners
- Improving amenity and facilities for community groups, e.g. Hunters Hill Music Club
- Retaining the cultural hub of the Town Hall, Council Chambers and Museum while relocating the administration functions of Council to Hunters Hill Village to boost local economic development and achieve operational efficiencies, in particular in relation to Library operations

- Using the administration section of the building for commercial leasing/offices
- Developing an arts and cultural precinct which includes an art gallery, museum, offices or commercial leasing
- Determining whether the existing office accommodation can be retrofitted for future use or does there need to be consideration of a 'new' build?
- Working with other organisations and businesses within the vicinity with an arts and cultural focus
- Accommodating a residential component for downsizing or retirement living that is in keeping with the surrounding character

Community Feedback

The general community feedback on the Heritage and Cultural Precinct was centred on:

- Impact on adjoining properties: *This will be addressed in any future master plan for the precinct.*
- Relocation of the Administration Centre and questioned whether this was necessary: *This concept will be further tested during Phase 2 community consultation.*

Some of the ideas raised during consultation included the following:

- Ensure the restoration of heritage sites to promote a sense of community and attachment to place
- Continue to lease community venues to not-for-profit groups at an affordable price and sharing spaces
- Collaborate with the local public school to help design this space to encourage community ownership among younger people
- Utilise the theatre, music club and art gallery to host community events
- Investigate traffic and parking solutions

c) Lifestyle and Wellbeing (Former Henley Bowling Club)

Vision

The vision for the Henley Precinct will grow organically. Initially, Council will undertake an EOI to determine a variety of short-term mixed uses.

Over the longer term it is anticipated that the precinct will lend itself to services and facilities that support health and lifestyle, such as:

- Increased and improved access to open space
- Improved community and recreational facilities offering contemporary multipurpose spaces.
- New facilities, which will incorporate commercial aspects that will enable revenue raised to be rolled back into the asset maintenance and renewal of the buildings as well as the broader precinct of Gladesville Reserve, Betts Park and Henley Community Centre.

Opportunities

- Constructing a synthetic field with a shared sports and community facility
- Improving amenities for sporting activities including storage, change rooms, etc.
- Considering gym/café to service users and local sporting clubs as part of the new amenities
- Relocating the current cricket pitch either elsewhere on the site or subject to agreement relocate to another site
- Providing a café / restaurant to service visitors to the reserve

- Providing meeting rooms to cater for community groups with associated back of house facilities such as kitchen and amenities
- Staging produce / craft markets
- Continuing to host a community garden
- Providing infrastructure to enable the staging of outdoor music / cultural events
- Delivering a community playground
- Continuing to lease buildings to the preschool and child care with a potential for increased child care
- Upgrading public amenities
- Increasing access to the waterfront
- Considering potential for residential development with a sustainable focus

Community Feedback

The general community feedback on the Lifestyle and Wellbeing Precinct was centred on:

- The concept of an urban farm supported: *Agreed*.
- Support from some sections of the community for synthetic field: *This is a separate matter is contained in a further report on this Council business paper.*

Some of the ideas raised during consultation included the following:

- Minimise one of the three carparks to increase active transport options, e.g., bike racks and shared paths
- Carpark under synthetic turf
- Engage with the local community and schools to test future ideas for the site such as outdoor movies
- Install outdoor gym equipment for all ages, including signage and shade
- Encourage yoga classes and tai chi in outdoor shaded areas
- Improve connections to the Wharf and throughout the reserve by expanding the existing tracks
- Installation of nature-based play equipment
- Move the Hunters Hill Croquet Club to Henley
- Upgrade cricket nets

<u>Next steps for Precincts</u>

Following the testing of visions for each precinct through the exhibition of the CIP (Property Strategy), Council is now able to:

1. Move to detailed consultation on each precinct to develop a masterplan for exhibition and feedback, taking into consideration current feedback
2. Provide a further report on the communication and engagement plans in relation to the Precincts to ensure detailed consultation occurs and all option considered for each site
3. Refine the financial modelling based on feedback received to inform future consultation

It should be noted that Council has applied for a $4.75m grant through the NSW Governments Public Legacy Fund for the Village Green (Gladesville Road/Figtree Park Hunters Hill) Precinct. As part of the ongoing planning for this site a detailed project plan will be presented to Council with associated financial modelling, if and when Council is successful with this application.

It should also be noted that no detailed plan has been adopted for the Village Green Precinct and that the following principles have been put forward to the Department of Planning to guide the expenditure of the grant, if successful:

- Improving linkages to the park
- Expansion of open space
- Improved playground facilities
- Provision of toilet facilities
- Proposed grant funded works to align with future options for the site.

Once the outcome of the grant application is known, and if successful a detailed community engagement program will be undertaken prior to adoption of any plan and the staging of any work.

2. Council owned properties in Gladesville

Vision

The Council owned sites of 6 Pittwater Road Gladesville and the Cowell St Carpark will contribute to and act as a catalyst to the reactivation of the Gladesville Commercial Centre.

The Gladesville Commercial Centre will be renewed and revitalised, with a mixed-use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retail services and entertainment to the community. The Town Centre will offer a modern, convenient environment that respects the past and where people will love to be. It will have high quality mid-rise apartment living, meeting a range of housing needs. It will be a desirable and sustainable place to live.

The focal point of the Centre will be a renewed Gladesville Shopping Centre and public spaces between Massey Street and Cowell Street.

The redevelopment of the shopping centre with increased commercial space and residential apartments in well - designed buildings, will be the catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville Centre. (Hunters Hill LSPS)

Opportunities

- Developing a hub specifically to meet the needs of children and families; occasional care and long day care.
- Investigating commercial lease areas, outdoor areas, etc. Partnering with the City of Ryde and tapping into their property opportunities.
- Supporting the Gladesville Masterplan.
- Improving traffic and parking in and around the commercial centre.
- Linking open spaces and improving pedestrian access.
- Supporting the community by offering a range of social opportunities via the provision public spaces with adequate seating and public art.
- Supporting commercial entities via a range of business and employment opportunities.

Community Feedback

There were not a lot of responses in relation to the Gladesville sites, however of the responses that related to Gladesville there was a clear and strong desire for Council to expedite the master planning for the Gladesville area.

Some of the ideas raised during consultation included the following:

- Provide green space
- Provide open space
- Connect spaces and make sure access meets the needs of people with disability
- Make sure the developer includes community places and spaces

- Install public art
- Include community seating and meeting places
- Partner with the City of Ryde Council to ensure the commercial area is consistent in both LGAs

Next steps for Council owned Properties

Council is currently preparing a masterplan for the Gladesville Commercial Centre and the Cowell St Carpark is an integral component in the plan to ensure appropriate open space and public domain are created through any redevelopment. As part of the ongoing planning for the area, any reduction of parking on the Cowell St Carpark will need to be provided within any new development.

6 Pittwater Road is located within the City of Ryde. Services provided from the site are valuable and will be relocated to any new development within the Hunters Hill Council area with appropriate planning and negotiation. Council will continue to work with the City of Ryde to look at options to achieve the highest value for the site.

3. Leases and Licences

Council has leases and licences for a range of facilities. Some are leased or licenced to private for-profit operators and others to community-based organisations. These include leases with groups for use of the Hunters Hill Sailing Club, child care services, general community use, Council properties (residential house) and Community centre.

Next steps for Leases and Licences

It is important that all leases and licences are reviewed and kept up to date. As part of the ongoing leasing and licencing of buildings, a review of outgoings and maintenance costs will be undertaken to ensure that as a minimum these costs are recouped ensuring that the capacity of community groups to pay is taken into consideration.

4. Remnant Land

Council holds many small parcels of land such as unformed roads, road reserves and drainage easements. These parcels are often not required by Council but can have significant value to an adjoining owner. An up to date list of these sites is required.

It would then be possible to have a systematic approach to the assessment of each site where surplus sites sell at fair market value. Disposal will need to be treated sensitively to protect community rights such as view corridors or access to the water.

Next steps for Remnant Lands

Prior to any possible sale Council will adopt a policy and set of principles for the assessment of remnant land and include a flowchart to set out clearly the process (including associated community consultation), seek legal advice in relation to protections to be afforded under zoning, easements and covenants and will be referred back to the Property Advisory Committee for review prior to formal adoption by Council.

CONCLUSION

Council has a responsibility in the provision of use of its buildings to ensure that it achieves best value for the community both in terms of social and financial outcomes. As highlighted in Councils Fit for the

Future Improvement Proposal submitted in 2015, management of Council's property portfolio will be a key element in supporting the future financial sustainability of the Council.

Council has undertaken many studies over many years on specific sites and properties. This Property Strategy consolidates these studies, ideas and aspirations and sets out a vision, principles and strategic approach to the management Council's properties.

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

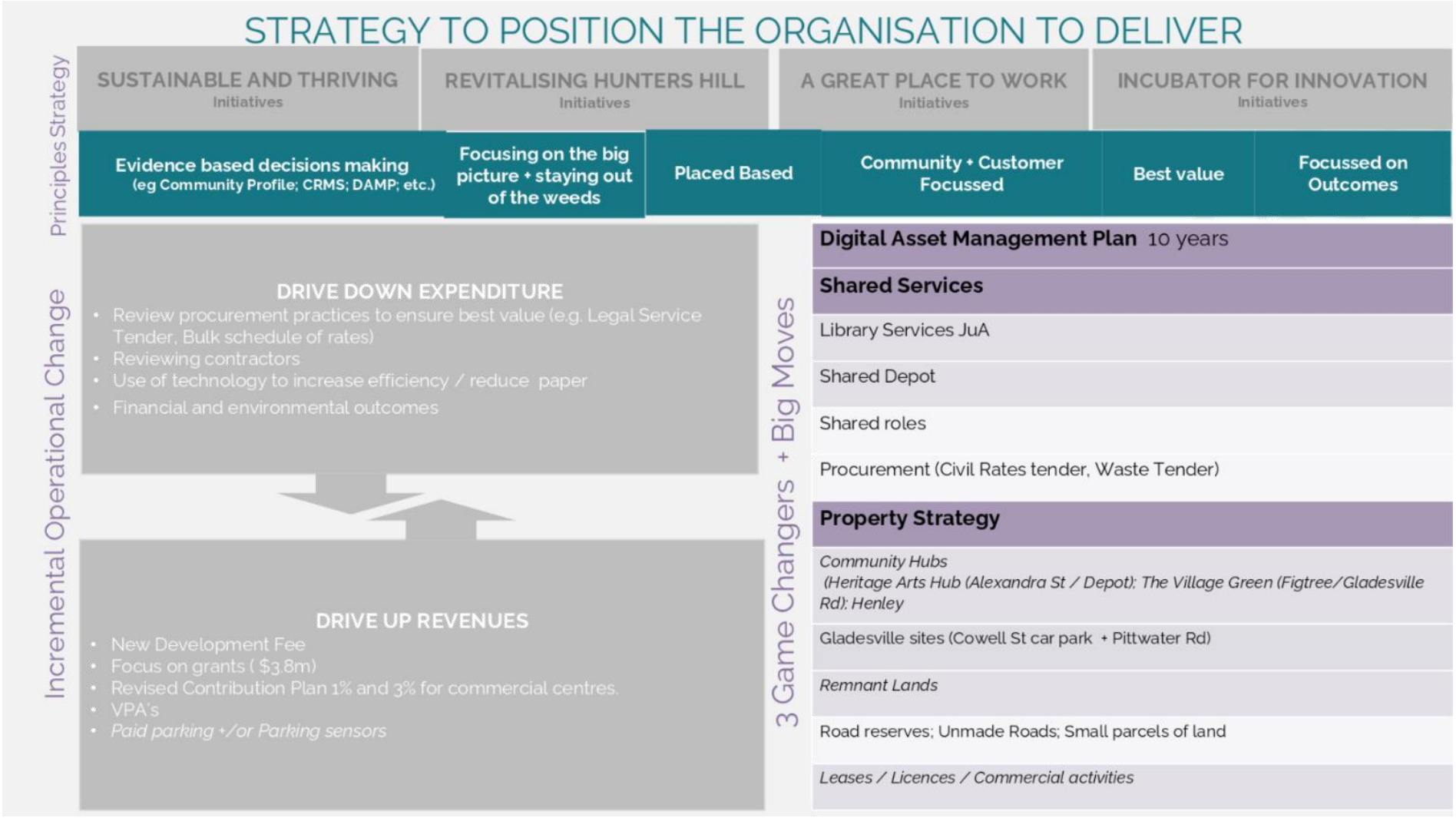
There is no direct social impact on Council arising from Council consideration of this matter.

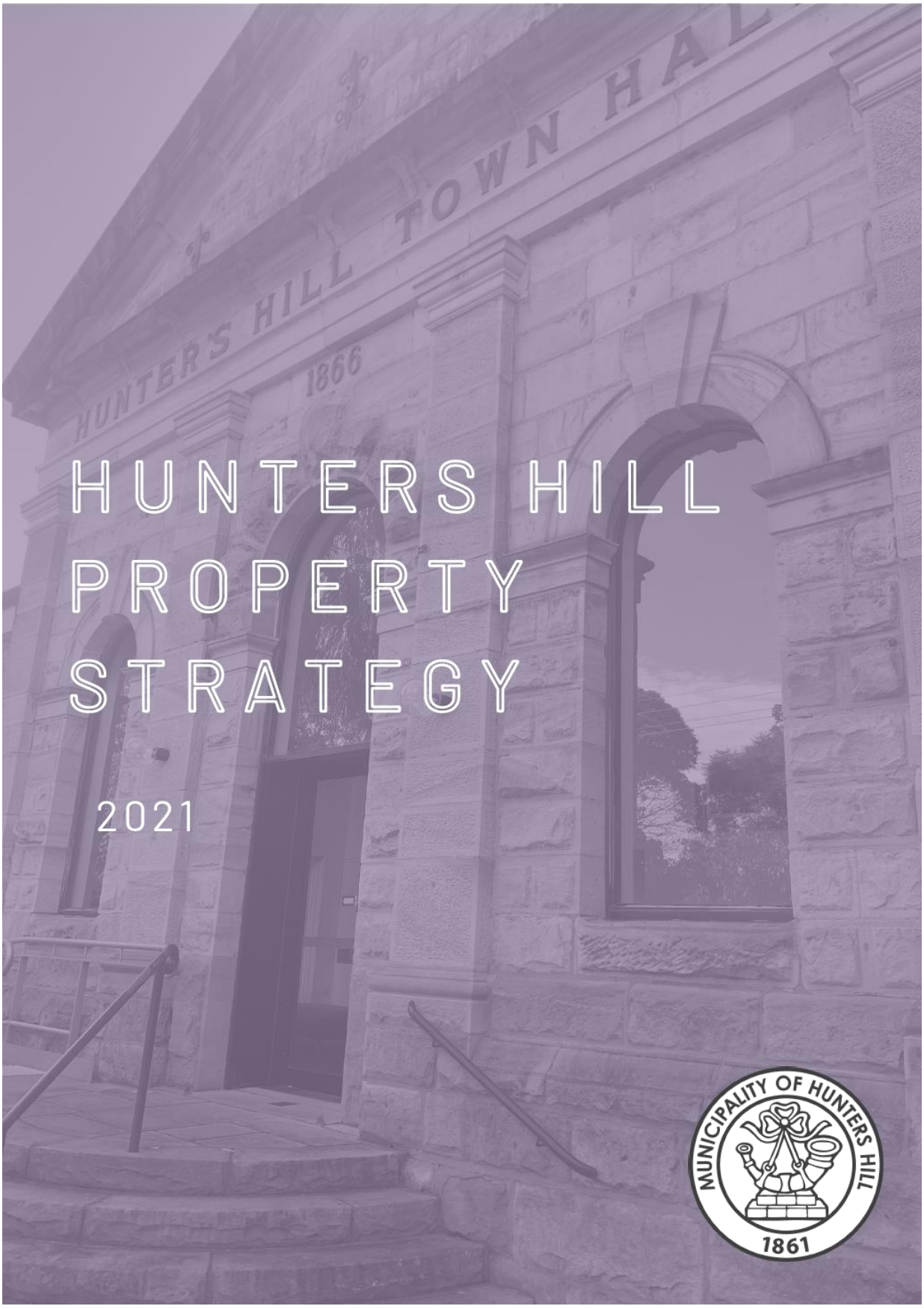
RISK ASSESSMENT

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

ATTACHMENTS

1. Sustainable and Thriving Strategy ⇩
2. Hunters Hill Property Strategy 2021 ⇩
3. Consultation Outcomes Report ⇩ - *Under Separate Cover*
4. Survey and community submissions on the draft Community Infrastructure Plan - *Under Separate Cover*
5. Survey People and Place results - *Under Separate Cover*


STRATEGY TO POSITION THE ORGANISATION TO DELIVER
Principles Strategy
SUSTAINABLE AND THRIVING
Initiatives
REVITALISING HUNTERS HILL
Initiatives
A GREAT PLACE TO WORK
Initiatives
INCUBATOR FOR INNOVATION
Initiatives
Evidence based decisions making (eg Community Profile; CRMS; DAMP; etc.)
Focusing on the big picture + staying out of the weeds
Placed Based
Community + Customer Focussed
Best value
Focussed on Outcomes
Incremental Operational Change
DRIVE DOWN EXPENDITURE
• Review procurement practices to ensure best value (e.g. Legal Service Tender, Bulk schedule of rates)
• Reviewing contractors
• Use of technology to increase efficiency / reduce paper
• Financial and environmental outcomes
DRIVE UP REVENUES
• New Development Fee
• Focus on grants ($3.8m)
• Revised Contribution Plan 1% and 3% for commercial centres.
• VPA's
• Paid parking +/or Parking sensors
3 Game Changers + Big Moves
Digital Asset Management Plan 10 years
Shared Services
Library Services JuA
Shared Depot
Shared roles
Procurement (Civil Rates tender, Waste Tender)
Property Strategy
Community Hubs
(Heritage Arts Hub (Alexandra St / Depot); The Village Green (Figtree/Gladesville Rd); Henley
Gladesville sites (Cowell St car park + Pittwater Rd)
Remnant Lands
Road reserves; Unmade Roads; Small parcels of land
Leases / Licences / Commercial activities



HUNTERS HILL PROPERTY STRATEGY

2021


ACKNOWLEDGEMENT OF COUNTRY
Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area. Council pays respect to Elders past present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

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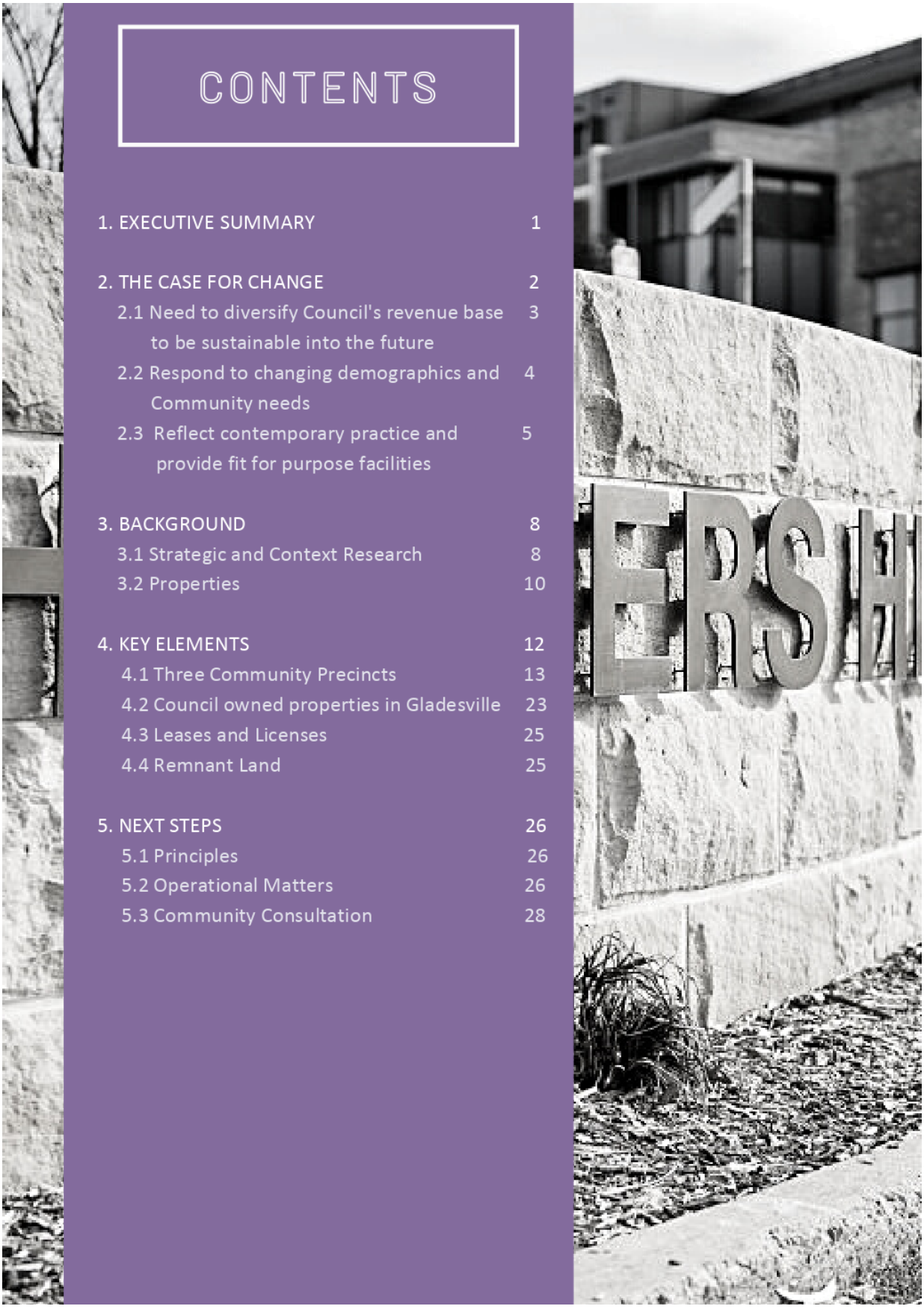


1. EXECUTIVE SUMMARY

Council is faced with a number of issues requiring capital expenditure in the near future. This includes expenditure on community assets, such as roads and footpaths, as well as providing better accommodation for its community service organisations.

At the same time, Council's financial options are limited. Revenue comes primarily from rates, which, because of rate capping has little opportunity for growth. An option for Council is to use its property portfolio more commercially, whilst still balancing community needs.

This Strategy advocates such an approach and aims to give both Council and the community confidence that property dealings, will be both well intended and well managed and respectful of the Hunter's Hill heritage.

This Strategy highlights some opportunities, which will allow Council to leave a legacy of valuable community assets. It also sets out some principles to guide the Strategy and proposes initial steps forward in terms of the Precinct projects.

Council has a small but important property portfolio which can be categorised as:
1. Three Precinct projects
2. Council owned properties in Gladesville
3. Leased or licenced properties
4. Remnant lands

This Strategy does not include facilities provided by others. Planning for the overall provision of community and recreation facilities is contained in other Council strategies. Implementation of these strategies is undertaken through Council's Delivery Plan and annual Operational Plan.

These strategies include the 2009 Community Facilities Strategy and the 2013 Hunters Hill Recreation Strategy.

The Property Strategy is a key initiative to assist Hunter's Hill Council to be sustainable and thrive into the future.

2.

THE CASE FOR CHANGE

Our facilities are ageing and in many cases no longer fit for purpose.

Our Council buildings were constructed between 1866 and 2003. There has been minimal renovation and upgrade undertaken over the years. Facilities are generally underutilised due to either their condition and/or location. These facilities no longer suit the communities vast needs and need to be brought into the 21st Century to support the evolving needs of our community.

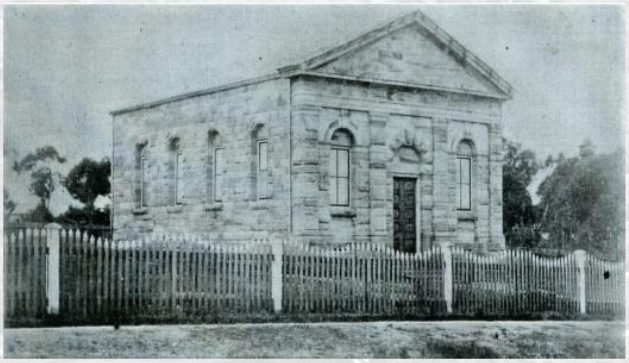
Over time, service delivery models have changed, as have community needs and expectations. There has been a shift to multipurpose facilities that are co-located, providing economies of scale and form places where people can meet and enjoy a range of activities and services.

We need to be able to provide improved community infrastructure to meet and satisfy the needs of our current residents, as well as provide for the future generations of Hunters Hill in a sustainable manner.

This means that the delivery of new community infrastructure needs to be funded, as well as ensuring that there are ongoing revenues for the maintenance and renewal of these assets over time.

The 3 key drivers for the Strategy are the need to:

1. Diversify Council's revenue base to support financial sustainability into the future
2. Respond to changing demographics and community needs
3. Reflect contemporary practice and provide fit for purpose facilities



2.1 NEED TO DIVERSIFY COUNCIL'S REVENUE BASE TO BE SUSTAINABLE INTO THE FUTURE



The NSW rate peg determines the maximum percentage amount by which a council may increase its general income for the year. Approximately 68% of Hunter's Hill Council's revenue comes from rates and annual charges, compared to the NSW State average of approximately 45%.

The long-standing rate pegging regime in NSW means that the opportunity for Council to substantially increase its income is limited. Council needs alternative funding to be sustainable and reduce reliance on rate increases.

Council's Long Term Financial Plan forecasts ongoing and growing deficits.

Council's management of its small but valuable property portfolio will be an important component of the overall financial strategy, for example, where Council can keep the proceeds from the sale of surplus roads, rather than return them to the Crown, it must spend this money on roads. This could therefore reduce the impact on general revenue for increased road renewal expenditure.

Funds could be directed to one-off projects that upgrade assets that have higher than normal public use, such as a footpath outside a school which contribute to an overall improved asset condition rating.

While there may be exceptions, the overall suggested strategic approach is to reinvest sale proceeds, other than from roads, into income-producing assets that inject on-going annual revenue into the budget and support the provision of community buildings that are fit for future purpose.

It is prudent for Council to diversify its sources of revenue, with one option to invest in income producing property.

2.2 RESPOND TO CHANGING DEMOGRAPHICS AND COMMUNITY NEEDS

Community buildings must be designed and managed to ensure they effectively support changing community needs and priorities. There is a significant and growing number of young families (48%) as well as an increasing number of elderly people residing in Hunters Hill.

The age structure of Hunter's Hill Council residents provides key insights into the level of demand for age based services and facilities, such as childcare, over 60 year olds housing, a library, sporting and recreational facilities.

There is an opportunity through the Property Strategy to address the need for more appropriate community spaces, and at the same time delivering on financial imperatives.

There is already a shift from traditionally passive lifestyle choices for the over 60 year olds, to what is now considered active lifestyle choices. There is a growing trend across NSW for downsizing into accommodation that is centralized and convenient to community facilities and services, but still provides for independent living.

There is an opportunity to respond to needs identified in housing strategies for greater diversity of dwelling types, particularly for people seeking to down size or seeking smaller quality dwellings on sites such as the former Council depot site (corner of Alexandra St and D'Aram St Hunters Hill) and in the Village Green/Gladesville Road site in Hunters Hill Village.

This is not only reflective for the ageing, but is also a growing move for younger people and families seeking a more simplistic lifestyle. The popularity of urban developments, such as Harold Park in Glebe, which provide the fusion of independent living, active and passive recreation coupled with amenities within a short stroll, are meeting a growing need.

The trends in housing for young professionals and those entering the property market for the first time revolve around affordability, sustainability, livability and simplicity. Young people are looking for better design through a balance of indoor and outdoor living, such as apartments connected by green space and restaurants and cafes.



'Purpose-built homes in retirement communities that are well located and designed to enable older Australians to be happy, independent and socially engaged is an important goal – but not one that our planning systems are well placed to achieve.'

(Property Council of Australia - The 5 A's of Retirement Living - towards proactive planning policy)

It is not only housing trends that are changing. There has also been a distinct shift in how people work. There is a greater emphasis on work life balance, more collaboration and flexible workspaces. There has recently been a dramatic increase in remote working and wokring from home, which is set to continue.

This coupled with technological improvements and a new focus on wellness means that more people are either working from home or wanting to work in flexible office spaces, such as being able to hire an office or desk space for a day or a week, or going to shared spaces such as libraries, which are now offering areas for collaboration and contemplation.

The rise in more liveable homes and workspaces and the need for sporting and recreational facilities that are better designed and more energy efficient will become the norm throughout NSW. At a local level, councils such as Hunter's Hill will need to ensure that planning and building regulations enable this push for appropriate and sensitive infrastructure for all age groups.

It is anticipated that the Hunters Hill local government area will continue to grow at a similar rate in the next five years, with continued infill medium density developments along Victoria Road and in other retail centres such as the Hunters Hill Village and Boronia Park Village Centre.



2.3 REFLECT CONTEMPORARY PRACTICE AND PROVIDE FIT FOR PURPOSE FACILITIES

Legislative Changes

The legislative requirements governing delivery of asset based building services are extensive and continually evolving. This is particularly so in the areas of Disability Access, Health and Safety.

Stage One of the Town Hall renovation has been undertaken to address WH&S and accessibility matters, as well as major repairs to the roof and air conditioning. Further upgrades are still required to deliver contemporary catering facilities and performance spaces.

Sydney Community Services delivers a comprehensive range of services from four modest cottages on Gladesville Road. A community centre, used by a number of organisations, is also located within these premises. These are much needed valuable community services and should be accommodated in fit for purpose buildings.

Connected to Public Space, Pedestrian and Cycleways and Public Transport

Current best practice requires community facilities that are accessible to the entire community by being centrally located and linked to the public domain.

Connections to transport links, pedestrian and cycleways also support community access across all age groups and abilities and a sustainable and healthy community.

Best practice is that facilities should be located in activity nodes and on main streets, providing good access to residential populations, and contributing to a vibrant and safe street life.

PAGE 5

Move to Multi-Purpose and Flexible Spaces

There is an increasing expectation that assets will be available for multiple purposes and uses. This supports a focus on maximising utilization and developing a more sustainable asset base. This is a shift away from single use, single user buildings, which Council has historically constructed.

Single purpose or standalone facilities are defined as being designed and built for one particular purpose or function, and to be used by one specific target group or service only. Single purpose facilities can be costly to maintain and are often underutilized and under-activated.

Spaces are now being designed to be flexible and adaptable depending on the program or activity. This is important given the ongoing cyclical nature of communities (particularly in relation to changes in demographic mix).

Current best practice in designing community facilities is to provide a range of different functions, in the one building by co-locating services as part of an overall Hub or Precinct.

Co-locating services within one facility involves shared or joint use of facilities and often the integrated delivery of some services.

Co-location enables:

- pooling of resources to provide better facilities
- concentration of compatible services and facilities to create a community focal point
- improved access and safety for users who can access a range of services at a single location
- integrated and innovative delivery of services
- efficient use of land, for instance through shared, rather than separate, parking areas

The benefit of co-locating facilities and services within community hubs is that it supports the integrated, efficient use of facilities, builds social networks, encourages service users to use other facilities and services co-located on site, and reduces the number of private vehicle trips made to enhance sustainability.

Community hubs or precincts can include a range of community, commercial, and retail functions. Facilities that support community functions, events and gatherings, such as kitchen facilities, storage facilities, indoor and outdoor space are usually part of community hubs / precincts.

The Hub model will demonstrate that maintaining and operating a multipurpose facility is more financially viable over the long term than other more separate and divergent models of facility provision.

Place making and Community Identity

Successful community facilities provide important gathering places for people and are focal points for community activity and catalysts for social interaction.

They contribute to the creation of active public spaces that support a sense of belonging and identity.

Community hubs create places for people to gather and interact with each other. When located in or with retail and commercial uses they also serve to promote local economic development in village centres by acting as an attrractor for people.

It is important that community facilities have a civic quality, sense of stability and level of amenity that marks them as an important place in the community.



Image: Coal Loader - Waverton



Image: Oran Park Library

Economic, Social and Environmental Sustainability

Sustainable community facilities are increasingly being used to showcase sustainable building methods and design. Sustainable design of community facilities include newly constructed facilities or those that can be incorporated into building upgrades and renovations.

An example of this is the newly constructed Oran Park Library in the Camden LGA, which is in the heart of the Oran Park Civic Precinct and provides a place of community development and information, education, and recreation. The library has been described as a 'community living room: where people of all ages, abilities and interest come for relaxation and entertainment, to experience history and culture, to play and create, to connect and communicate'. The exterior and interior are unique to the area and include: a new high-tech open library, a sessional services office for community support and a community centre to foster art, culture, and community activities. Externally, there is an outdoor landscaped area that is used for library activities and a civic plaza in front of the building for outdoor public events. This facility was delivered through a voluntary planning agreement (VPA).

Another example of sustainability is adaptive reuse. The principle of adaptive reuse relates to not building something new unless there are no suitable options within the existing asset base that can be adapted or rejuvenated to meet the identified community needs for space. These projects can be on a grand scale, such as the use of historic buildings for galleries and museums, or simple and low key.

Co-location of services through the community hub model reduces asset and service costs as organisations and community groups can have their own space in a wider complex; they may share a foyer, meeting rooms and amenities with other tenants, therefore significantly reducing lease and operating costs.

As part of any new project Council may wish to deliver, it is essential that operational efficiency is examined together with options to derive recurrent income to offset annual maintenance/running costs.

3.
BACKGROUND

3.1 STRATEGIC CONTEXT AND RESEARCH

Council's Community Infrastructure has evolved over many decades and has not always been guided by a strategic approach.

Council's property portfolio includes land and buildings that are used for direct service delivery by Council, delivery of community based services by not-for-profit organisations, recreational and sporting pursuits, commercial activity and car parking.

Improved facilities, present an opportunity to improve the public value derived from these assets. This can be achieved through improved utilisation and financial performance.

The following diagram illustrates the various studies and plans that have been developed by Hunter's Hill Council over the past 15 years.

The Property Strategy draws on the relevant elements of this work.

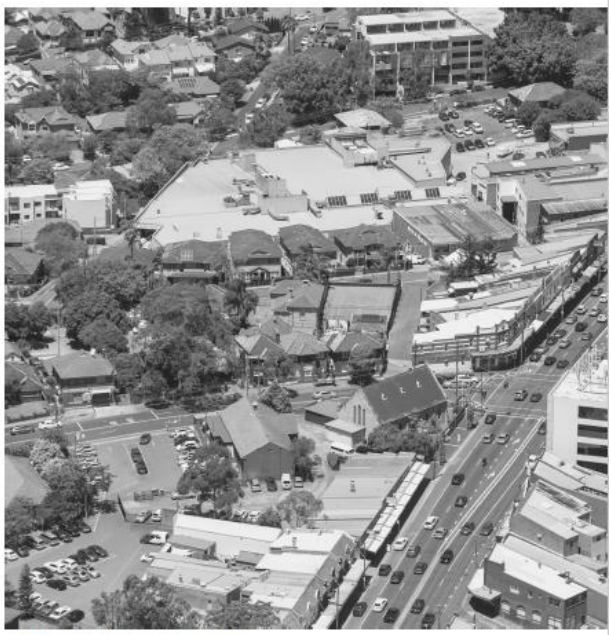
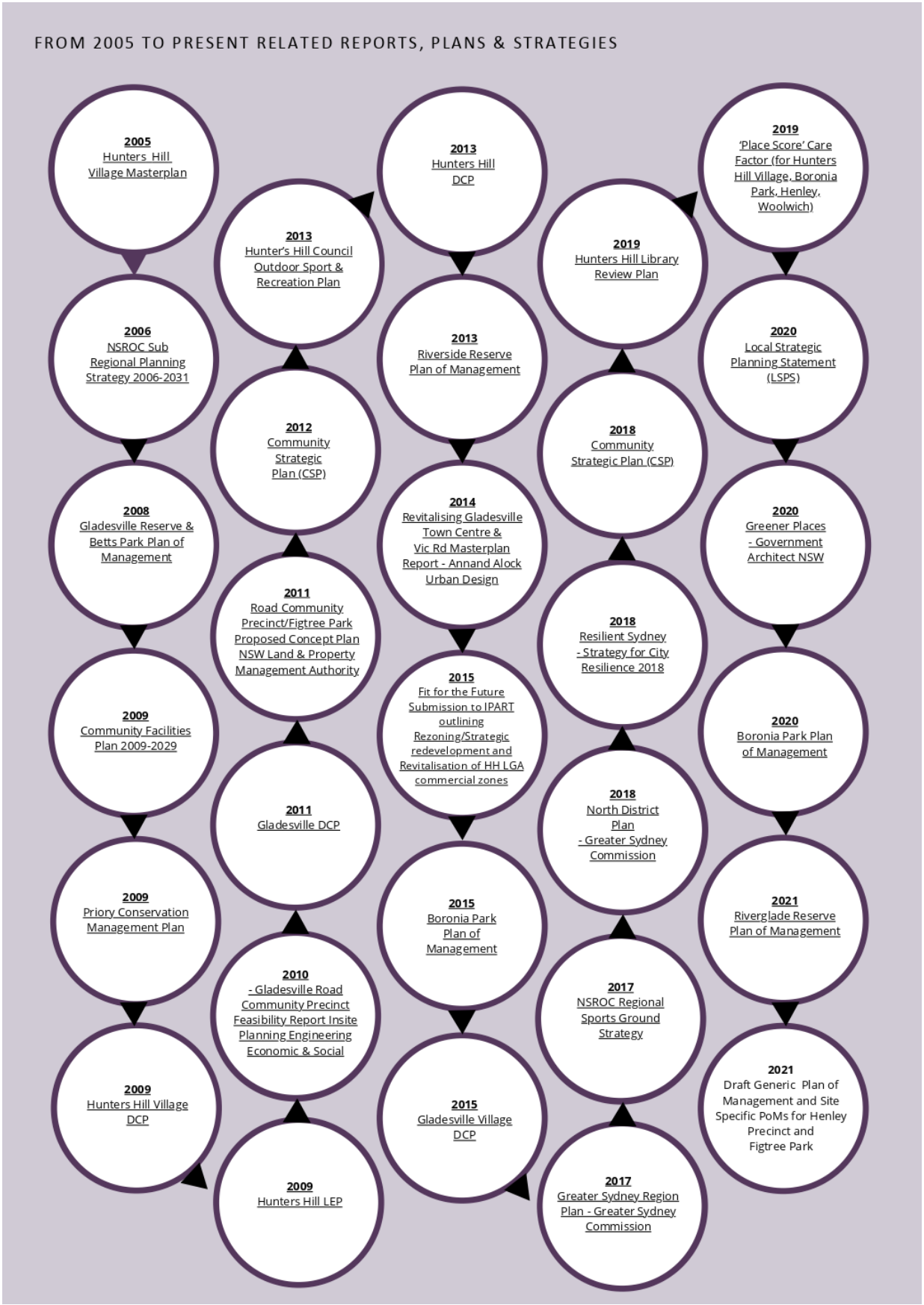


Image: Gladesville Commercial Centre


FROM 2005 TO PRESENT RELATED REPORTS, PLANS & STRATEGIES
2005
Hunters Hill Village Masterplan
2006
NSROC Sub Regional Planning Strategy 2006-2031
2008
Gladesville Reserve & Betts Park Plan of Management
2009
Community Facilities Plan 2009-2029
2009
Priory Conservation Management Plan
2009
Hunters Hill Village DCP
2009
Hunters Hill LEP
2010
- Gladesville Road Community Precinct Feasibility Report Insite Planning Engineering Economic & Social
2011
Gladesville DCP
2011
Road Community Precinct/Figtree Park Proposed Concept Plan NSW Land & Property Management Authority
2012
Community Strategic Plan (CSP)
2013
Hunter's Hill Council Outdoor Sport & Recreation Plan
2013
Hunters Hill DCP
2013
Riverside Reserve Plan of Management
2014
Revitalising Gladesville Town Centre & Vic Rd Masterplan Report - Annand Alock Urban Design
2015
Fit for the Future Submission to IPART outlining Rezoning/Strategic redevelopment and Revitalisation of HH LGA commercial zones
2015
Boronia Park Plan of Management
2015
Gladesville Village DCP
2017
Greater Sydney Region Plan - Greater Sydney Commission
2017
NSROC Regional Sports Ground Strategy
2018
North District Plan - Greater Sydney Commission
2018
Resilient Sydney - Strategy for City Resilience 2018
2018
Community Strategic Plan (CSP)
2019
Hunters Hill Library Review Plan
2019
'Place Score' Care Factor (for Hunters Hill Village, Boronia Park, Henley, Woolwich)
2020
Local Strategic Planning Statement (LSPS)
2020
Greener Places - Government Architect NSW
2020
Boronia Park Plan of Management
2021
Riverglade Reserve Plan of Management
2021
Draft Generic Plan of Management and Site Specific PoMs for Henley Precinct and Figtree Park

3.2 PROPERTIES

Hunter's Hill Council owns a small but valuable property and community buildings portfolio.

Council's Property Portfolio consists of:

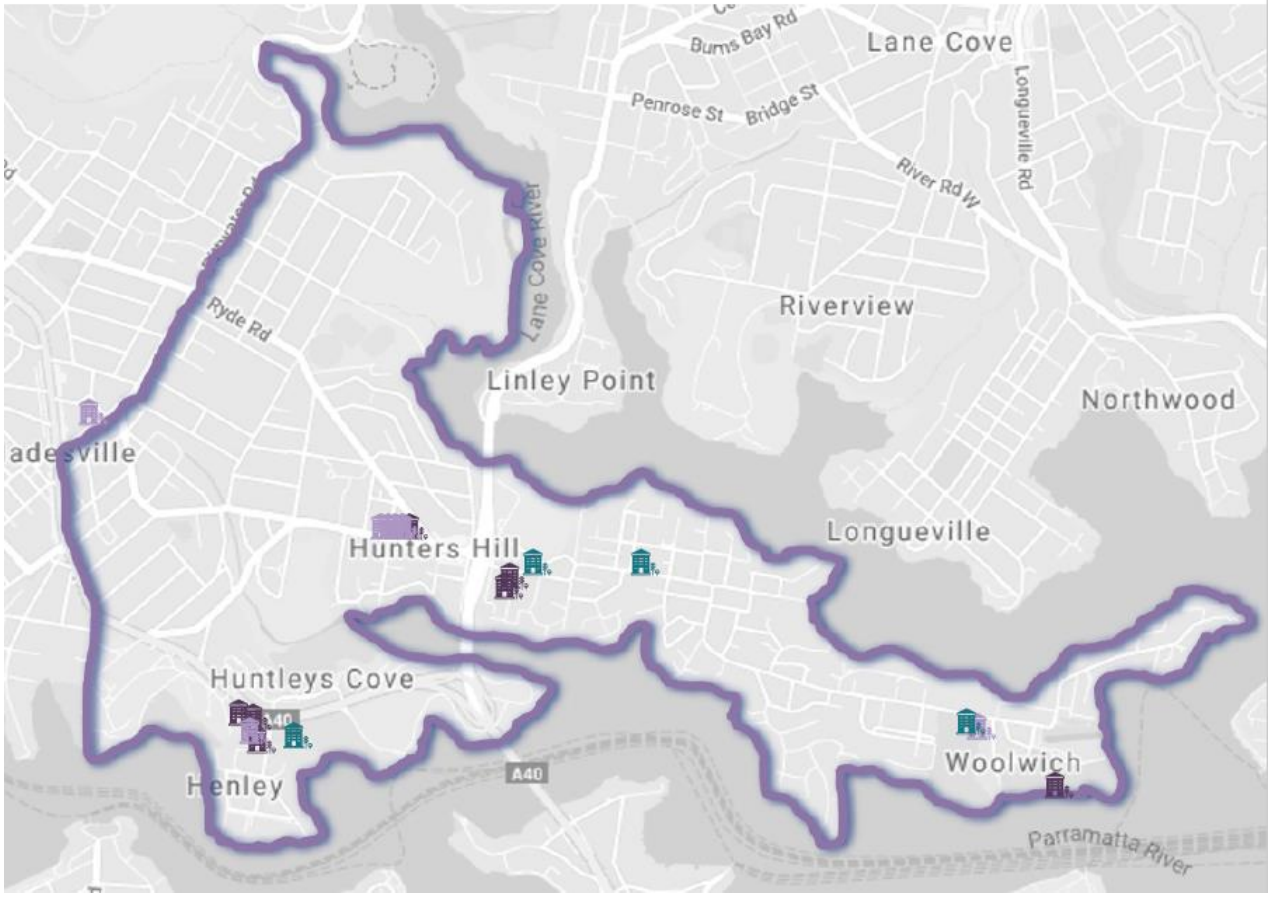
- Council's Administration Centre and Council Chambers and associated facilities, together with the former Council Depot
- Childcare buildings
- Community buildings
- Heritage listed buildings on Crown land, for example, The Priory
- Council carparks

However, there are also some small remnant sites consisting of former road reserves and unmade roads.

To support financial, social and environmental sustainability it is essential that Council's property portfolio is structured to maximise operational effectiveness, efficiency, financial performance and community benefit, and that Council maximises the value of appropriate properties.

Council's properties are managed in accordance with relevant legislation including:

- Local Government Act
- Crown Land Act
- Roads Act
- Real Property Act
- Retail Leases Act





To support Council's long term financial sustainability, Council needs to generate additional funds and diversify its revenue base to reduce the reliance on rate income.

Balanced with this is the challenge for Council to raise sufficient funds to deliver improved facilities to service the community.

One opportunity is to release the value and potential of its property portfolio to meet the needs of the Hunters Hill community.

This involves:

- Identifying non-ownership alternatives to property solutions.
- Owning property – knowing what property is owned and why it is owned by Council.
- Managing property – knowing that the property is fulfilling its purpose.
- Investing in property – capturing the benefits of growth for the community.
- Releasing property – making informed choices about when and why to dispose of property for which Council and the community has no further purpose.
- Buying property – identifying what property is needed so that the right purchase decisions are made at the right time, and the necessary resources (including lifecycle costs) can be planned in advance.

Recommendations will consider the appropriate and equitable consolidation, rationalisation, construction, disposal, upgrade, reconfiguration and acquisition of property and social infrastructure to meet the existing and projected needs of the community.

4.

KEY ELEMENTS

1 3 Precincts

- Village Green Precinct
  (Gladesville Road/Figtree Park, Hunters Hill)
- Arts, Cultural and Heritage Precinct
  (Town Hall, Administration Centre, former Council Depot Hunters Hill)
- Lifestyle and Wellbeing Precinct
  (Henley)

2 Council owned properties in Gladesville

- 4 Pittwater Road, Gladesville
- Cowell St Carpark, Gladesville

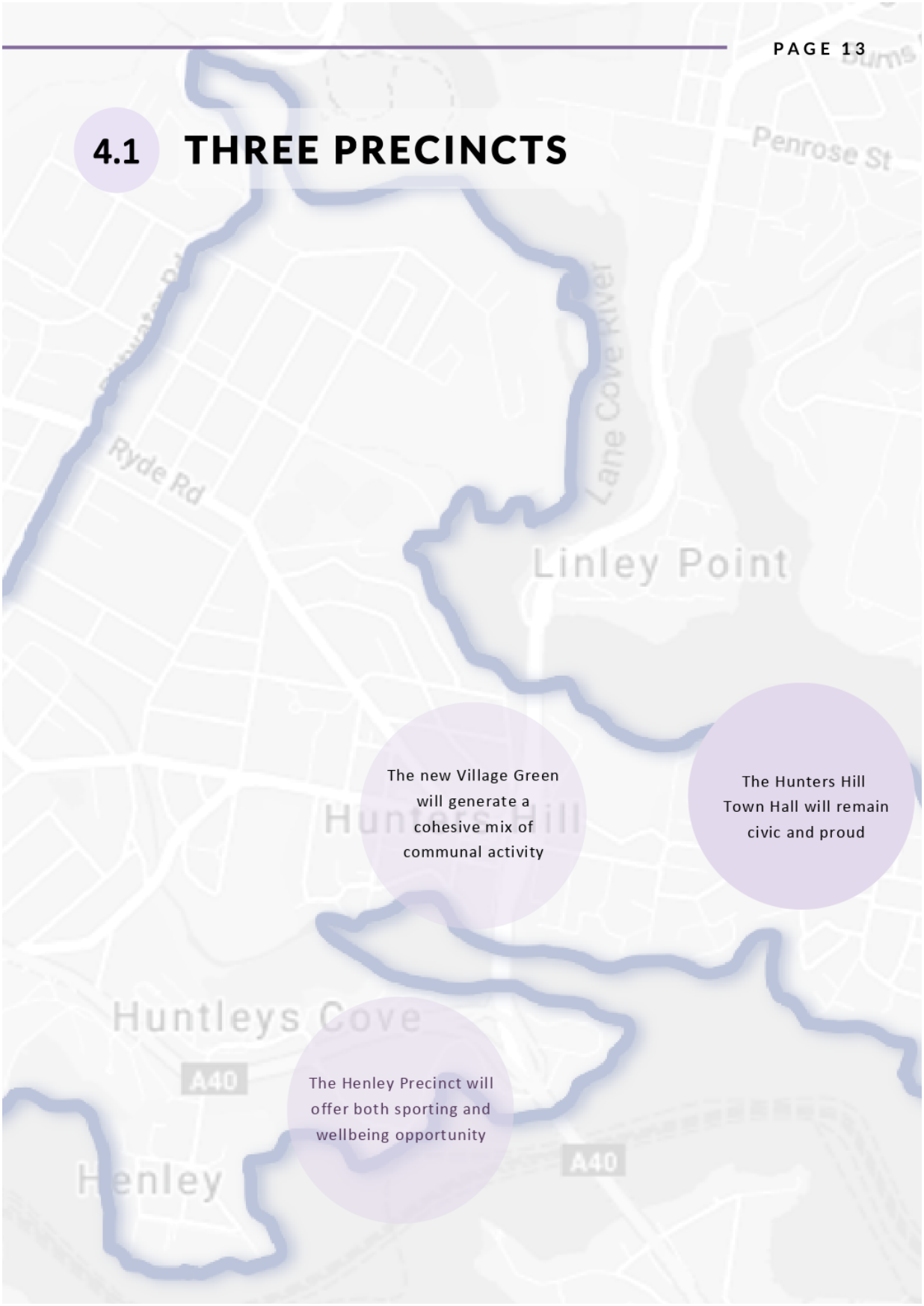
3 Leases and Licenses

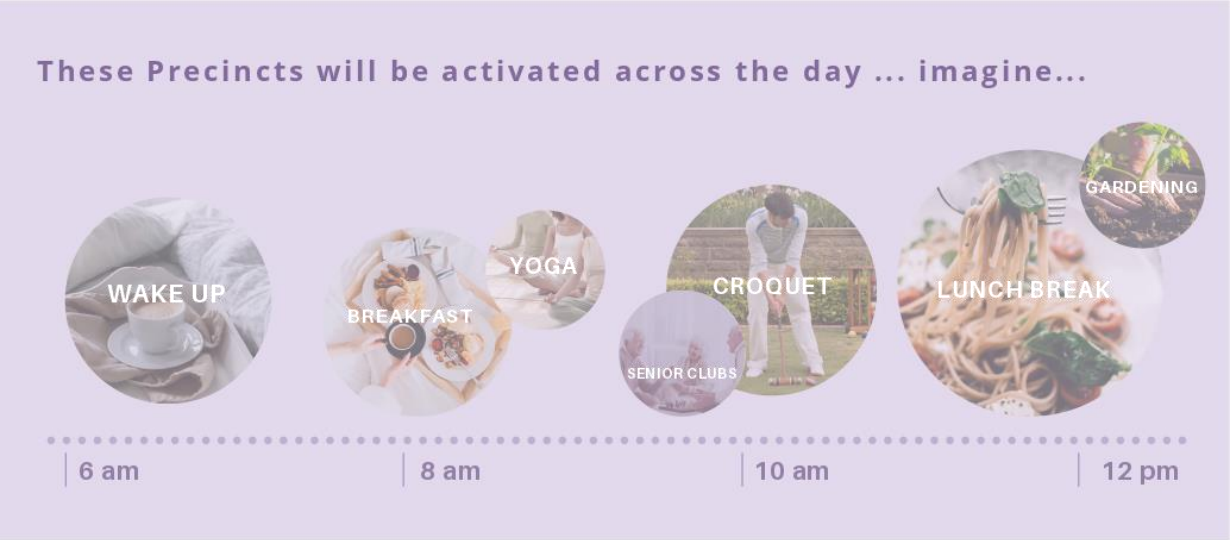
- Leased properties
- Licensed properties

4 Remnant Land

- Road reserves, Drainage easements, Air space

4.1 THREE PRECINCTS





The Precincts are places that provide a range of services, activities and programs that are integrated.

It is through the creation of the 3 Precincts that Council intends to generate positive financial and social outcomes. this can be achieved by integrating services, programs and activities within a multipurpose community facility or an integration of a range of activity generating uses, including: community and cultural facilities, shops, transport, and public parks.

The Precincts support service delivery opportunities, place making, community capacity building and financial sustainability.

Each Precinct will have its own personality that builds on existing uses and strengths and provides a unique offering but at the same time still fits within the urban character of Hunters Hill.

This Strategy provides a broad overview, which is broken up into short (1-3 years), medium (3-5 years) and long term (5 years+) goals. However, as project plans for each Precinct are developed and/or additional opportunities arise, Council may be in a position to deliver additional projects identified through the development of the Community Strategic Plan and associated strategies.

Outcomes to be delivered

This Strategy aligns with, and responds to the Community Strategic Plan, Council's 2009 Community Facilities Plan, 2019 Library Services Review recommendations and the Local Strategic Planning Statements, all of which outline key community and social outcomes, including:

1. Supporting the financial sustainability of Council and sustainable models of asset delivery
2. Innovative services and assets that meet current and future community needs
3. A sustainable built environment that accommodates a growing population
4. Well-used community and civic facilities
5. Improved community service delivery





- For the development
- For the future of Council



- Promoting health and wellbeing (Physical and mental health)



- Appling Ecologically Sustainable Design Principles
- Promoting resilience



- Connecting the community
- Inclusive for all



- Year round lively experience
- Activities surrounding spaces



- Respecting the past
- Celebrating the future


Image: Green Square Library

VILLAGE GREEN PRECINCT

(COMMUNITY AND CIVIC FOCUS - GLADESVILLE ROAD/FIGTREE PARK, HUNTERS HILL)



Site

The Village Green is located within the boundary of Matthew Street, Gladesville Road and Ryde Road.

This site has a mix use of green space, community service buildings, businesses, shops and limited parking. Council also has care, control and management of Figtree Park.

Timeframe

Short

The need to plan for a new Library, accommodate Community Services, activate Figtree Park and provide opportunities for business, prioritises this key project for commencement within the next 1-3 years.

History

Figtree Park was transferred to Council in an exchange by the Department of Education for an equivalent area of Boronia Park at the corner of Park Road and High Street in 1954. The site had previously been known as Figtree Playground because a playground had been located on the site.


Image: Marrickville Library

46 Gladesville Rd is a weatherboard cottage built by Council in 1956 to house Overseer David Dorn and his family. The family vacated the property in 1981 and another Council staff member took up residence for several years. It was then adapted and upgraded by Council to provide office space for Gladesville Community Aid.

The Gladesville Rd Community Centre, 44 Gladesville Rd was built in 1965 and was originally used as the Hunters Hill Senior Citizens Hall. A games room was added to the building in 1973.

The brick cottage of 42 Gladesville Rd came under the control of Council, which was already tenanted when Figtree Park was created.

The Hunters Hill Women's Bowling Club held a lease of about 2575sq.m of Figtree Park from 1959. The bowling green and clubhouse were located along Matthew Street.

Hunter's Hill Council owns 48 Gladesville Road, which is privately tenanted.

Vision

The Village Green will be a place where community facilities and services will be centralised and will provide a renewed focus on activity. This will be a place for all ages, attracting students from nearby schools, older residents from nearby seniors housing and residents generally from across Hunters Hill.

Residents and visitors will regularly visit the new contemporary library and council administration centre. The Park will be activated and in use across the day from early morning to evening. The Precinct will be a vibrant place that contributes to the life of the Hunters Hill community and lifestyle.

The creation of the Precinct will strengthen local economic development.

Precinct Images



Image: Kiora Place - Double Bay



Image: Marrickville Library



Image: Coal Loader - Waverton

Opportunities

- Improving and activating Figtree Park.
- Providing quality accommodation for community service organisations.
- Accommodating Council's Administration.
- Accommodating a contemporary library.
- Allowing for income producing commercial space.
- Accommodating community meeting space/s.
- Resolving access and safety issues along Gladesville Road by reducing the number of driveways.
- Accommodating flexible working spaces.
- Activating/opening up Figtree Park to encourage greater use and longer stays.
- Accommodating a residential component (for downsizing).
- Energising Hunters Hill Village through activation and public art.
- Supporting local business activities.

Considerations

- Ensuring Crown Land support.
- Ensuring provisions for Sydney Community Service and seeking their feedback/support.
- Ensuring that there is no net loss of public open space.
- Effective traffic management and parking provisions.
- Incorporating accommodation, commercial or residential components.
- Demonstrating financial sustainability.
- Accommodating existing services, such as Meals on Wheels.
- Incorporating future uses and enabling evolution.

Imagine this...

- Kiora Place – Double Bay
- Fred Kelly Place – Five Dock
- Harboard Diggers
- Marrickville Library
- The Coal Loader - Waverton
- Green Square Library



HERITAGE AND CULTURAL PRECINCT

(HUNTERS HILL TOWN HALL, COUNCIL'S ADMINISTRATION CENTRE AND DEPOT)

Site

The Hunters Hill Town Hall and Council Administration is located on the corner of Alexandra and D'Aram Streets, Hunters Hill.

Hunter's Hill and Lane Cove Council's have entered an agreement to share Depot services from a site in Lane Cove. The former Hunters Hill Depot site in D'Aram St is now vacant.

Timeframe

Medium

The prioritisation of the Village Green Precinct will trigger planning for the Heritage and Cultural Facilities Precinct. It is anticipated that this key project will commence within the next 3 years.

History

The original Hunters Hill Town Hall was completed in 1866 and was significantly enlarged and improved in 1902. The building was further adapted in 1938 when the Council Chamber was added, and again in 1967 with the addition of the Hunters Hill Museum. The Town Hall was used for congregational church services from 1868 until the Congregational Church was built in 1878. And, for seven years between 1890 and 1897 the Town Hall was used as a Ladies Grammar School.



The infamous Town Hall fire of 1978 was thought to have been caused by possums eating through wiring. The damage was so severe that $1.2 million was spent on rebuilding the Town Hall and its offices. Fortunately, much of the front facade of the Town Hall was saved, but little else remained. In 1988 there were further additions to the administrative centre.

Behind the Town Hall and Administration Centre was Council's Depot. The Depot garage was built in 1982. The corner lot of 9 Madeline Street was purchased by Council in 1954 and included as part of the Depot. The construction of the garage and store required the acquisition of part of the rear yards of No. 11 and No. 15 Madeline Street, which occurred in 1980.

On the corner of Alexandra and D'Aram Streets is the War Memorial and WW1 restored Howitzer cannon. The site pays homage to those who have lived in Hunters Hill and fought in the wars.

Vision

The vision for this site is to celebrate the culture and heritage of Hunters Hill.

The site is already home to the Hunters Hill Music Club, art gallery and an expanded Hunters Hill Museum, which will celebrate our heritage.

The performance space will be contemporary and offer a unique experience. The Town Hall already hosts the annual Hunters Hill Art Exhibition and Young in Art, with improved facilities there is an opportunity to expand this offering increasing the utilisation of the Town Hall.



Image: Hunters Hill Museum



Image: Camden Museum

Opportunities

- Improving the amenity to adjoining owners.
- Improving amenity and facilities for community groups, e.g. Hunters Hill Music Club.
- Retaining and strengthening the cultural hub of the Town Hall, Council Chambers and Museum while relocating the administration functions of Council to Hunters Hill Village to boost local economic development and achieve operational efficiencies, in particular in relation to Library operations.
- Using the administration section of the building for commercial leasing/offices.
- Developing an art and cultural precinct, which includes an art gallery, museum, offices or commercial leasing.
- Determining whether the existing office accommodation can be retrofitted for future use or does there need to be consideration of a 'new' build?
- Working with other organisations and businesses within the vicinity to support the arts and cultural focus.
- Accommodating a residential component for downsizing or retirement living that is in keeping with the surrounding character.

Considerations/ Influences

- Redeveloping parcels of the site, eg the former depot site whilst remaining sympathetic to the Town Hall heritage.
- Incorporating a sustainable financial return.
- Determining the feasibility of a 99 year lease.
- Ensuring that any developments on the site are compatible and complimentary to surrounding uses

Imagine this...

- Camden Library and Museum
- North Parramatta Heritage Precinct
- Arthur Boyd Centre



Image: North Parramatta Heritage Precinct



Image: Camperdown Commons

LIFESTYLE AND WELLBEING PRECINCT

(HENLEY)



The site is approximately 8.45 Ha and includes:

- Former Bowling Club constructed in the early 1960's
- Amenities Building constructed in the early 1970's
- Riverside Pre-School constructed in 2001
- Cricket/Soccer Field
- Remnant bushland and harbour foreshore
- Netball/Basketball Court
- 3 onsite Carparks
- Green Waste Centre
- Community Garden
- Reverse vending machine
- Accessible ferry wharf and associated covered walkway
- Skatepark



Image: The Greens - North Sydney

Timeframe

Short

Test ideas from the consultation period and use these to enable a vision to evolve organically with an Expression Of Interest for an operator to activate the site - taking a place and curatorial approach, which includes existing site partners and attracting new partners.

It is anticipated that this key project will commence within the next year



Image: The Canopy - Lane Cove

Medium

It is anticipated that this key project will commence within the next 5 years with review of the site and engagement of an urban designer or architect to bring the community vision to life.

History

Originally known as Blandville, Henley now rests in a quiet enclave on the Parramatta River. Henley has a mix of schools, sandstone homes, sports fields and community buildings, including:

- Henley Community Centre (previously Henley Bowling Club)
- Henley Cottage
- Riverside Pre School
- Henley Long Day Care Centre
- Gladesville Reserve
- Skate park and basketball courts
- Community Garden

Huntleys Point is a small suburb adjacent to Henley and facing the Parramatta River. Huntleys Point is characterised by sandstone residential properties, Riverside Girls High School and the Huntleys Point Wharf, which ferries passengers up and down the Parramatta River to the Sydney CBD.

Gladesville Reserve was dedicated for public recreation in 1920. It is approximately 8.5 hectares of which 3 hectares is bushland. It was originally in two lots. The northern lot, closest to Victoria Rd (DP 100085940) was dedicated as a Hospital for the Insane in 1895. Council became trustee in July 1960.

The remaining lot (DP 1017546903) was vested in seven (7) trustees until November 1958 when trusteeship was transferred to Council. The Henley Community Centre (previously the Henley Bowling Club) is located on this part of the Reserve. The Bowling Club suffered from declining membership and bowling ceased on the site in 1999. The land and improvements were the subject of a 20 year lease with Henley Bowling and Recreation Club Co-operative Limited. The lease expired in November 1996.

Council undertook an Expression of Interest process for a new leasee for the building. However, Henley Bowling and Recreation Club Co-operative Limited continued in the building until July 2008 when Council took possession of the building following their liquidation. Since this time the building has been upgraded and managed by Council as the Henley Community Centre.

In May 1996 a small section of the Reserve (which was a disused green of the Henley Bowling Club) was separately gazetted as a preschool site. Council then constructed Riverside Preschool on the site following an extensive community fundraising campaign.

Hunter's Hill Council was appointed Trustee of Henley Cottage in 1983. The Cottage was originally part of the Hospital for the Insane. Following significant restoration as a Bicentennial project the Cottage was leased.



Image: Brewyard Craft Markets

As required, Council completed Plans of Management for the Reserve in July 1998, September 2004 and has recently prepared a revised draft Plan of Management, which is intended to be exhibited in the first half of 2021.

Vision

The vision for the Henley Precinct will grow organically. Initially, Council will undertake an EOI to determine a variety of short-term mixed uses.

Over the longer term it is anticipated that the Precinct will lend itself to services and facilities that support health and lifestyle, such as:

- Increased and improved access to open space.
- Improved community and recreational facilities offering contemporary multipurpose spaces.
- New facilities, which will incorporate commercial aspects that will enable revenue raised to be rolled back into the asset maintenance and renewal of the buildings as well as the broader precinct of Gladesville Reserve, Betts Park and Henley Community Centre.



Image: Catalyx



Image: Camperdown Commons

Opportunities

Facilities and associated uses:

- Constructing a synthetic field with a shared Sports and Community Facility.
- Improving amenities for sporting activities including storage, changerooms, etc.
- Considering a gym/café to service users and local sporting clubs as part of the new amenities.
- Relocating the current cricket pitch either elsewhere on the site or subject to agreement relocate to another site.
- Providing a cafe/restaurant to service visitors to the reserve.
- Providing meeting rooms to cater for community groups with associated back of house facilities such as kitchen and amenities.
- Staging produce/craft markets.
- Hosting a community garden.
- Providing infrastructure to enable the staging of outdoor music/cultural events.
- Delivering a community playground.
- Continuing to lease buildings to the Preschool and child care with a potential for increased child care.
- Upgrading public amenities.
- Increasing access to the waterfront.
- Considering potential for residential development with a sustainable focus.

Considerations/ Influences

- Activating the site to meet the needs of a broader cross section of the community.
- Determining the most appropriate adaptive reuse for the Henley Community Centre (Bowling Club building) to enable the site to develop organically.
- Creating connectivity through the entire site for active and passives paces.
- Ensuring cohesion through a mix of commercial and community spaces.
- Challenging topography constraints, particularly at the back of the site. However, there may be opportunities to include a residential or similar development.

Imagine this...

- The Greens at North Sydney
- Calabria Bowling Club Manlyvale (bowling, Futsal, pizza, salsa)
- Camperdown Commons



Image: The Grounds - Alexandria



Image: Calabria Bowling Club



Image: The Canopy - Lane Cove



Image: The Canopy - Lane Cove



4.2 COUNCIL OWNED SITES IN THE GLADESVILLE COMMERCIAL CENTRE

Sites

The Gladesville Commercial Centre incorporates the area from Pittwater Road to Cowell Street, incorporating 4 Pittwater Road (Gladesville Occasional Care) and the Signal Hill Carpark. It is located on the western edge of the Hunters Hill municipality and is made up of two commercial areas, being; Victoria Road shopping strip, and Gladesville Shopping Village. The Victoria Road Commercial Centre is a mix of one and two storey buildings that present to Victoria Road and are used for shops and commercial purpose like retail, restaurant/café, office-based business and health/wellness businesses.

The Gladesville Shopping Village is accessed along Massey Lane and Flagstaff Street and is a one-roof shopping centre characterised by a supermarket as an anchor tenant with variety shops and commercial spaces used for retail, restaurant/café and health/wellness businesses. The two commercial areas each operate as standalone shopping areas with little integration between the two areas or contribution to the public domain or sense of place.

Gladesville Shopping Village is located behind the Victoria Road shopping strip. Council provides a public car park to provide access to shops and businesses (Cowell Street) and there is public parking provided in the shopping centre.

The Gladesville Commercial Centre is currently subject to a Masterplan.

Vision

Council owned sites will contribute to and act as a catalyst to the reactivation of the Gladesville Commercial Centre.

The Gladesville Commercial Centre will be renewed and revitalised, with a mixed-use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retail services and entertainment to the community. The Town Centre will offer a modern, convenient environment that respects the past and where people will love to be. It will have high quality mid-rise apartment living, meeting a range of housing needs. It will be a desirable and sustainable place to live.

The focal point of the Centre will be a renewed Gladesville Shopping Centre and public spaces between Massey Street and Cowell Street.

The redevelopment of the shopping centre with increased commercial space and residential apartments in well - designed buildings, will be the catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville centre (Hunters Hill LSPS).

History

1 Cowell Street was purchased by Council in 1974. At that time, the adjoining property, known as Seymour's Yard was leased by Council with the option to purchase. In 1978, the purchase was completed and the carpark constructed.

Council also purchased lots in Flagstaff Street in 1958, 1960 and 1967 with all 3 lots being used as a carpark. Over the years there has been changes to rights of way and the development of the Gladesville Shopping Centre.

10 Cowell Street was purchased by Council in 1973 to house Gladesville Community Aid (who had previously occupied 6 Pittwater Road), but by the early 1990's the building could no longer meet the need of residents and Gladesville Community Aid moved to Gladesville Road, Hunters Hill.

Since 1999 the Gladesville area has been targeted as an area needing revitalization by both Hunter's Hill Council and the City of Ryde, in addition to the State Government's strong push to see housing increased along major transport routes.

Description

There are two sites that Council owns within the Gladesville Commercial Centre:



- Cowell St Car Park: This site provides parking for local retail at present, but following the Gladesville Master Plan exercise, may have potential for redevelopment in association with adjacent land holdings.

- 4 Pittwater Road Gladesville: This site is in the City of Ryde and adjoins land owned by the City of Ryde. The Centre currently accommodates a community based occasional care centre. The centre is in need of updating. It is surplus to Hunter's Hill Council requirements and options to realise its value will be investigated, whilst still retain occ in the area.

These two sites offer an opportunity to be considered with the overall master planning work that is under way in Gladesville.

The site at 4 Pittwater Road will need to be considered in partnership with the City of Ryde.

Opportunities

- Developing a hub specifically to meet the needs of children and families, occasional care and long day care.
- Investigating commercial lease areas, outdoor areas, etc.
- Partnering with the City of Ryde and tapping into their property opportunities.
- Supporting the Gladesville Masterplan.
- Improving traffic and parking in and around the commercial centre.
- Linking open spaces and improving pedestrian access.
- Supporting the community by offering a range of social opportunities via the provision public spaces with adequate seating and public art.
- Supporting commercial entities via a range of business and employment opportunities.

Considerations/Influences

- Partnering with the City of Ryde to determine an outcome for 4 Pittwater Road, Gladesville.
- Partnering with the adjoining land owners to champion a sustainable vision for Gladesville.
- Supporting the community through the provision of improved open space, transport, access, heritage and social infrastructure.

Imagine this....

- Merrifield, Victoria
- Surry Hills Village
- Stockland, Balgowlah



Image: Parramatta Civic Centre

4.3 LEASING AND LICENSING OF COUNCIL OWNED PROPERTIES

Council provides use of its building under leases, licences and casual and regular hire:

- Leases involve exclusive use of a property.
- Licences involved shared use of facility, where groups have access at certain times.
- Casual and regular hire arrangements are in place for use of community facilities and halls.

Council has several properties where community and recreational facilities are provided or could be provided.

Each of these properties have opportunities to expand the recreational opportunities available through improved facilities, such as expanded club houses, which can be used by a variety of community groups.

With minor leases and licenses, it is proposed to develop a policy to recoup outgoings and maintenance where practicable. This would need to be handled sensitively, recognising the community benefit of these leases and taking into account the capacity of community groups to pay.



Image: The Priory - Gladesville



Image: Hunters Hill Sailing Club

4.4 REMNANT LAND

Council holds many small parcels of land such as unformed roads, road reserves and drainage easements. These parcels are often not required by Council, but can have significant value to an adjoining owner.

Through an updated remnant land site list it will then be possible to have a systematic approach to the assessment of each site where surplus sites sell at fair market value. Disposal will need to be treated sensitively to protect community rights such as view corridors or access to the water.

In such circumstances it may be necessary to impose covenants on title.

Following assessment of a parcel of remnant land a report will be presented to Council outlining the assessment and recommended way forward. This report will address, where required and appropriate, registering of easement and right of way and other encumbrances that will protect community interest.

5.

NEXT STEPS

5.1 PRINCIPLES

Hunter's Hill Council has a small, but valuable, property portfolio, capable of making a significant financial contribution to improved services for our residents.

Understandably, communities are generally concerned when governments dispose of, or develop their property. These concerns relate to 'why' the organisation is developing its property, the outcomes of development and how the funds raised will be used.

It is therefore important to set out some ground rules to guide the implementation of the Strategy.

Key Principles

Before any financial benefits are achieved, projects that involve the development or sale of Council-owned property must:

- Prove they will deliver a net community benefit.
- Abide by probity principles to ensure procedural fairness and value for money.
- Demonstrate best practice in sustainability and urban design, where it is a development project.
- Ensure there has been effective community engagement.

5.2 OPERATIONAL MATTERS

Contractual arrangements shall ensure that the Key Principles outlined in this strategy as well as the particular vision and objectives for the project are delivered to the extent practicable.

A detailed budget for each Precinct Project is not possible at this stage. It requires a set of concept plans for each project, building costs, site valuations and ongoing running costs. Some initial high level work indicates that this program is achievable.

Feedback from the first phase of consultation on the draft Community Infrastructure Plan, now referred to as the Property Strategy, will inform the concept plans for each Project.

Council has a high dependence on land rates as a source of income and property activity is seen as a way of helping to reduce this, as well as providing funding for projects and programs that might otherwise fail to make it through the budget process.

It's important that the funding released through property activity is used sustainably, providing benefits for many years beyond the projects that generated the funds.

To achieve this, certain principles need to apply:

- All revenue and expenditure relating to property development activities are channeled through Council's Property Development Reserve (PDR).
- The allocation of funds from the PDR is in accordance with Council Long-term Financial Plan and ratified as part of the annual budget setting process, or at other times as opportunities arise.
- One-off revenue from property sales should not be allocated to operational expenditure unless that expenditure is also of a one-off nature.
- Opportunities to produce on-going, annual revenue from property development projects should be explored and taken up where appropriate to help reduce Council's reliance on land rates for maintaining and improving service levels.

Determining Sustainable Funding Options

As each project identified in this Strategy is progressed, a comprehensive funding plan will be produced, which will be presented to Council for consideration.

Given the dual financial impact of rate capping and asset renewal, Council will need to deal with the increasing expectations of the community for the assets they use, private benefit versus community benefit for users, level of subsidy or equitable sharing of costs for provision of assets and the need to rationalise both facilities and levels of support provided.

The following funding options can be assessed against each project:

Sale or Long-Term Lease

Sale or long-term leasing of land will only be considered in special circumstances and after public consultation. Assessment of land for sale or lease will consider the current state and use of the land, the services under the land and the possible future uses for the land including green corridors, open space, car parking, pedestrian ways, etc.

Continued Maintenance

Ongoing funding must be made available to maintain Council's current and future property portfolio (industry standard would be an annual allocation in the order of 1.5-2% of the portfolio's value, excluding land value). Property maintenance is cyclical, and it is recommended that a Property Maintenance Reserve be established, and an annual allocation be made from Council's budget to enable maintenance to be planned and the need for large irregular funding requests eliminated.

5.3 COMMUNITY ENGAGEMENT

The Property Strategy is a living document that will be reviewed to ensure it meets objectives in a changing environment.

As the various elements of the Strategy are implemented there will be clear and consistent communication to ensure that the community and key stakeholders are aware of and are appropriately consulted.

Council will develop a plan for each project which will have applied its Communication and Engagement Policy which is based on the IAP2 international framework.



	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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ITEM NO	:	4.4
SUBJECT	:	GLADESVILLE RESERVE PLAYING FIELD
STRATEGIC OUTCOME	:	SERVICES AND FACILITIES THAT ARE CHILD, YOUTH, FAMILY AND AGE FRIENDLY ARE SUPPORTED
ACTION	:	IMPROVE AND MAXIMISE ACCESS TO AND USE OF PARKS, COMMUNITY, SPORTING AND CULTURAL FACILITIES
REPORTING OFFICER	:	SUSAN BUTLER

Ref:503605

PURPOSE

Hunter's Hill Council has been offered funding of $2 million from the NSW Office of Sport through the Sport Facility Election Commitments Program for the upgrade of the playing field at Gladesville Reserve to an all-weather synthetic surface.

The program funds a range of community-based, sports related projects across NSW.

The funding was announced by the Member for Lane Cove, Anthony Roberts MP, in March 2019.

This report seeks Council's endorsement for the provision of an all-weather surface playing field at Gladesville Reserve.

RECOMMENDATION

1. That the report be received and noted.
2. That Council note that there is a need for additional sportsgrounds in Northern Sydney to sustain a much higher level of use for community sports, particularly in the inner LGAs including Hunter's Hill, as set out in the NSROC Regional Sportsground Strategy Review.
3. That Council note the high participation rates of the local community in football (soccer) and in particular note that 33% of 5 – 9 year olds in the Hunters Hill LGA play football (soccer) according to Football NSW statistics.
4. That Council note that there are limited viable options for the provision of additional playing fields in the Municipality to cater for the growing need.
5. That Council endorse the upgrade of the existing playing field at Gladesville Reserve with an all-weather surface to meet the growing demand for football (soccer) in the Municipality.
6. That Council explore end of life opportunities for the synthetic materials with the UNSW Smart Centre, under the current Memorandum of Understanding, to promote innovation and the circular economy.

BACKGROUND

Hunters Hill Outdoor Sport and Recreation Plan 2013 prepared by Montemare Consulting recommended investigating the feasibility of upgrading Henley Bowling Club into a community hub with a focus on indoor/outdoor recreation and leisure. Key facility components included an action to investigate the provision of a multi-sport synthetic turf pitch conversion of the bowling green.

In 2015 initial work was undertaken by Council Officers to consider options for the installation of an all-weather surface. This was in light of growth in participation; growth in female participation; poor surface condition at Gladesville Reserve (despite the installation of subsurface drainage on the field prior to October 2015). This work also highlighted:

> *there is no more land available for the development of additional fields. Also given the time repaired for each field for recovery from use there is limited capacity even if new fields are developed. The conclusion that the NSROC Councils have arrived at is that synthetic grass fields can provide the all year-round weather independent playing surfaces to meet the public demand*

A copy of this report has been circulated to Councillors under separate cover.

In 2017 NSROC undertook the Regional Sportsground Strategy Review. This Review identified a shortfall in the amount of playing fields to cater for increased population growth and participation numbers in sports over the next 2 decades, particularly in the inner LGAs including Hunters Hill.

The Strategy identifies the need for a 26% increase in the number of fields by 2026 and a 40% increase by 2036. The lack of space for additional playing fields has placed emphasis on increasing the capacity of existing playing fields to sustain a much higher level of use for community sports, including through the use of all-weather synthetic playing surfaces.

This Strategy Review identified one of the implications as:

> *Synthetic playing surfaces may need to be considered in areas where limited provision opportunities, high use of existing facilities, and/or an inability to adequately maintain grass fields to suitable standards are evident.*

Council at its meeting held on 11 March 2019 resolved that

1. That Council investigate options for the installation of an all-weather playing surface at Gladesville Reserve;
2. That Council liaise with Riverside Girls, All Saints Hunters Hill Football Club, Football NSW and other local sporting groups to upgrade this playing fields as well as other crucial amenities on Gladesville Reserve;
3. That Council include the installation of a new playing surface and facilities in the forthcoming Plan of Management for Gladesville Reserve;
4. That Council write to the NSW and Federal Governments to seek funding opportunities for these upgrades;
5. That following preliminary investigations, a report be brought to Council on the options for delivering an all-weather playing surface.

Mid-March 2019 the State Member announced funding for an all-weather surface at Gladesville Reserve under the State Government's election commitments.

In April 2019 Council received an offer of funding for $2m from the NSW Office of Sport Election Commitments Funding Program

In May 2019 Councillors were briefed by Smart Connections Consultancy on all-weather surfaces and considerations as part of the initial investigations into surface improvements.

Since this time consultation and research has been undertaken with the community, All Saints Football Club and other key stakeholders.

REPORT

Current situation

Gladesville Reserve playing field is currently used for soccer in winter and cricket in summer, and is already near capacity with All Saints Football Club using the field for 26 hours every week over the winter months for organised training and games. In addition, Riverside Girls High School use the field 10 hours every week throughout the school year.

Grassed playing fields are limited to around 25 – 28 hours of use for organised training and games in winter months before the grass cover deteriorates to the extent that the field cannot be used safely by sporting teams.

The playing field at Gladesville Reserve is already struggling to cater for the existing demand for winter sports training and games. There are high ongoing capital costs to regrade, returf, irrigate and drain the existing grass playing field at Gladesville Reserve.

Issues for consideration

Use of alternate surfaces for active sports

Many sports are currently using or are moving to use synthetic surfaces. This includes tennis courts, cricket wickets, hockey fields as well as football / soccer surfaces. Schools are moving to synthetic surfaces in playgrounds.

Synthetic surfaces can handle high use levels better than natural grasses, they can be used for more hours each week and do not need to be closed as often during wet weather. They do not need to be closed as frequently or for as long for renovations compared to natural grass fields.

Demand for Playing fields in Hunters Hill LGA

There are 8 playing fields in Hunters Hill, 3 fields at Boronia Park, 1 field each at Gladesville Reserve, Weil Park, Buffalo Creek Reserve and Bedlam Bay, with 2 junior fields at Riverglade Reserve.

- Boronia Park (3 full size fields) is the home to Hunters Hill Rugby and Hunters Hill Pirates Cricket Club and is used for rugby in winter, cricket in summer and school sports throughout the year.
- Gladesville Reserve is the home to All Saints Football (soccer) Club and is used for football (soccer) in winter, cricket in summer and school sports throughout the year.
- Weil Park is used by All Saints Football Club for football in winter and cricket in summer. The site is limited due to no off-street parking, neighbours in close proximity with shared boundaries and insufficient space to accommodate a full-size field.
- Riverglade Reserve (2 small fields) is used for football in winter and school sports throughout the year. The site is limited due to a lack of parking and the size and shape of the land will not accommodate a full-size field.
- Buffalo Creek Reserve is used for cricket in summer and is too small to accommodate a full-size football (soccer) field.
- Bedlam Bay oval is located in Parramatta River Regional Park owned by National Parks and leased to Council. The land is flood affected. It is used for cricket in summer.



Growth in Football (soccer) participation in Hunters Hill LGA: All Saints Football Club

In 2021, All Saints Football Club had 755 registered players and 65 teams each supported by a coach and manager. They are the 7th largest club in North West Sydney Football Association.

Statistics from Football NSW indicated that 33% of Hunters Hill children aged between 5 and 9 play football, around double the Metropolitan and State averages. Participation exceeds the Metropolitan average for all age groups, except for 15-19 year olds.

Football NSW calculates that the participation ratio for Hunters Hill LGA is more than double that calculated for both Metropolitan and State, with 1 pitch available for 466 players in Hunters Hill, compared to 1 for every 189 players (Metropolitan) and 183 players (State*).*

Football NSW, *Participation and Facilities Report*, prepared for Hunter's Hill Council provides further details. This is contained in **Attachment 1.**

Gladesville Reserve is considered the home of All Saints Football Club. Due to constraints at this site the Club utilises other fields locally and also outside of Hunters Hill. To support the Club and its members to provide the required amenity for a Club of its type it needs an improved playing surface and associated amenities.

Options to meet the need

Options	*advantages*	*disadvantages*
Limited hours of use at the ground to maintain good playable condition over winter season (less than 25 hours/week)	Retain the good playing conditions Limits the cost of field upgrades	Has a negative impact on participation in active sport by the local community Limits the long term growth and viability of the club
Develop existing public open space to build new playing field	Would provide an additional field Enables the Club to provide for current and future demand	Would require the destruction up to 1 ha of local bushland
Buy land to build new playing field	Would provide an additional field Enables the Club to provide for current and future demand	Would require acquisition of around 16 housing blocks Would be prohibitively expensive

Upgrade existing surface with additional and maintenance/ returfing Capital improvements for reconstruction of the field, soil improvements and turfing with Santa Ana couch, with automatic irrigation and new floodlights.	Retain existing grass playing field	Provides a temporary improvement in the playability of the ground for the first year, but these improvements will not last for many subsequent years given the current high use Will not increase, and may require a reduction of, the playing capacity of the field over the existing number of hours of use, as the number of hours that the field is currently in use already exceeds the capacity of a natural grass field
Synthetic/ all-weather	Provides for more playable hours Caters for increased demand on field Fewer ground closures due to wet weather impacts on playing surface Greater reliability of the playing surface	Field will be fenced and limit other users of the field Surface is made from artificial materials, with end of life solutions still emerging Synthetic material is not in keeping with the rest of the reserve ecologically and aesthetically

Further detailed information is contacted in the attached business case.

Preferred Option

The preferred option, on balance is the installation of a synthetic all-weather surface.

There is funding to upgrade the playing field at Gladesville Reserve to an all-weather surface and include night training lights, drainage and perimeter fencing.

The all-weather synthetic field would in the same location as the existing grass field and marked for soccer and another sport possibly futsal. A detailed Business Case has been prepared and forms an **attachment** to this report.

Use of an all-weather surface provides the equivalent of an additional playing field, as it can double the hours that the field can be used.

Gladesville Reserve's location close to schools, on a major road with excellent public transport links and with few immediate neighbours, makes it a suitable location for an all-weather playing field. The playing field is located in the active part of the reserve, surrounded by trees, and is not in close proximity to residential areas.

The local and broader community will benefit from the all-weather synthetic field built to modern specifications as it will allow for much greater use of the playing field at Gladesville Reserve for a wider range of outdoor sports.

Whilst the provision of an all-weather surface field is not contingent on an adopted Plan of Management, feedback during the consultation undertaken late last year as part of the People and Places survey and Plan of Management consultation indicated that there is a range of community opinion with the local football members strongly supporting and some resident indicating opposition. The feedback to date is that the majority of feedback indicates support for the proposal,

Grant funding for this project has been provided by the NSW Office of Sport. The funding is available now and must be used for the approved project within the funding period or the offer of funds will be withdrawn.

This is a valuable opportunity for Council to upgrade the playing field to cater for future growth as identified in various Council and regional sport and recreational strategies.

Project description

The project will help address the need in the community for greater access to playing fields for community sports. It has been developed consistent with the recommendations of the *NSROC Strategy Review 2017*.

The replacement of the grass playing surface with an all-weather synthetic surface does not change the use of the ground, which will continue to be used for community sports. The project can be carried out under *SEPP (Infrastructure) 2007*.



The aerial photo above of Gladesville Reserve, shows the proposed location of the synthetic field in the same footprint as the existing playing field, with a runoff area around the existing field. This represents less than 10% of the overall Gladesville Reserve. The balance of the reserve will remain as passive recreation and bushland.

CONCLUSION

The $2 million grant available to Council from the NSW Office of Sport through the Sport Facility Election Commitments Program provides a unique opportunity to over double the available playing time for active sport without needing to secure additional land upon which to construct an additional field.

The provision of an all-weather synthetic surface within the Municipality has the playing capacity of two natural surfaced fields and as such will assist in addressing the current gap in playing field time. As highlighted in the Football NSW report the Hunters Hill pitch to player ratio is very high and reflective of the undersupply of fields. Hunters Hill have one pitch for every 466 players, as compared to the NSW state average of one pitch to every 183 players. Installation of an all-weather surface will assist in addressing this ratio and supporting Council to meet the current and future community sporting participation needs.

FINANCIAL IMPACT ASSESSMENT

Funding from the NSW Office of Sport provides $2 million for this project. This will cover the costs of the preliminary investigations (environmental, geotechnical, site survey), detailed design and the construction of the playing field, drainage, night training lights and a fence around the playing field.

A grass field can only be used in winter for up to 25 hours a week before the grass condition deteriorates and the playing surface is not safe for play. All-weather synthetic fields can be used even after heavy rain and the ground can be used for more than 60 hours a week. The greater reliability of play of the synthetic surface compared to grass is reflected in the higher hire rate for these fields.

The annual maintenance costs of the synthetic field are estimated to be around $20k, significantly less than the $33.5k currently allocated for the annual maintenance of the grass field, whilst also giving the benefits noted above compared to the current field.

The ongoing capital replacement costs for the synthetic field can be generated by the ground hire fees. Ground hire fees will be consistent with other NSROC Councils rates. All Saints Hunters Hill Football Club, the primary user of the facility, has provided indicative ground hire hours for the existing winter competition, with the addition of a proposed summer competition and proposed training and holiday camps.

Preliminary cost estimates show that the increased income from higher ground hire fees for winter sports as well as the expected new income from the greatly increased use of the field for summer sports will cover the cost of maintaining the new field and provide a sinking fund for the future replacement of the synthetic surface and shock pad underlay

ENVIRONMENTAL IMPACT ASSESSMENT

Synthetic grass playing surfaces are made from plastic material, overlaid over infill which can be recycled rubber crumb made from old car tyres, new rubber or plastic materials or cork.

New technologies are emerging, with non-infilled systems that rely on the performance thatch layer with sand ballast rather than rubber or cork infill. The playing surface is constructed on recycled road base with extensive subsurface drainage. This is the option recommended for this project, as this mitigates against any infill run off.

See the Background Information and FAQ Factsheet contained in the **attachment**. This document addresses the questions of playability and performance, health concerns, heat glare and impacts, sustainability issues and environmental considerations.

The network of drains under the synthetic field collects all rain water that falls on the field and collects it at one point. The options are then to either direct this water into an existing stormwater system, manage overland flow if there is no existing stormwater system, or collect the water for reuse on site for toilet flushing in the amenities block or elsewhere. As part of this drainage, it is very important to ensure that there is no overland flow across the surface washing the rubber infill out into the surrounding park

and the bay. The detailed design of the drainage requirements will be done concurrently with the design for the all-weather synthetic field.

Grass playing fields require irrigation, regular use of fertilisers and nutrient enriched topdressing, which leads to nutrient runoff into down slope bushland areas and the bay. Synthetic playing fields do not require irrigation or fertilising. Runoff from the synthetic field can have better water quality than from a grassed field.

Currently there is no end of life solution when the carpet needs replacing after 10 years, but it is expected that a facility to recycle synthetic sports surfaces will be operational in either Sydney or Melbourne within 2 to 3 years, processing the polymers that make up the yarn back to basic configuration for other uses.

Much of the infill material can be cleaned, separated and reused when the carpet is being replaced. Synthetic carpets can be reused for other purposes including school playgrounds and golf driving ranges. Positive discussions have been held with the UNSW/Smart Centre regarding the potential for recycling of the carpet as an opportunity through the MoU focused on the circular economy.

SOCIAL IMPACT ASSESSMENT

This project will enable Council to address current and future demand for access to sportsgrounds for community sport. Well used sportsgrounds play a significant role in fostering strong community ties, as well as encouraging healthy lifestyles and reducing obesity. The increased capacity can encourage new participants to the sport as well as allow for new sports, such as Futsal to be offered locally.

The all-weather synthetic field will foster Gladesville Reserve as a place for active sports as part of a health and well-being hub. It will be complementary with the skate ramp and basketball /netball court. The all-weather synthetic field is well screened by the existing landform and tall trees. Its proximity to Riverside Girls High and Victoria Road is a positive attribute. There are no residences in the immediate vicinity.

The new surface allows for the use of the ground over a longer period – on more evenings and for longer periods through the year.

It is preferable that dogs are excluded from the synthetic field. Currently dogs are permitted off leash in Gladesville Reserve with certain specific conditions. The off-leash area on the grassy open area on the foreshore will be retained.

RISK ASSESSMENT

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

ATTACHMENTS

1. Football NSW Report for Hunters Hill Council ⇩
2. Business case for synthetic field at Gladesville Reserve ⇩
3. Background Info and FAQ for synthetic fields ⇩

HUNTERS HILLS COUNCIL

PARTICIPATION AND FACILITIES

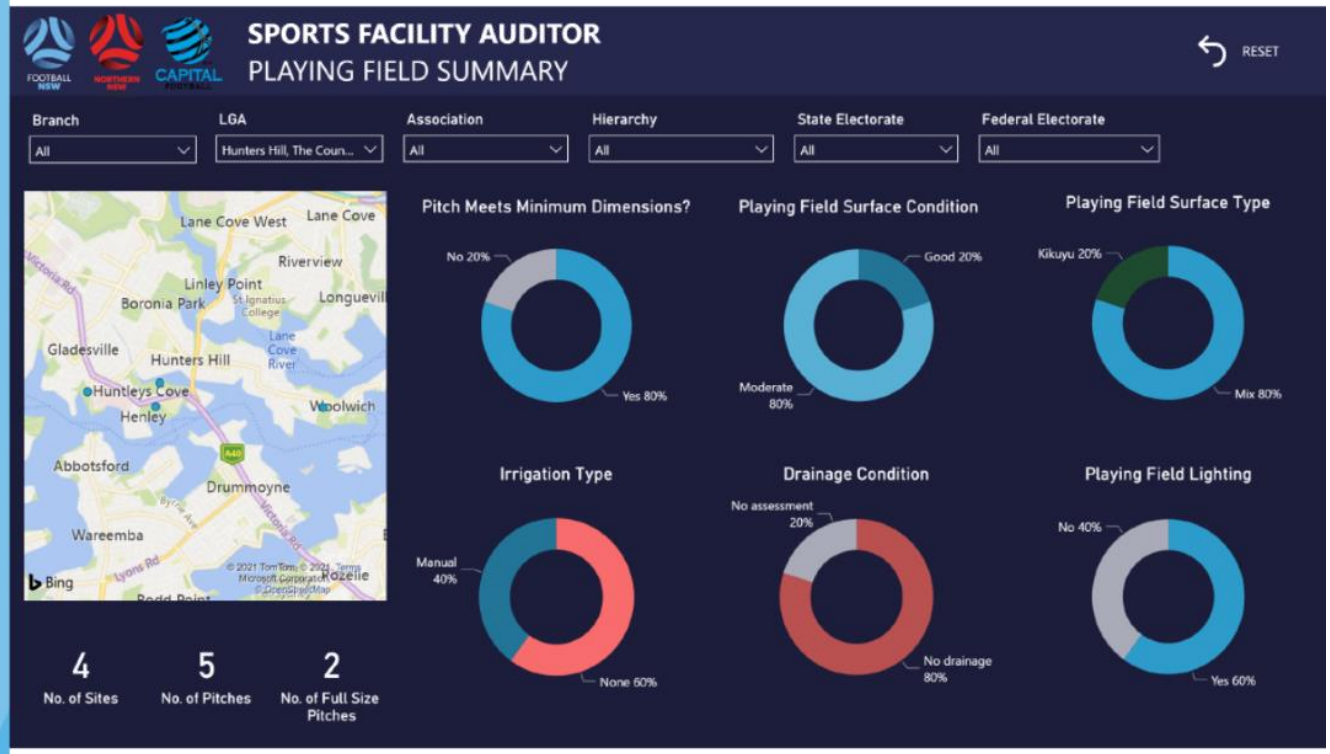
FOOTBALL NSW


FOOTBALL
NSW
INFRASTRUCTURE

PLAYING FIELD SUMMARY

HUNTERS HILL FIELDS

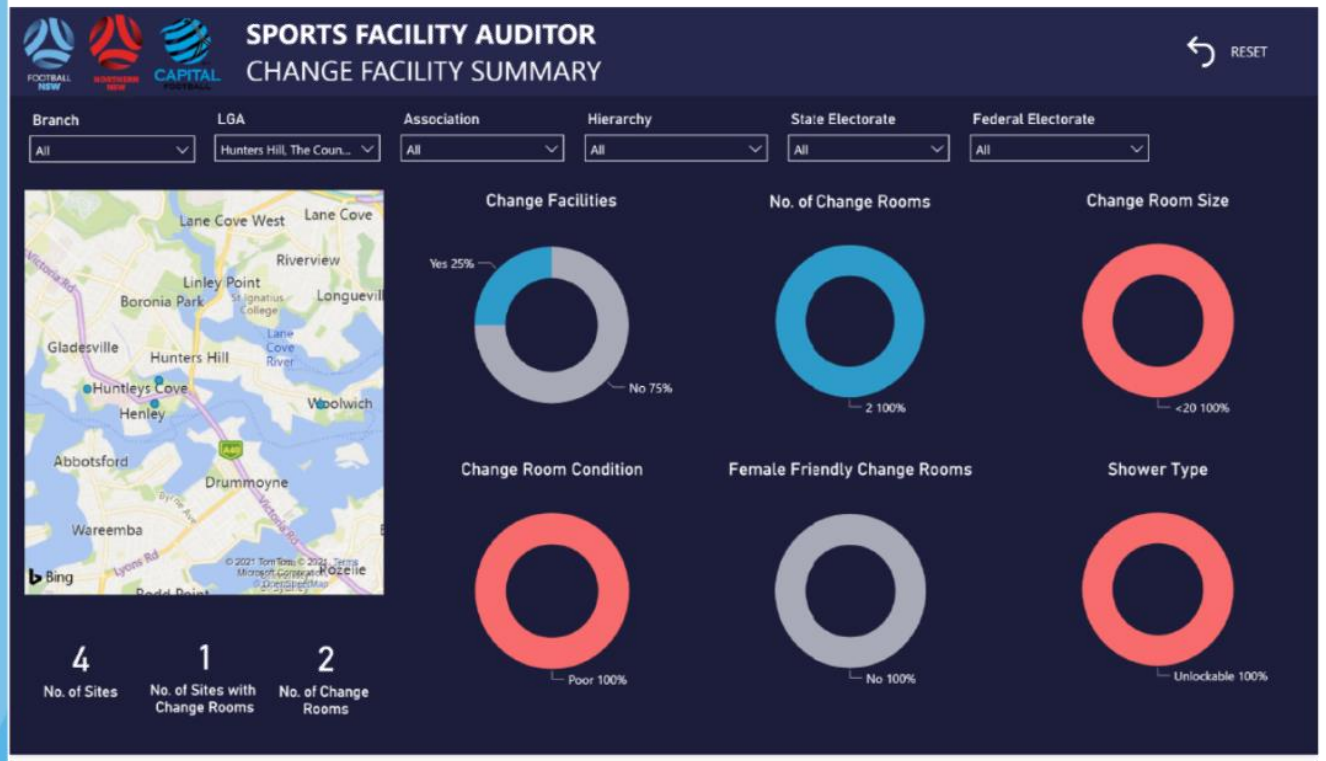
- 80% of fields rated moderate
- 60% of fields have no irrigation
- 80% of fields have no drainage



CHANGE ROOMS

HUNTERS HILL FIELDS

- 1 venue has change rooms
- Change room is rated poor
- Change room is NOT female friendly




FOOTBALL
NSW
PARTICIPATION

PARTICIPATION DATA

2019

- 33% of children aged 5-9 that live in Hunters Hill Council play football
- In 2020, All Saints Hunters Hills FC had 717 registered participants.
- All Saints Hunters Hill FC have the 7th largest club in the North West Sydney Football Association

FOOTBALL NSW

HUNTERS HILL (A) - 14100

1C-D. PARTICIPATION RATES AND CHANGE

AGE	MALE MEMBERS	FEMALE MEMBERS	TOTAL POP.	PARTICIPATION
5-9	199	103	911	33.2%
10-14	109	82	1050	18.2%
15-19	57	39	1163	8.3%
20-29	61	14	1184	6.3%
30-39	29	3	1334	2.4%
40-49	40	11	2024	2.5%
50-59	38	5	1800	2.4%
60+	2	0	3789	0.2%
TOTAL	535	257	13992	5.7%

PARTICIPATION DATA

2019

- State Benchmarks

FOOTBALL NSW

BENCHMARKS

AGE	MEMBERS	PARTICIPATION RATE	METRO PARTICIPATION	REGIONAL PARTICIPATION	STATE PARTICIPATION
5-9	302	33.2%	17.1%	18.2%	17.5%
10-14	191	18.2%	17.7%	17.1%	17.5%
15-19	96	8.3%	8.4%	7.8%	8.2%
20-29	75	6.3%	3.3%	3.3%	3.3%
30-39	32	2.4%	1.7%	2%	1.8%
40-49	51	2.5%	1.6%	1.2%	1.5%
50-59	43	2.4%	0.9%	0.4%	0.7%
60+	2	0.2%	0.2%	0.1%	0.2%
TOTAL	792	5.7%	3.8%	3.5%	3.7%

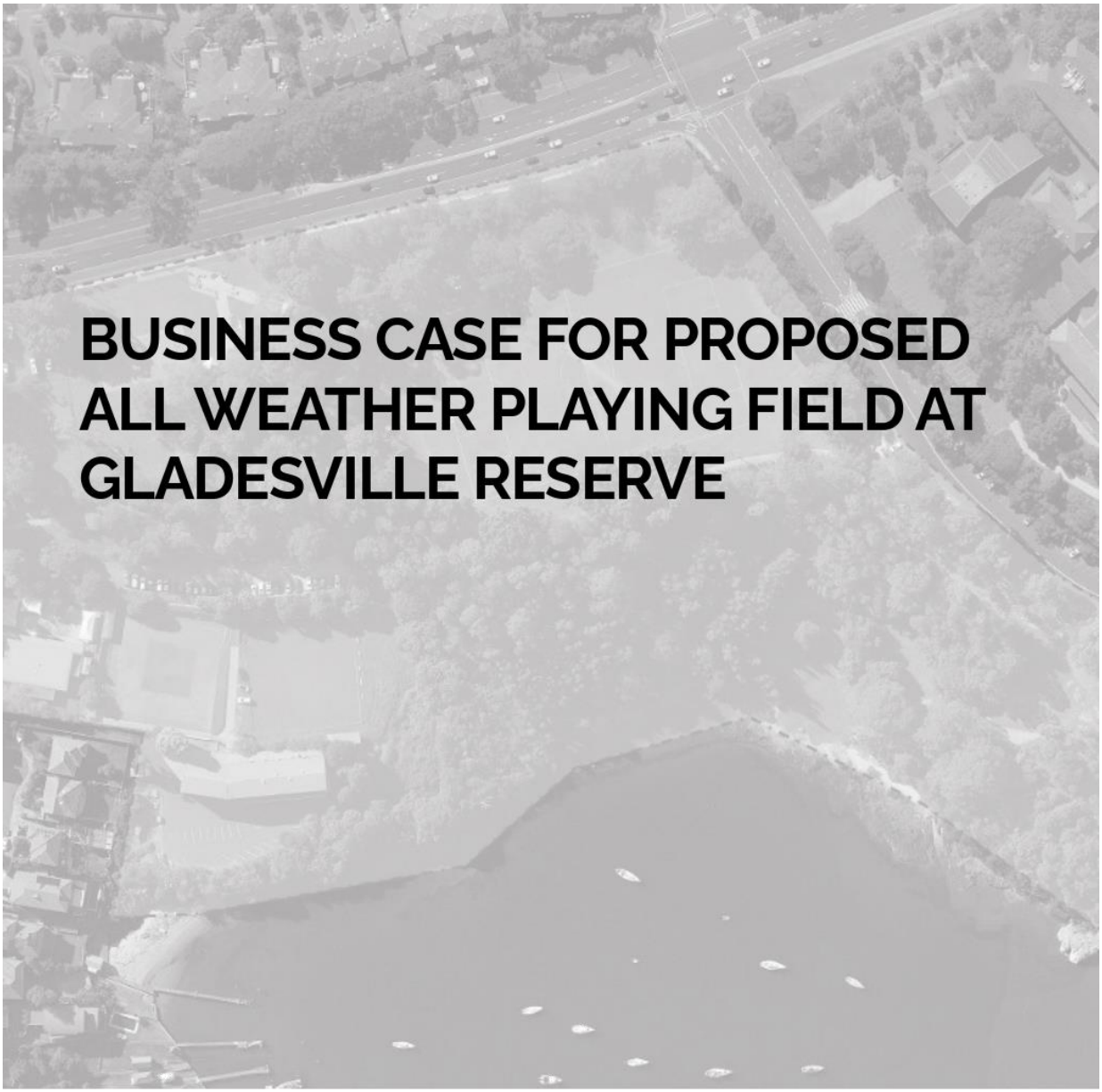
FACILITY CAPACITY RATIO

- Hunters Hill Council pitch to player ratio is astronomical
- 1 pitch for every 466 players
- State average is 1 pitch for every 183 players
- Installation of a synthetic field at Gladesville Reserve will improve the ratio.
- Synthetic fields have the carrying capacity of 2 natural grass fields

FOOTBALL NSW

FACILITY CAPACITY PROVISION RATIO

	PARTICIPATION RATIO	DEMAND RATIO	POPULATION RATIO
Hunters Hill (A) - 14100	466	1130	8231
STATE	183	460	4995
METRO	189	492	5022
REGION	174	412	4956



BUSINESS CASE FOR PROPOSED ALL WEATHER PLAYING FIELD AT GLADESVILLE RESERVE

New Projects (or Operating Programs) with an estimated whole of life total cost above $250,000

April 2021

KEY PROPOSAL DETAILS

PROJECT INFORMATION	
Project name	All-weather playing field at Gladesville Reserve
Description	Upgrade the existing turf grass playing field to an all-weather synthetic playing surface
PROJECT/SECTION CHAMPION	
Author	*Susan Butler*
Section	*General Manager's Unit*
Section Partners	*Service Delivery and Major Projects*
LIST ANY EXTERNAL STAKEHOLDERS	
Organisation name & key contact	*NSW Office of Sport*
Organisation name & key contact	*All Saints Hunters Hill Football Club*
Organisation name & key contact	
PROJECT SCOPE	
Proposal summary for publication *Please provide 150 words or less*	The playing field at Gladesville Reserve will be upgraded to an all-weather surface to increase the capacity of the field by the community for active sports, training and games. The upgraded field will include night training lights and perimeter fencing. A synthetic cricket pitch may be included. New drainage will be installed and the stormwater runoff collected for re-use elsewhere at Gladesville Reserve.
PROJECT LOCATION	
Proposal address	*Gladesville Reserve, Victoria Rd, Henley*
SUPPORTING INFORMATION	
Attachments *Please list out all supporting information provided*	

DOCUMENT INFORMATION

Document Summary Information	
Version	
Version Release Date	

Document History			
Version	Description	Date	By
1	Preliminary draft for Councillors' briefing	2 March 2021	SB
2	Final draft for Council meeting	9 April 2021	SB

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1 EXECUTIVE SUMMARY

Council has received funding of $2million (ex gst) from the NSW Government to upgrade Gladesville Reserve to an all-weather surface. The project will help address the need in the community for greater access to playing fields for community sport. The grant funding provides the opportunity to build this asset to provide for current and future community needs.

Well used sportsgrounds play a significant role in fostering strong community ties. The increased capacity can encourage new participants to existing sports as well as allow for new sports, increase gender equity utilisation and encourage a greater range of age groups playing sport.

Gladesville Reserve playing field is used for over 30 hours a week in winter for football training and games. This is well in excess of the capacity of the field. Even if the playing field was reconstructed and turfed with couch, the demand for use of the ground for sport would still be in excess of the capacity.

Synthetic playing fields are all-weather fields. They are not affected by poor weather, either heavy rain or prolonged dry spells, unlike turf grass fields that are often closed due to poor weather and/or poor ground conditions. They can maintain significantly higher use, more than double the use of a grass field in good condition. They provide consistent and safe playing surface all year round and require lower ongoing maintenance. Installing an all-weather surface at Gladesville Reserve is the equivalent of a new sportsground in Hunters Hill Municipality.

Gladesville Reserve is the preferred location for a synthetic field for a number of reasons. The playing field is well screened by the existing landform and tall trees. It is adjacent to Riverside Girls HS and Victoria Rd and there are no residences adjacent.

The synthetic field will contribute to Gladesville Reserve as a place for active sports as part of a health and well-being hub. It will be complementary with the skate area and ball court adjacent. It is separate from the natural areas and those parts of the reserve that are general community use.

The amount of funding available will cover the costs to build a synthetic field the size of Gladesville Reserve field.

The annual maintenance costs of the synthetic field are estimated to be around $20k, significantly less than the $33.5k currently allocated for the annual maintenance of the grass field, whilst also giving the benefits noted above compared to the current field.

The ongoing capital replacement costs for the synthetic field can be generated by the ground hire fees. Ground hire fees will be consistent with other NSROC Councils rates. All Saints Hunters Hill Football Club, the primary user of the facility, has provided indicative ground hire hours for the existing winter competition, with the addition of a proposed summer competition and proposed training and holiday camps.

Preliminary cost estimates show that the increased income from higher ground hire fees for winter sports as well as the expected new income from the greatly increased use of the field for summer sports will cover the cost of maintaining the new field and provide a sinking fund for the future replacement of the synthetic surface and shock pad underlay.

Sportsfield technology is moving rapidly and it is expected that the materials used for the synthetic field will be 100% re-used or repurposed within 10 years. It is also reasonable to assume that costs will fall further from today's levels, as they have over the past few years.

2 CASE FOR CHANGE

2.1 BACKGROUND

Anthony Roberts MP, Member for Lane Cove, on 12 March 2019 announced $2M funding to upgrade Gladesville Reserve to include new facilities - a new all-weather playing surface, new lighting and a clubhouse facility.

Funding is through the Sport Facility Election Commitments Program 2019-2023 and administered through the NSW Office of Sport. Grant money is available now and provides the opportunity to upgrade the playing field to cater for future growth. It must be used for the approved project within the funding period or the offer of funds will be withdrawn.

Gladesville Reserve is mainly used for soccer in winter and cricket in summer, as well as school sports throughout the year. The playing field is part of a much larger park which includes a skate ramp, netball/basketball court, picnic areas and foreshore bushland. The reserve also includes a childcare centre and a community centre adjacent to redundant bowling greens, now partially used for the Happy Hens community garden.

Gladesville Reserve is located close to Riverside Girls High School, on a major road with excellent public transport links, extensive parking adjacent and with few immediate neighbours.

The NSROC Sportsground Strategy Review 2017 identified a shortage of playing fields particularly in the lower North Shore, which will be a critical factor in managing future demand for sportsgrounds in the region. The lack of space for additional playing fields in the region has placed emphasis on increasing the capacity of existing playing fields, including through the use of all-weather synthetic playing surfaces.

2.2 RATIONALE FOR INVESTMENT

Grass playing fields are limited to around 25 – 28 hours of use per week for organised training and games in winter months before the grass cover deteriorates to the extent that the field cannot be used safely by sporting teams.

Currently, Gladesville Reserve is used by All Saints Hunters Hill Football Club for 16.5 hours training on weekdays and 16 hours competition on weekends every week in winter. It is also used by Riverside Girls High School for 10 hours every week throughout the school year. This is well in excess of the capacity of the grassed field and there are complaints from sport participants about the poor state of the playing field in winter.

The playing field at Gladesville Reserve is already struggling to cater for the existing demand for winter sports training and games and there is a need to increase the capacity and playability of the field. There are high ongoing capital costs to continually regrade, drain, irrigate and returf the existing grass playing field at Gladesville Reserve and the results do not last long before the playing surface deteriorates again.

An all-weather surface will deliver more playing times than a grass playing field. One synthetic field has the capacity of 2 grass fields. Synthetic playing surfaces are more reliable than grass and can be played even after heavy rain. They can be used for more than 60 hours a week.

A synthetic playing field can be used all year round. Unlike grass fields, synthetic fields do not require a break after the winter sports season in order to allow for returfing and rejuvenation of the grass before and during the summer. They are not affected by periods of drought and synthetic playing fields do not need to be closed as frequently as natural grass fields during periods of wet weather.

2.3 STRATEGIC ALIGNMENT

Office of Sport's Strategic Plan 2018-2022 identifies 5 priorities, including to encourage more people in NSW to participate in sport and active recreation and provide well managed facilities that meet the needs of users and investors.

Greater Sydney Commission North District Plan includes Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities. Sports and active lifestyles provide many social, cultural and health benefits. Local sports facilities provide a strong foundation for participation in sport and active recreation.

NSROC Regional Sportsground Strategy Review 2017 identified a shortfall in the amount of playing fields to cater for increased population growth and participation numbers in sports over the next 2 decades, particularly in inner Council areas. The report identified a need to increase the number of fields by 40% by 2036. Lack of space for additional fields places the emphasis on increasing the capacity of the existing fields to sustain a much higher level of use by community sports. Synthetic playing surfaces are considered where there is limited provision, high use of existing facilities and/or the inability to maintain grass fields to suitable standards.

Hunter's Hill Community Strategic Plan 2018-2028 included the relevant action: Improve and maximise access to and use of parks, community, sporting and cultural facilities.

Hunter's Hill Council Outdoor Sport and Recreation Plan 2013 identified the need for Council to provide new sports fields or at the very least synthetic training/junior competition venues to meet demand. The plan recommended that the existing greens at Henley Bowling Club could be converted to high intensity use synthetic multi-purpose greens with lighting, which could be used by field-based sports for training and recreational competition and reduce the need for provision of more turf playing fields.

NSW Football Infrastructure Strategy 2020 - 2030 – identifies five key pillars and associated objectives for guiding support and investment into community facilities. The strategy is focused on identifying and understanding the infrastructure required to support and sustain community football over the coming decade. The Strategy recognises that football demand is already exceeding facility supply. If action is not taken now to plan infrastructure over the coming decade, then the gap will widen and opportunities to play will be lost. Two of the key pillars that relates to the installation of the synthetic surface are:

1. Improve existing venue capacity – Maximise the carrying capacity and activation of existing football grounds and venues

2. Planning for growth and demand - Plan to maximise participation through new and innovative venue opportunities.

2.4 EXPECTED OUTCOMES

Well used sportsgrounds play a significant role in fostering strong community ties. Increasing the capacity of the playing field can encourage new participants to existing sports as well as allow for new sports. It can encourage gender equity utilisation and a greater range of age groups playing sport.

The local and broader regional community will benefit from increasing the capacity of the playing fields built to modern specifications as it will allow for much greater use of the playing field at Gladesville Reserve for a wider range of outdoor sports.

Hunters Hill Council needs to be proactive given the population changes and the need to ensure that community infrastructure supply and its suitability and fitness for use keeps up with the increased needs.

The playing field upgrade will be part of a broader program to improve the other recreational facilities around the reserve. Upgrading the playing field will be a catalyst for further improvements to the whole reserve. It will contribute to Gladesville Reserve as a place for active sports as part of a health and well-being hub.

2.5 STAKEHOLDER & COMMUNITY SUPPORT

Hunter's Hill Council undertook community engagement with a wide range of stakeholders, as part of the preparation of the Plan of Management for Henley Precinct Open Space (including Gladesville Reserve).

Stakeholders consulted to date include the All Saints Hunters Hill Football Club, Gladesville Pirates Cricket Club, Hunters Hill Bridge Club, Happy Hens Community Garden, Henley Preschool, Riverside Girls High, local Henley residents and the broader Hunters Hill community. Stakeholder engagement to date has included a widely publicised People and Places survey, stakeholder workshop on site with key user groups and a pop-up stall at the quarterly growers' market on site and on weekend football competition day.

Background Information and FAQ Sheet October 2020 was published on Council's webpage concurrently with the survey to answer the questions about the proposed synthetic field that the community members had raised to date.

Feedback on a proposed synthetic field in response to the workshops/pop-up has been collated and evaluated to assist in the preparation of the Plan of Management and associated landscape concept plan for Henley Precinct Open Space (including Gladesville Reserve), which will then be exhibited for further community feedback and comment in the next few months.

People and Places Survey (August/Sept 2020)

Please note that the People and Places Survey covered a wide range of Crown reserves and Council buildings and was not restricted to Gladesville Reserve alone. The following shows those who made comment on the Gladesville Reserve playing field.

85/311 support for the synthetic field

29/311 support to improve playing field

7/311 opposed to synthetic field

Interactive community map (August/Sept 2020)

455 up votes for synthetic field, 178 down votes (5 to 2 in support)

187 up votes opposed to synthetic field, 163 down votes (relatively even)

Comments in support of synthetic field

- Poor quality ground during winter becomes unplayable and unsafe, ground uneven and poorly drained

- Synthetic field not affected by wet weather, fewer games washed out

- Boost participation in active sports and increase in benefits of that

- Increase training capacity

- Home base, stronger club

Comments against synthetic field

- Ignores needs of broader community, recreation not just sport, field has multiple purposes, soccer is niche group, minority needs

- Makes area less accessible, discourage others, distract many, dogs not allowed

- Plastic expanse, nature out of a jar, grass more aesthetic, impact on climate change and CO2

- Nature more important than organised sport, connect to nature, impact on wildlife especially birds

- Overdevelopment, traffic impacts

- Health impacts – heat, bacteria, injuries, natural turf better for sport

- Cost to build, cost to upkeep

- Better manage the existing field

All Saints Hunters Hill Football Club

All Saints is a large active local club that play across a number of venues within the LGA and other areas. They are keen to grow and strengthen their club and increase their use of the playing field at Gladesville Reserve as their home ground.

In 2021, there are 755 registered players and 65 teams, each supported by a coach and manager. This is an increase from 717 players and 61 teams in 2020. They are the 7th largest club in North West Sydney Football Association, having grown rapidly over the past 5 seasons.

Club membership figures indicate that 70-75% of registered players live in postcodes 2110 and 2111. Members who live outside these postcodes have strong links to the area, through school catchments and playing with friends, or having grown up in the area but moved away for work or housing.

33% of Hunters Hill children aged between 5 and 9 play football, around double the Metropolitan and State averages. Participation exceeds the Metropolitan average for all age groups except for 15-19 year old.

Football NSW calculates that the participation ratio for Hunters Hill LGA is more than double that calculated for both Metropolitan and State, with 1 pitch available for 466 players in Hunters Hill, compared to 1 for every 189 players (Metropolitan) and 183 players (State).

Football NSW

The popularity of Synthetic Football Turf, has grown over the past 30 years or so, with FIFA now holding various junior and senior World Cup Final competitions and matches on synthetic fields, including the 2015 FIFA Women's World Cup in Canada. Football NSW (FNSW) as the State's peak body for the game has embraced the technology and promotes it as a solution for some environments, where usage is greater than natural grass fields can cope with.

FNSW is committed to developing the game at all levels and appreciates how the use of Synthetic Football Turf can assist local clubs, associations and local government meet the growing demand.

3 ANALYSIS OF THE PROPOSAL

3.1 OBJECTIVES & INDICATORS

Table 3.1: Proposal objectives

Key problem/issue	Key proposal objective	Key success indicator
Limited number of hours that field can be used for training and games	Increase number of hours that the field can be used for training and games throughout the year	Increased number of hours used for organised training and games indicating stronger community ties and improved health benefits
Poor condition of playing field during winter sports season	Increase capacity of the field to support local sports	Minimal loss of playing hours due to poor weather and poor field condition
Local football club is scattered across a number of single fields	Increase use at one field as a centre for the club – can have multiple teams and ages together	Increased membership of the local clubs, more locals participating in active sport
Impact of runoff and nutrients on natural areas downhill	Stormwater capture and re-use will help natural areas downhill, no longer affected by nutrient rich runoff from the grass playing field	Improved condition of the bushland down slope with reduction in nutrient rich seepage

3.2 THE BASE CASE

The base case is **do-nothing option**, leaving the existing grass playing field as it is, with the existing inclusions and current maintenance regime.

In 2016, Gladesville Hornsby Football Association engaged AgEnviro Solutions (now North West Sydney Football Association) to undertake playing field assessments. The assessment found that Gladesville Reserve playing field was in poor condition at the time of inspection and could not handle the existing usage levels of 40 hours a week. The entire field is too sandy and the turf grass is not the most suitable type. Surface water running onto the northern edge of the field causes waterlogging. The trees on the slope up to Victoria Rd create heavy shade in winter and the tree roots compete with the turf grass. The report included a short term option for the field of around $40,000 + gst to install 2 surface pits to reduce waterlogging and patch the turf in a significant part of the centre of the field.

In its current condition, the sporting use of the playing field at Gladesville Reserve is limited to what the existing surface can sustain. This is a poor-quality field with very high use in winter and is often closed because it is not in a playable condition. The ground will continue to deteriorate as it is used for many more hours than a natural grass field has the capacity to sustain, especially during the winter season. This requires the returfing of bare patches around the goal mouths every year, which continues to exacerbate the uneven playing surface.

The current annual maintenance budget for Gladesville Reserve playing field and surrounds is $33,500 (ex gst). This includes labour, plant and materials – turf grass to patch bare areas, top dressing, fertilisers, pesticides, water and electricity. There will be pressure to increase the budget to maintain the existing playing field and provide capital funding for upgrades to the playing field and amenities.

The poor-quality playing surface does not support the growth of the local football club, which is one of the largest clubs in the regional football association. The lack of a quality playing field as a home base and the poor quality of the existing field may lead to players not staying with the sport and/or the local club.

3.3 OTHER OPTIONS CONSIDERED

1. Redevelop / upgrade the existing grass field

The 2016 playing field assessment report recommended a full amendment to improve the field followed by ongoing maintenance requirements. The recommendations for the full amendment of the field included-

-Install drainage pits and mounding near the cricket net

-Spray out the existing grass, incorporate the dead grass into the existing soil along with organic material and prepare the ground

-Install automatic irrigation

-Level the site and establish Santa Ana couch from washed turf

-Water and fertilise turf to establish and topdress to achieve an even playing surface.

Estimated costs provided by AgEnviro Solutions in 2016 were around $260,000 ex gst to prepare the spile and returf and install automatic irrigation. The report did not recommend slit drainage provided the appropriate washed turf was installed, rather than traditional sod. If sod was installed, then slit drainage would likely be necessary.

Capital works are needed to upgrade the training lights. An indicative price for 100 lux training lights is around $220,000 + gst.

This will provide a temporary improvement in the playability of the ground for the first year, but these improvements will not last for many subsequent years given the current high use. It will not increase the playing capacity of the field over the existing number of hours of use, as the number of hours that the field is currently in use already exceeds the capacity of a natural grass field. The current 16.5 hours for training and 16 hours for competition is excessive even for a good quality turf field.

2. Cap demand from football club

The existing demand for training and games by the local football club is at the capacity of the existing field. Limiting the hours that the grass field can be used to maintain the ground condition at a good playable condition over the winter season would help to limit the costs of field upgrades. A good quality grass field may limit its use to less than 25 hours a week in order to retain the good playing conditions. However, this would have a negative impact on participation in active sport by the local community and limit the long term growth and viability of the club.

3. Upgrade another existing field to synthetic field

There are limitations with other local fields regarding the size and shape of the field, landform, drainage, available lighting, access, surrounding land use, parking, residential neighbours and heritage issues.

- Weil Park is a small field at the eastern end of the Hunters Hill peninsula. It has neighbours immediately adjacent and there is only street parking available. Enlarging the existing playing field to a full size field would require the relocation of the existing playground and ground works.

- Boronia Park 2 or 3 are used for rugby in winter and would require some relocation by rugby to provide playing and training times for football. Synthetic fields can be used for rugby but it is not the preferred surface. Neighbours are close by, especially Boronia 3. No lights are currently installed on Boronia 3 but the adopted Boronia Park Plan of Management permits lights to be installed if necessary.

- Buffalo Creek Oval is a small oval built on fill at the mouth of Buffalo Creek. The size and shape of the playing field does not cater for a full-size field.

- Bedlam Bay oval is on National Park land leased to Hunter's Hill Council and landowner's consent would be required. The land is zoned E1 National Parks and Nature Reserves and any development must be authorised under the National Parks and Wildlife Act 1974. It is flood affected.

- Riverglade Reserve is well used as a off leash dog exercise area when not used for winter sports. The size and shape of the sportsground area does not cater for a full-size field.

Gladesville Reserve is the preferred location. It is located close to a main road and public transport links (bus and ferry), it is surrounded by trees and is well screened, it is next to a high school and other schools are close by. There are no immediate neighbours. It is within a large park which provides alternate places for more passive recreation. The existing playing field is full sized.

4. Investigate options for a new playing field in the LGA

Purchasing level land for a new playing field would require around 16 housing blocks and be prohibitive financially.

Developing existing public open space of suitable size and shape to build new playing field would require the destruction of up to 1 ha of local bushland. The only bushland area of sufficient size, shape and slope would be the northern part of Boronia Park, but the loss of this bushland, including the critically endangered ecological community of Sydney Turpentine Ironbark Forest on site, would be prohibitive environmentally.

A synthetic field provides the equivalent capacity as 2 grass fields. Upgrading an existing playing field to synthetic is the equivalent to providing a new playing field.

5. Defer decision to upgrade Gladesville Reserve playing field to synthetic

The Office of Sport funding is available now. Another source of external funding may not be available in the future when demand for quality playing fields increases.

6. Return to a turf grass field after 10 years

The synthetic field including the sub-grade works and base pavement would need to be removed prior to the reconstruction of a natural grass field. The night training lights would continue to be used. The costs would include the importation of good quality soil and new turf. Automatic irrigation would need to be installed. The overall cost to do this would be similar to the original costs to install the synthetic field.

3.4 INFORMATION ABOUT THE PROPOSAL

3.4.1 SCOPE OF WORKS

The project is located at Gladesville Reserve, Victoria Rd, Henley.



Photo of the location

The project includes the construction of a new all-weather synthetic playing field in the same location as the existing turfed field. The new playing field will be the same as the existing marked out field plus a run off zone around the perimeter. The field include lights for night training and a new perimeter fence around the pitch. The new playing field will be marked for soccer and futsal. Drainage will collect water from the field for use elsewhere in the park.

Access to the site is good. The playing field is located in the active part of the reserve, surrounded by trees, and is not in close proximity to residential areas. There are no immediate neighbours who will be adversely impacted by the works, however, some residents in the neighbourhood oppose the proposal.

The playing field is built on fill material. However, no exploratory investigations have been done to date. It is assumed that the ground under the existing playing field is not contaminated and will not require extensive remediation that will need additional funding.

Preliminary investigations, including site survey, geotechnical investigation report, environmental analysis report, arborists report, Review of Environmental Factors report, will be undertaken and the results used to inform the preparation of the detailed design. These investigations will be done following RFQ from suitably qualified and experienced consultants as Council does not have the expertise in house. The RFQ process will be consistent with Council's Procurement Procedures Manual.

Detailed drawings for playing field upgrade will be prepared by suitably qualified and experienced specialists for tender process and construction purposes. The specialists will be engaged through the RFQ process consistent with Council's Procurement Procedures Manual.

The construction of the proposed synthetic field will be done by contractors engaged by Council following a tender process. The Tender process is set out in LG Act and Council's Procurement Procedures Manual. It will include an assessment of the specific evaluation criteria set out in the tender documents. The process will follow the steps. – advertising, tender submission, assessment, Council resolution – before the contractor will be engaged.

The construction of an all weather field and associated infrastructure will be managed as one contract, with the head contractor responsible for the sub-contractors eg sports training lights installation.

Council's project manager will oversee the day to day works and Council will engage the services of a specialist consultant for technical oversight.

Following the completion of the construction of the new playing field and a commissioning period, it will be open for community use. The timing of the project is preferably that the new field will be ready for play at the beginning of the winter sports season, which is when the ground is currently most in demand.

There will be an evaluation of the outcome / benefits received done following 12 months. It is expected that the community use of this upgraded asset will expand. It is anticipated that there will be greater interest in using the field by the local football club, as well as by newer sports and participants.

Materials used to build synthetic field

Below are the materials that have been used in Australia in recent years. However, technology and material improvements are developing rapidly. New technologies include non-filled systems, which do not include rubber infill but rely on a performance thatch layer in the carpet fibres and sand ballast. These materials have a high recycled component and have much lower thermal properties.

- Pavement base – 100% recycled material, currently tunnel spoil
- Shock pad – 100% recycled rubber material; used 3 times (~30 years) before replacement; old shock pad material then recycled
- Carpet yarn (fibre and backing) – likely to be all new material (1 company in Australia can do recycled yarn); replaced after 10 years; recycling facility for synthetic playing field carpets expected in next 2-3 years in either Sydney or Melbourne as volume of materials reaches a critical quantity
- Infill sand ballast layer - 100% recycled material; can be cleaned, separated and reused after 10 years when new carpet is installed
- Infill performance layer – 3 options:
  - Recycled rubber infill from car tyres is imported from Europe as local tyre crumb is mainly from China and quality is not good enough; rubber infill material can be cleaned, separated and reused after 10 years when new carpet is installed
  - Premium infill is new virgin rubber material; can be reused and added to after 10 years when new carpet is installed
  - Cork infill is imported new material that can be reused elsewhere in the park as mulch material after 10 years

Extended life of the carpet depends on how much it is used, how well it is maintained and the quality of the product. Project documentation will specify environmental considerations and material durability to minimise adverse environmental impacts and extend the life of the field.

3.4.2 RELATED PROJECTS

The Plan of Management for Henley Precinct Open Space (including Gladesville Reserve) is currently being prepared and it is expected that the draft plan will be on public exhibition in April-May 2021.

Community feedback through the People and Places Survey run in 2020 indicates that there is a range of community opinion regarding this proposal, with the local football club members strongly supporting and some residents against. The feedback to date is that the majority support the proposal.

3.5 PROJECTED COSTS

3.5.1 PROJECTED CAPITAL COSTS

Table 3.2: Projected capital costs inclusive of contingency ($000s including gst)

Stage	Year 1 – 2021/22	2022 /23	2023/24	2024/25	2025/26	Future Years	Total
Base cost estimate	$1,912,900						
Contingency	$191,290						
Escalation							
Nominal cost	**$2,199835**						

3.5.2 PROJECTED ONGOING COSTS / OPERATING SAVINGS / FUTURE INCOME STREAMS

Table 3.3: Projected ongoing costs ($000s including gst)

Year	Year 1 – 2021/22	2022 /23	2023/24	2024/25	2025/26	2026/27	Steady State/ Last Year	Total
Fortnightly maintenance with 6 monthly deep clean	000	18,000	18,000	18,000	18,000	18,000	18,000	
2 yearly infill top up	000	5,000	5,000	5,000	5,000	5,000	5,000	
Other maintenance – including wsud	2,000	2,000	2,000	2,000	2,000	2,000	2,000	
Renew carpet and infill after 10 years	000	45,000	45,000	45,000	45,000	45,000	45,000	
Replace shock pad, carpet and infill after 30 years	000	22,000	22,000	22,000	22,000	22,000	22,000	
(Income Streams / Operational Savings)								
Income – ground hire – see below	(000)							
Operational saving – reduced grass cutting, watering, fertilising, pesticide applications, line marking, topdressing and levelling	(000)	36,850	36,850	36,850	36,850	36,850	36,850	

Gladesville Reserve sportsfield upgrade ongoing costs (including gst)

Item	*Existing Grass Field*	*Proposed All Weather Field*	*Movement*
	($ per annum)	*($ per annum)*	*($ per annum)*
Revenue - Existing			
All Saints Hunters Hill ground hire winter season	12,208	26,550	14,342
Floodlights for night training	7,920	14,400	6,480
Pirates Cricket Club summer season	4,360	-	-4,360
Riverside GHS school sports	-	-	-
Revenue - Additional			
All Saints Hunters Hill weekday - new 6 aside summer comp	-	7,560	7,560
Floodlights for weekday night (100 lux) - summer comp	-	2,394	2,394
New – Academy Summer (128 hours)	-	10,240	10,240
training lights (100 lux) – (64 hours)	-	1,824	1,824
New – Academy Winter (240 hours)	-	19,200	19,200
training lights (100 lux) – 180 hours)	-	5,130	5,130
holiday camps (108 hours)	-	8,640	8,640
New commercial user (125 hours)		10,000	10,000
Total Revenue (See Note 1)	**24,488**	**105,938**	**81,450**
Maintenance expenditure			
Mowing, top dressing, turf, watering, fertiliser, pesticide, line marking of grass field	-36,850		36,850
Fortnightly maintenance with 6 monthly deep clean of synthetic field		-18,000	-18,000
2 yearly infill top up of synthetic field		-5,500	-5,500
Other maintenance – including wsud		-2,000	-2,000
Capital Expenditure (see Note 2)			
Renew carpet and infill after 10 years		-49,500	-49,500
Replace shock pad, carpet and infill after 30 years		-22,000	-22,000
Total Expenses	**-36,850**	**-97,000**	**-60,150**
Net profit/(loss)	**-12,362**	**8,938**	**21,300**
Note 1 – This revenue presumes 100% of booked time is used. With the current grass pitch, if the ground is closed at any point during the season due to excessive rain etc. (which almost inevitably does) then the revenue received for these items under existing arrangements reduces accordingly.			
Note 2 – Whilst the P&L impact is shown as an annual amount, the annual cashflow benefit to the Council over a 10-year period will be significant since the Capital Expenditure items totally $71,500 per annum will be deposited in to a sinking fund earning interest over a 10-year period.			

3.6 COST-BENEFIT ANALYSIS

Benefits of synthetic field

More sport – The synthetic surface will increase the ground capacity, so it will be playable for more hours. There will be fewer ground closures because of poor weather. There is capacity to use the ground much more for summer sports, both the existing club and new users. The increased use will benefit clubs, local schools, residents and visitors who play sport.

Better quality playing field – The synthetic surface provides for greater reliability of the playing surface. This results in fewer ground closures and can be a safer surface for play. The better quality playing surface benefits the clubs and other people who play sport.

Health – by allowing play on the surface more often and under safer conditions, it enhances physical health of participants.

Climatic – under drought and water restrictions or excessive rain conditions, it can be difficult to maintain a safe and suitable natural grass surface. Synthetic sports surfaces in general are not affected by reduced or increased rainfall.

Club sustainability – with the sustainability of many clubs dependent upon their ability to coach, train juniors most evenings on the field and to provide a kiosk service off the field on match day to generate income, the ability for synthetic fields to have next to no cancellations of fixtures should be a benefit to all clubs.

Reserve upgrade – The playing field upgrade will act as a catalyst to stimulate further improvements to the reserve, benefiting other reserve users.

Costs of synthetic field

Construction costs – The construction costs for the synthetic field are covered by $2m funding by OOS. This funding is available now. The community will get new asset without cost to ratepayers.

Maintenance costs – The synthetic field maintenance costs are less than current maintenance costs of existing grass field. This cost savings can benefit Council and community as those funds can be used elsewhere.

Use of synthetic materials – There are a range of materials used. Some are recycled materials available locally, but other are imported. Technology is changing and it is expected that most if not all the materials be able to be re-used or repurposed within the 10 year life of the synthetic carpet.

Loss of open grass area – The synthetic field will be fenced and dogs will be prohibited from the fenced area. This will limit other users from using the playing field, putting pressure on other parts of the reserve. Gladesville Reserve is over 8 ha, and the playing field is only 1/10th of the reserve.

More people using the reserve – The synthetic field will result in increased use so the area will be busier. This could lead to an increase in the number of cars looking to park in and around the reserve.

Benefits of grass field

Grassed areas have a variety of uses – A grass playing field can be used by a wide range of users when there are no organised sports training and games. The area is used by more people than those who play organised sport.

Grass fields are more natural – Grass playing fields are covered with a living material rather than synthetic, with many environmental benefits. The vegetation cover is more in keeping with the rest of the reserve ecologically and aesthetically.

Retains the existing situation – Keeping the existing grass playing field will retain the existing usage and not lead to increased development of the reserve.

Costs of a grass field

Maintenance costs – The annual maintenance costs to maintain a grass field are generally higher than the annual maintenance costs for a synthetic field.

Capital improvements – The existing playing surface, training lights, drainage and irrigation are all in need of upgrade. There are significance costs to upgrade the floodlights for night training, relevel the playing field, install sand slit drainage and irrigation and returf with couch grass.

Limit to growth in sport – The hours of use of the grass playing field are limited to 25-28 hours a week. More than that, the playing field deteriorates and can become unsafe for play. There is no opportunity to increase the use of the ground for sport.

3.7 FINANCIAL APPRAISAL

Synthetic field

Capital expenditure

The existing grant funds cover the cost of construction. This is the opportunity to use external funds to cover the cost of the upgrade of the field. It will benefit the existing users, who are currently playing on a poor quality field that is used well beyond its capacity in winter. It will also set up the field for the future, allowing for new users to play on a high quality field.

Ongoing operating and maintenance costs

The future maintenance costs are less than the current costs to maintain the turf field. Synthetic fields do not require fertiliser and pesticide applications and water use is much lower.

New floodlights for night training will reduce the current costs of maintaining the existing, unreliable lights and are more energy efficient.

Currently, the annual maintenance costs are around $35k, and it is estimated that the annual maintenance costs of the synthetic field will be around $20k.

The ground hire fees will be put into a sinking fund to cover the regular maintenance, periodic infill top-ups and longer term replacement costs.

Cost savings and revenue

The ground hire rates are greater than for natural turf fields, aligned with other NSROC Councils. Seasonal hire is around $45/hour, with casual hire around $75-$80/hour.

The income from the existing winter competition will be higher than what the club is currently playing, but the ground conditions will be much better. Fewer training sessions and competition games will be lost due to poor weather requiring the ground closure of the playing field.

The income generated each year should cover the maintenance costs as well as provide the sinking fund for the longer term replacement costs.

Renewals and major repairs

The synthetic field will remain in good playable condition with regular routine maintenance, with fortnightly sweeping and 6 monthly deep clean. Top-up of the infill is required every 2 years. The synthetic carpet may need replacement every 10 years. The underlying shock pad needs replacing every 30 years or 3 carpet replacement cycles. The sinking fund from the ground hire fees should cover these costs over the long period.

Grass field

Ongoing operating and maintenance costs

These are provided in Council's annual budget, currently around $35k. The funds cover the cost of maintaining the existing field – grass cutting, fertilising, watering, line marking, pesticide application, top dressing.

Revenue

The playing field hire rates are consistent with the NSROC rates. The income received for seasonal hire from the football club contributes to but does not cover the full cost of maintenance of the playing field.

Capital expenditure

There are significance costs to upgrade the floodlights for night training, relevel the playing field, install sand slit drainage and irrigation and returf with couch grass.

3.8 PROPOSED FUNDING ARRANGEMENTS

The project will be funded by the NSW Government through the Office of Sport. The grant funding amount is $2M (ex gst).

Council's budget will not be able to cover unexpected cost overruns. This emphasises the importance of detailed preliminary site investigations and project specifications and procurement.

The playing field currently includes a synthetic cricket wicket in the centre of the field and a cricket practice net at the side of the field. A hydraulic cricket wicket in the centre of the synthetic field is unlikely to proceed and the funds will be used to include a water sensitive urban design component to collect drainage water from the field for re-use elsewhere within Gladesville Reserve. There is not a current demand for cricket bookings at Gladesville Reserve in the past year and demand can be accommodated at another field.

Table 3.4: Proposed capital funding contributions ($ooos including gst))

Stage	2021-22	2022-23	2023-24	2024-25	2025-26	Remaining Years	Total
Proposal capital costs	2,200,000						
Funding sources							
Council General Funds							
Council – s7.12 Contributions Plan							
Grant Funding – Capital	2,200,000						
Grant Funding – Operating							
Community contributions							
Other funding sources (please detail)							
Sub-total	**2,200,00**						

4 IMPLEMENTATION CASE

4.1 PROGRAM & MILESTONES

Recommended attachment: a program timeline/GANNT Chart

Table 4.1: Key events

Event	Start	Finish	$ Amount
Plan of Management adopted, and project concept and budget endorsement		June 2021	
Preliminary investigations – geotechnical investigations, environmental analysis report, site survey, Review of Environmental Factors report	May 2021	June 2021	220,000
Tender process as set out in LG Act and Council's Procurement Procedures Manual– advertising, tender submission, assessment, Council resolution	July 2021	September 2021	220,000
40% completion of Project construction – detailed design and ground works	October 2021	December 2021	825,000
70% of completion of Project construction – above ground works	January 2022	February 2022	825,000
Practical completion of the Project - commissioning	March 2022	April 2022	120,000
		Total $	$2,200,000

4.2 GOVERNANCE

Hunter's Hill Council will be the lead agency in this project. The Project Management team will be led by the Director – Service Delivery & Major Projects, who will be Project Director. He will be supported by Council's Project Manager.

A Project Control Group has been established for the preparation of the Henley Precinct Plan of Management and Master Plan for Gladesville Reserve.

Council staff will manage the project with specialist consultant input to help steer the project. The works will be subject to a tender process and on ground works delivered by suitably experienced contractors.

Community engagement will be managed by council staff, with consultant input as part of the preparation of the Plan of Management for Gladesville Reserve.

This project will be delivered as part of Council's annual capital works program.

Council will engage the services of Smart Connection, recognised leaders in the development of all-weather synthetic fields at the detailed design and procurement stages and throughout the construction phase to assist Council's Project Director and Project Manager.

Council will tender for the work to construct the all-weather playing surface. Contracting requirements will be consistent with Council's Procurement Procedures Manual.

The construction of the all-weather field and associated infrastructure will be managed as one contract, with the head contractor responsible for the sub-contractors eg sports training lights installation.

The financial management of the project will be done by the project director and overseen by Council's Director Finance and Corporate Strategy.

Separate income and capital expenditure budgets will be established for this project.

4.3 LEGISLATIVE, REGULATORY ISSUES & APPROVALS

Gladesville Reserve is Crown land with Hunter's Hill Council as Crown Land Manager.

The project is exempt development under S66 of SEPP Infrastructure 2007.

The playing field upgrade to a synthetic surface does not require any recategorization of the reserve as the work does not change the use of the ground which will continue to be used for community sports.

The draft Plan of Management (PoM) does not specifically refer to the synthetic field, but the detail can be included in an amended Landscape Concept Plan which sits outside the PoM.

Council will exhibit the proposed plans and consult with the community once the draft PoM has been endorsed by Crown lands.

4.4 KEY RISKS

Table 4.2: Key proposal risks

Risk	Proposed mitigation	Risk rating after mitigation		
		Consequence	Likelihood	Rating
Contaminated land	Preliminary geotechnical and environmental investigations can be done at the early stages. There will be limited excavation.	Investigations are completed and ground conditions are well known before tenders are called	Unlikely	
Objections from specific community members objecting to proposal	Minimised by providing information with master plan of the community benefits from the proposal, prior to Council resolution	Community engagement results support Council decision	Likely	
Contractor reliability	Detailed tender preparation and assessment process	Project delivery and costs set out in contract	Possible	
Delays due to weather	Minimised by timetabling of works to include some flexibility	Contingency built in to timeframe	Likely	
Escalation of costs due to changes in scope or necessary changes in construction	Preliminary geotechnical and environmental investigations can be done at the early stages. There will be limited excavation.	Detailed design based on results of investigations and so no unexpected issues should arise	Possible	
Delays caused by industry shutdown due to Covid-19	Minimised by following Covid-19 safe plans.	Covid-19 safe plans should minimise disruptions if shut down occurs, unlikely to affect site works	Possible	
Materials to land fill	Actively pursue opportunities for the recycling of materials at the end of the effective life (currently 90% recycled or repurposed).	Future opportunities for 100% re-use and recycling as industry matures	Possible	

4.5 PROPOSED MANAGEMENT ACTIVITIES

4.5.1 RISK MANAGEMENT

There is a range of community opinion regarding this proposal, with the local football club members strongly supporting and some residents against. The feedback to date is that the majority support the proposal. The local community need to be kept up to date with decisions on the proposal. Further consultation will be done if and when the project gets the go ahead.

Preliminary investigations, including a geotechnical investigation, site survey, environmental analysis, have not yet been done. They will be done first, before any detailed designs are prepared and exhibited and any tenders are called.

There are a number of suitably qualified and experienced consultants and contractors to deliver the project on time and on budget. The contract arrangements will need to include some consideration of delays due to prolonged periods of adverse weather which could hinder the delivery of the project.

Increasingly, the materials used are being either re-used or re-purposed. It is expected that within 10 years, 100% of the materials will be able to be re-used or re-purposed, rather than taken to landfill.

4.5.2 ASSET MANAGEMENT & OPERATIONS

Gladesville Reserve is Crown land with Hunter's Hill Council as Crown Land Manager.

The new synthetic playing surface and surrounding fence will be a new asset for Hunter's Hill Council.

Hunter's Hill Council will be responsible for the ongoing operation and maintenance requirements once the work has been completed.

Gladesville Reserve

Proposed Synthetic Sports Field

Background Information and FAQ Sheet October 2020

Gladesville Reserve

Gladesville Reserve is located on the corner of Victoria Road and Huntleys Point Road. The playing field is surrounded by trees with a pedestrian walk way on the southern side. The pathway is well used by commuters heading to the ferry wharf. On the western side of the field is a single cricket net and amenities building with toilets, change rooms and canteen.



The surface of the field is a mix of Couch and Kikuyu grass. There is no irrigation on the field and the lack of water pressure makes irrigation not feasible. The grass is watered in the dryer periods using a hose and sprinkler. The field has four flood lights which are approximately 30 years old and are in need of replacement.

There are currently three main users of Gladesville Oval:

- **Cricket**: Ryde Hunters Hill Cricket Club (RHHCC) uses the oval for 8 hours Saturday and for 1 hour one day a week for training from September until end of March.
- **Football (Soccer)**: All Saints Hunters Hill Football Club (ASHHFC) use the oval for 8 hours Saturday and Sunday and for four hours in the evening from Monday to Friday from April until August.
- **Riverside Girls High School**: RGHS uses the oval during school hours Monday to Friday for Physical Education. The games played range from touch football to soccer to general exercise.

The heavy use of the field at Gladesville Reserve in winter is well in excess of the capacity of the natural turf surface. Use of irrigated turf playing fields for organised training and games should be limited to 28 hrs a week, which is the maximum hours for a safe and healthy natural turf surface.

Background studies

Sydney's growing population will continue to place significant pressure on sports and recreational field infrastructure, where demands for additional playing fields and additional hours per field continue to exceed the hours available for natural surfaces.

The *Northern Sydney Regional Sportsground Strategy (2011)* investigated the region's sportsground conditions, facilities available to users and increased player numbers. The strategy discovered hours of usage on natural turf playing fields has increased significantly and Councils have begun to explore other options such as synthetic playing surface.

Hunters Hill Council Outdoor Sport and Recreation Plan (2013) identified a goal to provide new synthetic and turf sports playing fields in the medium to longer term.

The *NSROC Regional Sportsground Strategy Review (2017)* identified a shortfall in the amount of playing fields to cater for increased population growth and participation numbers in sports over the next 2 decades, particularly in inner LGAs including Hunters Hill. Synthetic playing surfaces need to be considered in areas where limited provision opportunities, high use of existing facilities, and/or an inability to adequately maintain grass fields to suitable standards are evident.

Proposed synthetic sports field

The NSW Government has provided $2m for the upgrade of the playing field at Gladesville Reserve to an all-weather synthetic surface. The project and grant funds will be managed by Hunters Hill Council.

A synthetic field at Gladesville Reserve will be designed to accommodate community sports standards for Football (Soccer) and Cricket. Council will work with the local clubs, schools and state sports associations to ensure that the surface type achieves those standards. The playing field will incorporate the latest standards for health, environmental and safety in the design and procurement of the field.

Council is working with one of the world's top technical consultants to advise it on the key design, standards and management best practice for a synthetic playing field at Gladesville Reserve for community sport.

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Playing Field Standards

The key sports codes in Australia have all embraced synthetic sports surface technology for their community clubs and some for their elite players. The codes' aim is to provide more opportunities for communities to play sport and the synthetic sports surfaces is one way of creating significant additional playing hours in many areas where fields are in short demand.

Football

Football has been played on synthetic grass for a number of decades with the Federation Internationale de Football Association (FIFA) embracing the benefits of synthetic turf allowing more people to play 'The World Game'. The use of synthetic grass surfaces (designated 'Football Turf' by FIFA) over the past 15 years has resulted in the development of performance standards based on quality natural turf performance standards.

The FIFA Quality Programme for Artificial Turf is a rigorous test program for football turf that assesses the ball surface interaction, player surface interaction and product durability.

FIFA has two categories of performance standards:

- FIFA Quality mark field – aimed at high surface use for municipal or sports club level field (recommended for more than 20 hours use per week). This was referred to as the FIFA 1 Star previously.
- FIFA Quality PRO mark field – for professional and stadium usage (recommended for less than 20 hours use per week). This was referred to as the FIFA 2 Star previously.

The performance standards measured are the same for both categories, although the acceptable criteria range differs slightly to allow the FIFA Quality mark field categories to have greater latitude (less than 5 percent difference in most categories) to meet the needs of the intensity that a 40 to 60-hour usage pattern would expect. The playing field at Gladesville Reserve will be built to FIFA Quality mark standard.

Cricket

Cricket shares the same standards for their outfield as the AFL standards and they have only one level, community field level. This standard will be used at Gladesville Reserve. Council will liaise with Cricket NSW for the best outcomes for the cricket wicket and cricket net surfaces.

Types of synthetic sports field

There are a number of types of infill that can be used for synthetic surfaces which aim to replicate natural turf. These Third Generation (3G) fields all have rounded sand and a performance infill on top that is designed to play like a high quality field. The community gets the consistent playing surface throughout the seasons irrespective of the intensity of usage and poor weather.

The infill options include:

- ***Economical infill:*** The majority of synthetic sports fields use recycled car tyres as the performance infill, commonly known as SBR (Styrene Butadiene Rubber). This is a hard-wearing surface and is the chosen infill at over 80 of NSW Synthetic fields over the past decade. This type of surface can be seen at Blackman Park, Lane Cove.
  Due to the nature of the colour of the infill the field can stay warmer longer and it has been noticed that a heat haze can been seen at certain times. Fields that have a grass finish, which encapsulates the infill, are seen to be cooler. These fields do not have ball splash because the grass finish encapsulates the black infill and the UV radiation which causes the heat isn't absorbed by the green grass as much as the black infill.
- ***Premium infill:*** Some local governments are investing in virgin rubber infills that are made from either EPDM rubber (ethylene propylene diene monomer) or Thermo Plastics (TP), are normally coloured (green or brown), assisting the heat reflection.
  Although more costly the rubber is designed and made for the synthetic surfaces. This type of surfaces can be seen at Chatswood High School. (Photo below)



- ***Natural infill:*** Natural infills have been tried and tested over the past decade in Sydney and most recently with the City of Ryde at ELS Hall Park and Christie Park. (Photo below)
  Although more expensive and greater maintenance is needed many high-level players liken it to high quality fields. The durability of the fields is not as strong as the rubber or TP options.



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Playability and Performance Issues

Q1: Do synthetic sports-fields cause more injuries than natural grass?

Of the various independent global studies[1] [2] [3] [4] reviewed from 2006 to 2011, the common finding is that there is not an increase in the number of injuries associated with synthetic turf when compared to natural turf. Seemingly the only negative consideration is where sports people alternate between surface types, which may result in varied and increased injuries. This may be similar to long distance runners who run on synthetic tracks and then on asphalt, who are then more susceptible to shin soreness.

Although the ability of the studies to detect differences in the injury rates was limited by the small number of injuries reported, the studies concluded that there were no major differences in overall injury rates between stadium level quality natural and infilled synthetic turf. Although each study found some differences in specific injury types.

Each of the sports international federation monitor and design the performance standards focused on reducing injuries.

Council will specify that the field is designed and procured to the sports international federation standard to reduce risk of injuries for community usage.

Q2: Are synthetic fields more slippery than grass?

Synthetic sports fields should not be as slippery as natural turf as the drainage in synthetic turf is normally designed to be better. If the surface is not maintained, then the grass/yarn may lean over and then could become slippery.

Q3: Can I play the same sport on synthetic fields that I could previously on the grass field?

The majority of sports in Australia have synthetic sports surface standards that allow community and some professional players and teams to play on the surface, including all Football codes. Football and Cricket will continue to be played at Gladesville Reserve. Line markings for junior and senior football will be embedded in the carpet. Temporary line marking will be used for other games.

Q4: Can a synthetic sports field handle more hour's usage than a turf field?

Natural turf sports fields, even with good irrigation, drainage and maintenance start deteriorating from 20 hours of usage a week. The greater the usage the higher the renovation investment needed as well as additional time to renovate and rest. Natural turf systems usage is normally based on 1,000 hours usage annually.

Synthetic sports fields can cope with more than 60 hours of intense usage a week 52 weeks a year as long as the correct maintenance is performed, which should then allow in excess of 3,000 hours annually. This will create significant opportunities for more children and young people involvement in community recreation and sport.

Health Concerns

There are a number of perceived health impacts that have caused community concerns about the type of infills and perceived links to cancer.

Q5: Can synthetic surfaces give you cancer?

Concern from of the community focuses on the polymer base chemicals locked in the polymer chain within the recycled SBR. The concern is there may be a danger of these polymer chain components breaking down and the raw chemicals being ingested, or reacting against player's skin, or inhaled into their lungs. Thus, increasing the likelihood of players being exposed to higher health risks.

Significant research has been completed globally by government agencies and independent researchers on the association of cancer and perceived health impact of synthetic sports turf components (infill, yarn, etc). Over 120 studies have found that there is not any evidence of a higher degree of risk of playing on synthetic sports fields or them increasing the propensity to contract any form of cancer.

The most important being that the European Chemical Agency (ECHA) conducted their review in 2017 and published their finds specifically to address the concerns associated with *"…polycyclic aromatic hydrocarbons (PAHs), metals, phthalates, volatile organic hydrocarbons (VOCs) and semi-volatile organic hydrocarbons (SVOCs). Exposure to these substances through skin contact, ingestion and inhalation was considered."*

In the studies that ECHA evaluated, which are listed in their report, the concentrations of PAHs in recycled rubber granules were found to be well below the limits set for carcinogenic, mutagenic and reprotoxic (CMR) substances for consumers.

Q6: Are there standards that infill has to meet to reduce the chance of cancer?

There are no such standards in Australia. Councils in Australia generally embrace the European regulations for the fields and infill. In Europe, there are comprehensive regulations known as Registration, Evaluation, Authorisation and Restriction of Chemicals (***REACH***[5]) addressing the chemical industry and anything made from chemicals.

REACH aims to ensure a high level of protection to human health and the environment by applying appropriate risk management measures to chemical substances that are used in products or mixtures in Europe.

[1] Ekstrand J, Nigg B. Surface-related injuries in soccer. Sports Medicine 1989; 8:56-62.
[2] Arnason A, Gudmundsson A, Dahl H. Soccer injuries in Iceland. Scandinavian Journal of Medicine & Science in Sport 1996; 6:40-45.
[3] Stanitski CL, McMaster JH, Ferguson RJ. Synthetic turf and grass: A comparative study. Am J Sports Med 1974;2(1):22-26.
[4] Engebretsen L. Fotballskader og kunstgress. Tidsskrift for den Norske lægeforening 1987;107(26):2215

[5] REACH is a regulation of the European Union, adopted to improve the protection of human health and the environment from the risks that can be posed by chemicals, while enhancing the competitiveness of the EU chemicals industry. It also promotes alternative methods for the hazard assessment of substances in order to reduce the number of tests on animals

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The European Regulations will suggest a combined concentration limit for the eight PAHs of 20 mg/kg (0.0020% by weight). The current concentration limits applicable for supply to the public are set at 100 mg/kg for two of the PAHs and 1,000 mg/kg for the other six. These Best Practice standards will be applied at Gladesville Reserve.

Q7: Do synthetic fields and their infill have bacteria issues?

There is no independent evidence that bacteria are more prevalent in synthetic grass than natural turf grass. There are four aspects that are needed to grow bacteria; temperature, moisture, oxygen and a PH range. In outdoor synthetic sports fields if the drainage is well designed there is little moisture, and the UV radiation kills the majority of bacteria if the field is dry.

Research has shown that outbreaks of MRSA (Methicillin-resistant Staphylococcus aureus), the most serious strain of highly contagious staph infections, are not any higher in synthetic grass than natural grass[6].

Ensuring that the drainage system is designed to the International Sport Federation performance standards for water porosity will help stop bacterial infections. If there is blood spillage use general disinfectant to clear away any bodily fluids, as you would on natural or hard playing surfaces.

Q8: Is there any evidence that COVID-19 can survive on synthetic fields or can be transmitted at a higher rate on synthetic sports fields as compared to grassed?

According to the World Health Organization[7] it is not certain how long the virus that causes COVID-19 survives on surfaces, but it seems to behave like other coronaviruses. Studies suggest that coronaviruses (including preliminary information on the COVID-19 virus) may persist on surfaces for a few hours or up to several days, similar to natural turf grass. This may vary under different conditions (e.g. type of surface, temperature or humidity of the environment).

If a surface may be infected, it is recommended to clean it with simple disinfectant to kill the virus to protect the users.

Q9: Are synthetic sports-fields safe for children to use?

Synthetic sports fields provide a consistent playing surface that heavily used natural fields cannot. This increases the confidence of the children when playing, due to the ability of the surface to perform to the required sports levels in most forms of weather. Due to this consistency there is normally fewer days that the fields are closed due to adverse weather and fewer injuries that are normally found in waterlogged fields or barren dust surfaces towards the end of the season.

Q10: Will the field be safe if children ingest the rubber infill?

Although significant research has identified no additional risks to children who ingest the infill, Council will specify that the infill has to be tested to the European Standards for Toy Ingestion to ensure safety to children and adults in case they inadvertently ingest the rubber.

Q11: Can dogs be allowed on synthetic turf?

It is recommended that no dogs are allowed on synthetic sports fields. Dogs should not be walked on synthetic sports fields as they may relieve themselves and if the owners are not responsible and clean up after their dog this can cause a problem for sporting users. Any faeces found on playing fields, whether natural or synthetic, should be removed before training or games and disinfectant then used to ensure all traces are cleared.

Toxocariasis is a rare infection caused by roundworm parasites. Humans can catch it from handling soil or sand contaminated with infected animal faeces. Roundworm parasites are most commonly found in cats, dogs and foxes, and usually affect young children.

Heat Impacts and Glare

Q12: Are synthetic fields hotter to play on than natural turf?

Natural turf has a significant component make up of water, so in hot weather the water evaporates from the natural grass and can act as a cooling agent. There is no such natural mechanism in the synthetic sports turf for long pile fields.

The temperature of artificial surfaces rises significantly more than natural turf surfaces, especially on a hot sunny day (20-40 percent hotter). The key challenge is not so much the heat, but the level of Ultraviolet Radiation (UV radiation) which is far stronger when there are no clouds to shield the UV radiation and the surface becomes hotter. There are a number of strategies that are offered to mitigate the impact of heat, including the use of organic infill, a water agent to keep the infill temperature lower and the use of coloured infill which is encapsulated within the yarn profile.

It is important to consider heat stress as a part of weather stress. In the same manner that Councils and clubs close many grass fields in the wet weather to protect both the field of play and the players, it is a similar approach for synthetic surfaces. Whether that is rubber (athletic tracks), acrylic (Tennis, Netball or Basketball) or synthetic grass (Football codes, Hockey) a heat policy by the sport is normally used to determine an appropriate level of heat (and humidity) for people to play in. Sports Medicine Australia produce Hot Weather Guideline that has been adopted by many sports in the development of their own heat policies[8].

Q13: Do synthetic fields have glare issues?

If the yarn on sports fields fall over due to lack of maintenance or too little infill, the surface can be seen as producing glare across the field. To reduce this happening, the field should be maintained as recommended.

Q14: Why do synthetic fields have an odour?

Some infills on very hot days reflect the sun and so there seems to be a haze around the fields, similar to rubber athletic tracks or hard-court tennis courts when seen from a distance. The smell from the black recycled rubber infill is also stronger on the days when the sun and UV radiation is high. It is

[6] Penn State University 2006-2009
[7] WHO Webpage https://www.who.int/news-room/q-a-detail/q-a-coronaviruses (sourced 14th April 2020)
[8] https://sma.org.au/resources-advice/policies-and-guidelines/hot-weather/

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recommended that the infill be engineered virgin or organic infill to remove this smell.

Sustainability Issues

Q15: How is a synthetic field sustainable?

Embracing the three pillars of sustainability the synthetic sports fields provide a positive outcome for Council and the community, including:

- **Economic** – the whole of life costs of a typical football field, when comparing natural turf with synthetic turf, show that the Return on Investment in favour of synthetic. When comparing 50 hours a week usage for 50 weeks a year, the costs would be $28.25 per hour of use for synthetic compared to $183.11 for natural turf over a ten year period.
- **Community** – natural turf fields are only able to be used for between 20 and 30 hours per week, depending on the level of renovation investment, compared to over 60 hours for a synthetic surface. This equates to 1,000 hours annually compared to 3,000 hours on a synthetic field.
- **Environmental** – by adopting green engineering principles the synthetic sports field can embrace the use of recycled components for the system including the road base, the SBR infill and then can have the majority recycled or reused a number of cycles. For example, the synthetic turf performance shockpad (which is situated under the grass surface) should last 30 years.

Q16: What recyclable components are available to use in a synthetic field's construction?

Many local governments are now embracing the use of recycled road base for the pavement base and the performance surface can include yarn being recycled from plastic soft drink bottles, the rubber infill from recycled car tyres and the shockpad from older sports shoes.

Q17: What synthetic field components can you recycle at end of life?

Manufacturers are now offering key components that can be reused and recycled as part of their initial offering. Although this is not normal in Australia yet, the systems being procured need to have the ability once the field expected life has finished. By that time, Australia will have the technology and the numbers to justify the investment including:

- **Performance infill** (Cork/Rubber) – Cork can be reused in parks and gardens, the virgin rubber is being melted down and recycled as park benches and equipment. SBR is being reused in playground settings. The sand can be reused in parks and gardens and sometimes in concrete manufacture
- **Synthetic carpet** – although certain carpets are being recycled in Europe and Asia, there are no such machines yet in Australia, but they are expected in the next five years. The important consideration as part of the procurement process is to ensure that the backing is 100% recyclable
- **Shockpad** – the shockpad is normally guaranteed for 25 years and then the quality ones are expected to be reused again to make the next generation of pads. The cheaper ones will not be able to do that.

Q18: How does cork perform as infill?

Cork has many beneficial properties including the ability to retain moisture, resulting in staying cooler longer on warm days. It is not an inferior infill, just has different properties and therefore works in some environments better, such as closed fields where the usage can be managed easier rather than a public open field with no fence.

Cork infill breaks down more than rubber infill and therefore this needs a budget to top the infill up more regularly. Some local governments balance this with the benefits that the cork infill is more acceptable to their communities and can keep the fields cooler.

Q19: Can fields be vandalised or set on fire?

The fields can be affected by vandalism. As the synthetic carpet and infill materials are not flammable, they will normally just melt under the heat of the fire. Once the flammable agent (e.g. petrol) is consumed, then the field damage can be replaced by simply cutting out the damaged area and replacing it.

Q20: What is life expectancy of a synthetic sports field?

A typical football field (any code) would be expected to last for a decade with 60 hours usage as long as the surface is used as intended and maintained as required. A rule of thumb is for every 10 hours of usage then 1 hour of brushing and maintenance is needed.

The life expectancy of the synthetic field can be increased by more frequent maintenance and an adequate monitoring program in place that can pick up any problems quickly.

Environmental Considerations

Q21: With Wallumatta Bay collecting all of the rainwater and storm water from the field currently how will Council ensure no contaminants enter the waterways?

The synthetic field has a large sand infill that acts as a filter for the rainwater, so actually provides cleaner water than you would expect on a normal soil based surface.

The field will be designed to address the following aspects:

- The pavement and drainage system detains the water in the pavement base to allow the water to slowly be released into Wallumatta Bay and does not increase the pressure on the current storm water infrastructure
- Build on the natural sand filtration of the synthetic carpet by installing a series of filter cavities to collect any micro-plastics that may find their way into the storm water channels (as explained below)
- Council will not use spoon drains near the synthetic field, but will have the drains under the field, to again reduce the probability of any microplastics entering the waterway
- The synthetic surface can be designed for water harvesting, to retain the rain water and then use it on trees and the grass areas at the reserve

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Q22: How do you prevent micro-plastics from the field contaminating water and soil?

Micro-plastics is a term commonly used to describe extremely small pieces (less than 5mm in all directions) of synthetic or plastic material entering the environment resulting from the disposal and breakdown of products and waste materials. The concerns around micro-plastics centres on their potential to cause harm to living organisms in the aquatic and land-based environments.

The main source of micro-plastics on a synthetic sports field is the tips of the grass as they breakdown over time due to UV radiation. In addition, the rubber infill could also be classified as a microplastic and needs to be considered.

The grass or natural soil surrounds of synthetic playing fields is the largest single collector of rubber infill or micro-plastics and may over time be washed into waterways. The following design and management approaches will reduce the probability of increased micro-plastics finding their way into the surrounding natural environment and waterways from a synthetic field:

i. Embrace synthetic yarn tape systems or a mix of monofilament and tape yarn system that encapsulates the infill, reduces ball splash and infill migration across and off the field
ii. Design a plinth for the fence line to fit into which is approximately 200mm above the pile height, to reduce the probability of the infill migrating from the field of play



Photo: Containment strategy example. Curb to reduce the infill being dispersed outside of the field of play

iii. At pedestrian and vehicle gates ensure that there is a brush carpet that is large enough (two strides) for people and vehicles that leave the field of play to capture infill from boots and tyres etc.
iv. The drains should be designed so that they are under the synthetic surface to reduce the infill entering them. To reduce the probability further Council will consider fitting filters where practical to capture any infill before it progresses to the storm water outlets



Photo: Containment strategy example. Drains fitted with filter

v. Regular maintenance of the field of play and the areas surrounding the field to reduce the level of migration off the field of play.

Q23: Is the water run-off from synthetic fields toxic?

There is no evidence that this is the case. The global Swiss Study[9] by the Ministry of Environment, Traffic, Energy and Communications on the environmental compatibility of synthetic sports surfaces explored the secretion of synthetic surfaces from disintegration by UV radiation, mechanical destruction by abrasion, and diffusion of ingredients and washing off by rainwater. The report summarises there is no risk for the environment (air or water quality) from Poly Aromatic Hydrocarbons (PAH's) or heavy metals including Mercury, Lead, Cadmium, Chromium, Zinc, and Tin, which were all lower than the required European safety levels. Auckland Council completed a similar study in 2016-2017 with the same results.

Q24: What impact will the proposed synthetic field have on the trees in the park?

Council's arboriculturist will be involved in the early design stages to review the tree line and root line before the size of the field is designed to ensure that the trees are both protected and that their roots do not undermines the integrity of the pavement base. The arboriculturist will provide technical advice as to the most appropriate approach, which may include some pruning and use of root barriers.

Q25: Will the synthetic turf Impact on the bird life in the area?

From experience with other fields the birds normally roam where there a certain level of peace and quiet. With the fields expected to be used heavily during the day by schools and then sports clubs, the birds are expected to normally find a slightly quieter area once the fields are in use, probably as they do currently on the natural grass.

Birds normally don't use the synthetic surface in the same manner as natural grass (searching for worms etc) and move to an area where they can.

[9] Muller, E. (2007). Results of a Field Study on Environmental Compatibility of Synthetic Sports Surfaces. Swiss Ministry of Environment, Traffic, Energy and Communication Authority of Environment Section Water.

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ITEM NO	:	4.5
SUBJECT	:	REVIEW OF DELIVERY PROGRAM: END OF MARCH 2021 QUARTER
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	REPORT QUARTERLY TO COUNCIL AND THE COMMUNITY ON THE PROGRESS OF THE DELIVERY PROGRAM, OPERATIONAL PLAN AND ASSOCIATED RESOURCING STRATEGY (LTFP, AMP'S & WORKFORCE PLAN)
REPORTING OFFICER	:	ANNIE GOODMAN

Ref:509378

PURPOSE

To report on progress against objectives identified in Council's 2020-2021 Delivery Program and Operational Plan.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

The Local Government Act requires all NSW councils to adopt a suite of documents to satisfy Integrated Planning and Reporting (IP&R) requirements.

These documents are:

- A Community Strategic Plan, which sets out community and Council goals and strategies for at least the next ten years.
- A four-year Delivery Program that includes actions and performance measures to achieve the goals in the Community Strategic Plan.
- An Operational Plan that is a one-year instalment of the Delivery Program.
- A Resourcing Strategy that outlines how the financial, workforce and asset management capabilities will be aligned to achieve the Delivery Program.

Council adopted these documents in July 2018, the first three as a combined publication.

In line with the next local government election due to be held on 4 September 2021, Council will work in partnership with the community over the next year to deliver a new Community Strategic Plan, Delivery Program and Operational Plan.

REPORT

The Community Strategic Plan, Delivery Program and Operational Plan are based around five key directions:

- Leadership and governance
- Manage and preserve our environment
- Make getting around easier
- Maintain character and manage growth planning
- Focus on the community

Strategic objectives are included under each of these themes and they in turn have a series of actions. The strategic objectives are based on a four (4) year cycle and the series of actions are based on an annual cycle.

The attached progress report includes progress comments against these actions, highlighting progress made in the second quarter of 2020/21 (January – March 2021).

A coloured icon is included against each action to indicate its status (completed, progressing, etc.). The status description applicable to each icon is shown at the front of the document.

In addition, at the beginning of each *direction* is information about the key programs and projects achieved in the quarter as well as important statistics relating to the strategies.

CONCLUSION

The attached report highlights progress towards achievement of Council's objectives. This information will be included in Council's 2020-2021 Annual Report and published on our website to inform the community of the various milestones and achievements.

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. Quarterly Delivery Program & Operational Plan Report ⇩

DELIVERY PROGRAM & OPERATIONAL PLAN
QUARTERLY REPORT

REPORTING PERIOD: JANUARY 2021 – MARCH 2021

OUR KEY DIRECTIONS



FOCUS ON THE COMMUNITY

Community engagement, plans of management, library service, health and well-being, services for all, accessible facilities, arts/culture and community safety.

MAINTAIN CHARACTER & MANAGE GROWTH

Maintain character, well-planned commercial/village centres, vibrant active public places, monitoring of environmental impacts.

MANAGE & PRESERVE THE ENVIRONMENT

Leader in sustainability, advocate for resource recovery, protect our natural environment and recognise Aboriginal culture.

MAKE GETTING AROUND EASIER

Asset management plans meet requirements, roads and footpaths are maintained, accessible/safe, school drop off zones are managed and cycle paths are linked.

LEADERSHIP & GOVERNANCE

Responsive IT systems, safe workplace, open and transparent, supported Councillors, continuous improvement, service standards to meet community need, financially sustainable and collaboration with government.



HOW TO READ THIS PLAN?

DELIVERY PROGRAM STRATEGY

The 4 year strategy

OPERATIONAL PLAN ACTION

The one year action to achieve the strategy

SOURCE DOCUMENT

The document which contains the detail that supports or substantiates the action

PROGRESS

50%

Percentage of completion rate

STATUS

Progressing – on schedule
Completed
Progressing – behind schedule

COMMENT

Detail/update about what has been achieved in the quarter

The Operational Plan is the point at which the key actions for the year are outlined. It accounts for where money is going to be allocated to and provides a clear picture to the community about what work will be done to achieve the 4 year Delivery Program.

PROGRESS ICONS

PROGRESSING – ON SCHEDULE

Project: Timeframe, scope & budget on track, 75% underway

Program: Service standards being achieved, 75% underway

Strategy: On track, 75% underway

Business case: Income/expenditure on track, 75% or higher achieved



PROGRESSING – BEHIND SCHEDULE

Project: Timeframe, scope & budget broadly underway, concerns addressed, no remedial action

Program: Service standards broadly being achieved, approx. 50% concerns being addressed and do not require remedial action

Strategy: actions broadly being achieved, approx. 50%, minor concerns are being addressed and do not require remedial action

Business case: Income/expenditure on track, approx. 50% achieved, no remedial action required



COMPLETED

Project: Timeframe, scope & budget on track, 100% achieved

Program: Service standards being achieved, 100% achieved or higher

Strategy: On track, 90% achieved higher

Business case: Income/expenditure on track, 100% achieved or higher



NOT PROGRESSING

Project: Timeframe, scope & budget not on track, Council direction is required

Program: Service standards cannot be met, Council direction is required

Strategy: Actions cannot be met, Council direction is required

Business case: Income/expenditure will not be achieved, Council direction is required



NOT DUE TO START



NOT UPDATED



LEADERSHIP & GOVERNANCE

1861
Proclamation of Hunters Hill

19
Number of community buildings

14,909
Approximate number of residents

1.2
Square kilometers of business land

Vision

Hunter's Hill Council is founded on active and engaged partnerships that foster a collaborative approach to leadership and governance.

Our major projects

- Completed Town Hall Upgrade to improve access
- eNewsletter growth - 10,000 subscribers
- Development of HR Management software
- IT systems upgrade to improve access and transparency, including improved website functionality

Themes include:

- Financial sustainability
- Workforce
- Councillors
- Advocating about regional & local issues

LEADERSHIP & GOVERNANCE - Delivery Program Actions

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Council's IT systems are responsive to the changing needs of our community	1.1.1	Upgrade communication interface including CRM system	Improvements have been made to various communication channels including Council email, phones and CRMS. Online requests have also been improved and will continue to be reviewed in line with Council service standards.		**IT Strategy**
	1.1.2	Continue to enhance website content and functionality	Councils website is being reviewed and updated on a regular basis. Some of the latest improvements including additional information available on the DA tracker and the ability to access all Council business papers from 2000 to date.		**IT Strategy, Community Engagement Policy**
	1.1.3	Investigate alternate options for a responsive HR/CSP management software solution	The development of the HR/CSP management software has been completed. The consultation phase has been completed and staff have been provided with a timetable for reviews. The Performance Review User Guide (instruction manual) has been completed and distributed. Performance reviews for the 2021-21 period will be completed using the new system.		Human Resources Plan
	1.1.4	Implement software and hardware solutions to allow for better communication and organisation of works staff	Testing is in the final stages and will go live in the last quarter of 2020-21.		**IT Strategy**
	1.1.5	Update IT strategy	The Digital and Customer Information Strategy has been developed. Actions from this strategy will be incorporated into the 2021-2022 Operational Plan.		IT Strategy

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Council provides a safe workplace and community facility	1.2.1	Upgrade Town Hall accommodation - include a staged implementation plan to meet disability/access requirements	All works have been completed, including preparatory works for the internal lift to ensure DDA compliance. The lift unit is on order and due to delivery in June/ July.		Community Strategic Plan
Council is recognised and respected as an open and transparent organisation	1.3.1	Engage our community in conversation and provide timely and accurate information including maximising social media, advertising, print and face-to-face engagement options	Recurrent action. We continue to deliver regular communication across all channels to maximise the reach of information.		Community Strategic Plan, Community Engagement Policy
	1.3.2	Council and Councillors abide by the Code of Conduct, Code of Meeting Practice and Local Government Act	Council and Councillors abide by the Code of Conduct, Code of Meeting Practice and Local Government Act. Councillor training opportunities have been provided.		Code of Conduct, Code of Meeting Practice and Local Government Act 1993
	1.3.3	Review, update and implement the Community Engagement Strategy and Communication Plan to reflect advocacy, transparency, communication and engagement	Implemented		Community Engagement Policy, Communications Policy
	1.3.4	Report quarterly to Council and the community on the progress of the Delivery Program, Operational Plan and associated Resourcing Strategy (LTFP, AMP's & Workforce Plan)	We are meeting our statutory obligations and are now reporting on our third quarter of the combined Delivery Program and Operational Plan in addition to the Resourcing Strategy. We are in the process of developing a new look Delivery Program and Operational Plan, which will be presented to Council in conjunction with the 2021-22 Resourcing Strategy in May 2021.		Integrated Planning and Reporting (IP&R) documents

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	1.3.5	Implement Audit Risk and Improved Committee (ARIC) recommendations	Two further audit recommendations were completed this quarter, with Council's Credit Card Policy being updated and the introduction of the Procurement Manual. Council's IT use and Record Management were also updated and finalised.		Long Term Financial Plan
	1.3.6	Enhance the communication data base to enable direct and timely communication with residents and key stakeholders	Database for weekly eNews has grown to 10000 from 1000, and the mailing lists have been merged to ensure ability to communicate.		Community Engagement Policy
Councillors are supported within a democratic governance framework	1.4.1	Provide professional development opportunities for Councillors	Councillors were provided with training opportunities in 2020. Bookings have been made for Councillors requesting training for the remainder of the term, leading up to the September 2021 elections		Community Strategic Plan
	1.4.2	Promote information sessions for prospective Councillors	A Local Government Elections page has been created on Council's website, containing key information, links and timelines for prospective Councillors. A Candidate Briefing for anyone interested in becoming a Councillor is scheduled in Hunters Hill on Thursday 27 May 2021. This is being promoted across our communications channels including website, social media and email newsletter and printed newsletter delivered to households.		Community Strategic Plan
There is a shared vision by Council and staff of continuous improvement	1.5.1	Council has an appropriately trained, skilled and supported workforce to ensure a consistent level of quality customer care (Workforce Plan)	Employees completed their performance reviews in August 2020. Individual training Plans have been developed and incorporated into Council's training program and budget. All staff development programs are linked to work plans and CSP objectives.		Workforce Management Plan
	1.5.2	Provide front line staff with training to better interface with customers	Customer Service have access to an e-learning platform that provides access to customer service and business etiquette training courses. CRM training plans have been updated and can be provided to all staff on request.		IT Strategy

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	1.5.3	Develop and implement initiatives that support and promote career development capability across the organisation	Staff are provided with various forms of development with the aim to increase capabilities. A learning and development plan has been developed for works staff training. Over the past 6-12 months depot staff have participated in WHS training, traffic control certification programs and training specific to individual requirements. Office staff have been provided with computer based training due to IT upgrades across Council. Staff are provided with opportunities to increase capabilities through participation in projects. Our Study Assistance scheme is currently being updated as an additional measure of support to staff who are interested in external studies to support career development. The Manager's and Professional group are provided with regular training and information sessions to help increase knowledge.		Workforce Management Plan
	1.5.4	Attract, retain and develop staff to meet current and future workforce needs	During this past quarter, following new talent have been recruited. • Director Service Delivery and Special Projects • Traffic Officer • Open Spaces Labourer • Governance and Legal Officer The recruitment program aligns to our Workforce Plan objectives of engaging talent with appropriate experience, skills, diversity and knowledge to meet the requirements of our workforce strategy and future needs. An update to our digital advertising is currently being undertaken.		Workforce Management Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	1.5.5	Review Workforce Management Plan	A draft Workforce Strategy and Plan is near completion. The Workforce Strategy considers current and future trends, the implications of pandemics (now and in the future), mobile solutions and flexible working strategies, current demographics and skills analysis based on future requirements. Our Workforce Action Plan has also been updated to reflect contemporary and future requirements.		Workforce Management Plan
Service standards are up-to-date and reflect community need	1.6.1	Review, develop, implement and monitor service standards and key performance indicators	Work has commenced on reviewing our existing service standards and developing a suite of key performance indicators (KPI's). Internal teams have commenced collaborating on the development of the KPI's.		Community Strategic Plan
	1.6.2	Council benchmarks its services to ensure they meet agreed standards	A draft set of service delivery standards have been completed and are currently being incorporated into the draft Customer Service Charter. The draft service levels are in line with industry standards.		Community Strategic Plan
	1.6.3	Assessment of asset utilisation by the Internal Audit Committee	The assessment of the asset utilization by the Internal Audit Committee was completed in 2020. The Digital Assets Management Plan has been completed by Assetic.		Internal Audit Plan
Council is financially sustainable	1.7.1	Provide timely financial information, advice and reports to Council, the community and staff including the Long-Term Financial Plan	Quarterly reports on Council's financial management are in line with Local Government Act requirements. Council's Long-Term Financial Plan continues to be reviewed as Council progresses with strategic planning processes.		Long Term Financial Plan
	1.7.2	Council develops commercial opportunities that generate alternate sources of income/revenue (e.g. property portfolio)	The draft Community Infrastructure Plan was exhibited in late 2020. the feedback received was analysed in January and presented to the Councillors annual strategy session in February. The feedback was considered by the Property Advisory Committee at its March meeting. The revised draft, taking into account community feedback and proposed next steps will be presented to Council in the next quarter.		Draft Community Infrastructure Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	1.7.3	Fees and charges will be reviewed annually	Fees and charges were reviewed. Changes, includes increases and introduction of new fees will be included in the FY2021/22 budget.		Delivery Program and Operational Plan
	1.7.4	Council's rating structure is reviewed to include the option of applying for a Special Rate Variation (SRV)	We are currently developing our 2021-2022 Delivery Program and Operational Plan. Financial scenario options have been developed and we will engage with our community for feedback as to whether Council needs to pursue a special variation by December 2021.		Community Strategic Plan, Long Term Financial Plan, Delivery Program and Operational Plan
	1.7.5	Council actively pursues external grant and partnership opportunities to progress CSP outcomes	Council continues to seek grant funding. Greening our City grant program from DPIE will be submitted in April. Your High Street application was submitted for Beautiful Boronia and an application for the Figtree Park project was submitted through the Public Spaces Legacy Program.		Community Strategic Plan
	1.7.6	Council to continue to explore opportunities and implement a program of shared services including the provision of a shared depot with Lane Cove Council	Council now has a shared rates function with Lane Cove and has transitioned to the shared depot arrangement.		Community Strategic Plan
Council collaborates with other agencies and all levels of government	1.8.1	Council continues its membership of NSROC	Council continues to be an active member of NSROC. The NSROC meeting proposed to be hosted in February was postponed until April. Over the past quarter the following submissions were made via NSROC: • Productivity Commission Right to Repair Inquiry • OLG LG Rating Reform draft Bill • DPIE COVID temporary measures		Community Strategic Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document

	1.8.2	Council advocates for the community in responding to local and regional issues	Council continues to advocate for the local community. In the last quarter this has included:
			• Submission to the City of Canada Bay on the proposed expansion of the Marina at Drummoyne
			• Submissions made via NSROC:
			  • Productivity Commission Right to Repair Inquiry
			  • OLG LG Rating Reform draft Bill
			  • DPIE COVID temporary measures
					Community Strategic Plan

	1.8.3	Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and trains station interchanges in peak and non-peak times e.g. Valencia Street Wharf to North Ryde North-West Metro train station.	We are working with Transport for NSW and have provided feedback on the Victoria Road Town Centre, that the parking along Victoria Road remain, no 24-hour clearway, and that access from Victoria Road through to rear of commercial properties be maintained.		Community Strategic Plan

MANAGE & PRESERVE OUR ENVIRONMENT

17km
Amount of foreshore

200
Plant species

300
Number of hours Bushcare Volunteers donated

11
Bushcare sites

Themes include:

- Bushcare & bushcare volunteers
- Sustainability
- Waste services
- Green & open space

Vision

Residents value our natural environment as an ecological aesthetic resource to be preserved for generations to come.

Our key programs & projects

- Fancy Flea Market
- Tree planting
- Reverse Vending Machine installation at Henley
- Bushfire Risk Management Plan public exhibition and adoption

MANAGE AND PRESERVE OUR ENVIRONMENT - Delivery Program Actions

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
A leader in sustainability by responding proactively to pressure facing our natural environment	2.1.1	Review the Environmental Management Plan and include sustainability, upcycling, community gardens, street library, tree scape, and energy efficiency	Council Adopted the Sustainability Action Plan for 2020-2021 at the March Council Meeting. A Sustainability Advisory Committee is being established and actions towards upcycling, community gardens and energy efficiencies including a Renewable Energy Target have been adopted. The projects highlighted in the plan are all underway and progressing.		Sustainability Action Plan
	2.1.2	Establish a Sustainability and Biodiversity Advisory Committee to address the quadruple bottom line and review areas such as water, tree canopy, energy management, air quality, waste and recycling	The Bushland Management Advisory Committee (BMAC) meets regularly and covers a range of bushland related topics. The Hunters Hill Biodiversity Conservation Strategy 2021-2026 has been finalised. The February BMAC meeting covered business arising from the Biodiversity Conservation Strategy, tree planting grant, significant tree register and gathering quantitative data about vegetation and tree canopy. The next meeting is scheduled for April 2021.		Community Strategic Plan
	2.1.3	Undertake a community led project in partnership with UNSW Circular Economy Network to bring together local champions to develop a project that is focused on diverting materials (e.g. textiles/ furniture) away from landfill and create new products that can be used in the local economy	Council continues to work with UNSW on innovative projects, through the Youth Summit in Feb 21 and the textile diversion project funded by the EPA.		Sustainability Action Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.1.4	Educate and demonstrate how the circular economy can work at a local and practical level with children and young people Demonstrate practical new technology to support the circular economy through creating a demonstration site for children to see how plastics can be treated to create filament for 3-D printing and then reused once the 3-D printed item is no longer required	A MOU was signed with UNSW's Smart Centre and projects addressing circularity continue in 2021 with support from the NSW EPA, NSROC and NSW Circular. Youth projects and a textile diversion research project are being scoped. Programs are being explored for The Yarn to utilise the 3D printer and the use of recycled filament.		Community Strategic Plan
	2.1.5	Deliver the project developed through the youth workshop in April 2020 to reduce litter and/or reducing waste to landfill.	The 2020 Youth Summit Projects, which were completed were finalised in November 2020. Riverside Girls High School students implemented a waste diversion project. Hunter's Hill High School students were connected with the Your Crew charity for potential further mental health awareness activities. A new Youth Summit was held in 2021 with 3 local high schools and 11 projects.		Community Strategic Plan
	2.1.6	Work through the Gladesville Chamber of Commerce to work with local cafes to reduce the reliance on take away cups by undertaking an education campaign by offering incentives	Huskee Swap have been engaged to work with approximately 15 local businesses. A letter of engagement has been drafted and cafes are being approached in April 2021. Communication of the project and intent will begin through April and council continues its partnership with Responsible Cafes for further awareness and engagement of sustainable business practices.		Community Strategic Plan
	2.1.7	Partner with Sustainable Salons to undertake pilot projects in Hunters Hill Village which will engage with local hair and beauty salons https://sustainablesalons.org/about-us/	This action forms part of a broader commercial sustainability focus. Sustainable salons are not being pursued but food waste and cafe waste is.		Sustainability Action Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.1.8	Promote the Garage sale trail across the community	Council has continued to run the Fancy Flea Market, hosting one in Feb 21, with the next to be held 8 May 21.		Community Strategic Plan
	2.1.9	Conduct resident talks to raise awareness and educate, in simple and practical measures, what residents can do to avoid / reduce waste generation.	Council has prepared a schedule of Village Talks to be held at The YARN, with two of the monthly discussions to focus on Sustainability. Each newsletter has a sustainability tip. A mural was commissioned to encourage community pride and minimise waste in a problem site near Cowell Street.		Community Strategic Plan
Council validates the benefits of sustainable living and supports advanced approaches to resource recovery	2.2.1	Create strong partnerships with our community to support innovative attitudes to sustainable lifestyles, waste minimisation and increase reuse and recycling opportunities	A motion to establish a Sustainability Advisory committee has been adopted by Council at the February meeting, expressions of interest have been gathered from the community. This committee with be managing a community swap hub and the solar my schools actions of the Sustainability Action Plan. In other community engagement activities, the second year of the Youth Summit has continued, the third Fancy Flea Market and the Yarn waste wall space has opened and is operational.		Community Strategic Plan, Sustainability Action Plan
	2.2.2	Undertake education programs aimed at decreasing waste to landfill for residents, schools, businesses and staff	We've partnered with Ecobel to support their program to create an education and social paddling group from the Collingwood Boatsheds. Through the Better Waste Recycling Levy, we've helped purchase three paddle boards, designed and manufactured a waste container and funded the first 12 months rent on the RMS boat shed, near Woolwich Baths. Local students and residents will be invited to paddle and collect waste from the river regularly. Ecobel is now establishing a mangrove nursery and program for planting in Spring 2021. A reverse vending machine was installed and promoted at The Henley Community Centre. The internal saplings have had some good success and continue to work on achieving targets. Out in the community, we are working with the schools and students to develop their waste reduction strategies.		Community Strategic Plan, Sustainability Action Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.2.3	Promote opportunities and assistance for residents and business to access funding and grants that will assist them in making sustainable choices	Community grants program run by Council was launched with a number of projects focused on sustainability.		Community Strategic Plan
	2.2.4	Ensure waste collection service meets community expectations in terms of accessibility, ease and frequency	Our Waste Contract Coordinator (WCC) continues to ensure compliance with the waste contractor including daily updates and monthly meetings and responds to community inquiries regarding waste on a daily basis.		Community Strategic Plan
	2.2.5	Maximise water efficiency and recycling through water sensitive urban design, capturing stormwater, encouraging substitution of potable water with alternative supply and improving water usage behaviour	Quarterly reviews have continued with Azility to monitor water usage a benchmark for the water usage across our facilities and develop a strategy moving forward to minimise impacts.		Community Strategic Plan
	2.2.6	Monitor and maintain stormwater assets	Council had previously allocated $20,000 from the LRCI grant funding to use on CCTV to obtain more data and to ensure we are maintaining our assets. The project is progressing with 70% of the grant funding being spent.		Asset Management Plans
	2.2.7	Support and encourage groups undertaking community garden projects	We are providing ongoing support to the Happy Hens at the Henley Community Centre and partnering with the Hens to plant herbs in the planter boxes in the commercial area of Victoria Road, Gladesville. We are supporting a local scout group to create accessible and mobile garden beds from discarded dinghies. In addition, we are currently reviewing draft community gardens and verge gardens policies and on-line forms as well as meeting with interested community members and groups for their feedback before finalising them. These policies will be reported to Council in the first half of 2021.		Community Strategic Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.2.8	Develop and implement strategies to improve the public domain in line with sustainable practices and community expectations e.g. LED street light program for energy efficiency, e-car technology, biodiversity.	LED lighting upgrades are installed at town Hall and street lighting upgrades are over 60% complete. The electric vehicle fleet is now in place and a plan for transition to green power is in place as per the Sustainability Action Plan. Quarterly reviews with Azility continue to Manipur consumption. Business cases for LED upgrades of 5 other council facilities are being completed.		Sustainability Action Plan
	2.2.9	Complete tender for waste collection	The tender for waste, recycling and green waste collection and processing has recently closed with URM and SUEZ being the successful applicants. The new contracts have commenced and expire after 7 years with a total of 3 years of extensions. We worked closely with the consultant during the tender process to ensure stronger KPIs were placed upon the contractors for a better service to the community.		Community Strategic Plan
Our natural environment is protected, and enhanced for future generations	2.3.01	Encourage and support active community participation in local environmental projects and events	Bushcare volunteers, corporate volunteers, local schools and scout groups are involved in local environmental projects. Bushcare groups continued working bees in this quarter at 11 bushcare sites. A corporate volunteer group NBN Co uncovered a heritage garden and planted 30 native plants in a demonstration garden to showcase the native plants of Kelly's Bush on 25 February 2021. We held a Clean Up Australia Day event at Gladesville Reserve including a local scout group and collected 16 bags mixed waste materials and 4 bags of recyclable containers/bottles. Clean Up Australia Day events were also held by community members at Riverglade Reserve, Woolwich Baths and Boronia Park. We are also supporting St Joseph's College and Riverside Girls High undertaking environmental projects i.e. establishing a native bee garden, oyster rehabilitation project in Tarban Creek and bush tucker and habitat planting projects.		Community Strategic Plan, draft Biodiversity Conservation Strategy 2020

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.3.02	Manage, protect and rehabilitate damaged and fragmented natural areas	Contractors and Council staff undertook bush regeneration at: a. Boronia Park b. Buffalo Creek Reserve c. Riverglade and Tarban Creek Reserve d. Gladesville Reserve and Betts Park e. Kelly's Bush f. Ferdinand St Reserve g. Mornington Reserve h. Murray Prior Reserve i. Woolwich Baths j. St Johns Park k. Bedlam Bay We continued the Department of Planning, Industry and Environment grant project: habitat restoration along the lower Parramatta River - Stage 2. 2.5 hectares of primary and secondary weeding has been completed so far. A further 300 native plants will be planted in Gladesville Reserve at a community event held in April 2021.In addition approximately 800 native plants will be planted in Boronia Park to extend the critically endangered Sydney Turpentine Ironbark Forest in April 2021 by a corporate volunteer group. Site preparation has been completed this quarter.		Community Strategic Plan, draft Biodiversity Conservation Strategy; Boronia Park PoM, Estuary Vegetation Rehabilitation Plans for various bushland reserves
	2.3.03	Protect the diversity of flora, fauna and ecological communities	Bushcare volunteers, contractors and Council staff have undertaken bush regeneration at 11 sites across the Hunters Hill local government area. In addition, Stage 2 of a sediment management project to protect and enhance coastal saltmarsh and mangroves in Tarban Creek continues following excellent recruitment of saltmarsh species after stage 1 works. We are also working through the management actions levels of the Tarban Creek Flying-fox Camp Management Plan.		Community Strategic Plan, draft Biodiversity Conservation Strategy; Estuary Vegetation Rehabilitation Plans for various bushland reserves.

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.3.04	Ensure that future land use planning and management enhances and protects biodiversity and natural heritage	Our Local Strategic Planning Statement incorporates land use planning and management and the Local Environment Plan and Development Control Plan also provide for protection of biodiversity and natural heritage. In addition, the Boronia Park Plan of Management, Riverglade Reserve Plan of Management, draft Henley Precinct and generic Plan of Management and Biodiversity Conservation Strategy 2021-2026 outline management actions that enhance and protect biodiversity and natural heritage in bushland reserves.		Local Strategic Planning Statement, LEP, DCP, (draft) PoMs and draft Biodiversity Conservation Strategy
	2.3.05	Improve environmental monitoring and reporting	We continue to monitor and report to government bodies on environmental issues such as weed inspection and activity reporting to the Department of Primary Industry, vertebrate pest species monitoring and Council, Crown Land and grant reports.		Greater Sydney Regional Strategic Weed Management Plan 2019; Greater Sydney Regional Strategic Pest Animal Management Plan 2018-23
	2.3.06	Implement effective weed control programs including track maintenance	Bushcare volunteers, contractors and Council staff are undertaking bush regeneration in accordance with a work plan in the majority of Council's bushland reserves. We have commenced Crown Land weed control funding to implement the Boronia Park and Riverglade Reserve PoMs this quarter. In addition, Council outdoor staff have completed track maintenance at Betts Park and Boronia Park.		Greater Sydney Regional Strategic Weed Management Plan 2019; Estuary Vegetation Rehabilitation Plans for various bushland reserves
	2.3.07	Carry out hazard reduction activities as outlined in the Bushfire Risk Management Plan	The Hunters Hill, Lane Cove, Parramatta and Ryde Bush Fire Risk Management Plan 2019-24 was signed off by the Bushfire Risk Management Committee at the meeting held on 10 February 2021. In addition, Fire and Rescue NSW still include potential hazard reduction burns at Boronia Park (adjoining High Street) and Buffalo Creek Reserve (adjoining properties along Barons Crescent) on their hazard reduction works program for this year.		Bushfire Risk Management Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.3.08	Tree Preservation Orders are managed through the Development Application (DA) process	We are continuing to effectively manage Tree Preservation Orders. We are currently reviewing statistics relating to applications to understand trends and plan for retention of native species.		Community Strategic Plan
	2.3.09	Maintain and improve the local tree canopy	As part of grant funding from LRCI stage2. $167K has been allocated for a street planting program, which includes: 1. Removal of high-risk trees that were identified in a recent audit. 2. Street planting, which will commence once the online survey closes at the end of March. 3. Street tree register (if within the allowable budget).		Community Strategic Plan
	2.3.10	Improve the protection of foreshores	There are protection and criteria within our LEP and DCP Controls, including State policies protecting our foreshores and waterways. We are working with the Parramatta River Catchment group on a continual basis to ensure that our waterways and foreshores are protected, maintained and managed in the best interests of our local community		Community Strategic Plan
	2.3.11	Protect and monitor waterways and improve water quality	We inspect and maintain stormwater assets on a regular basis and we are an active participant in the Parramatta River Catchment Groups (PRCG) stormwater sub-committee. This committee commissioned the "strategic and statutory planning review to create our living river, Parramatta River Masterplan step 4- final recommendations paper" in February. The PRCG also has compliance and education programs, which we are actively involved in, such as 'Get the Site Right' a compliance program targeting sediment and erosion control on building sites, (blitz month of May) and 'RiverAware' (now known as Love Your Waterways), a residential stormwater education program. In addition, Riverwatch is conducting water quality monitoring at a proposed new swim site at Bedlam Bay. We have applied for a coastal/estuary grant to conduct sediment and water testing at this site and have prepared a business case for the proposal.		DUBA, BUDU, BARRA: Ten steps to a Living River - the Parramatta River Master Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.3.12	Manage and maintain parks and reserves	We are continuing with maintaining parks and reserves as to resident expectations, which includes, playing field maintenance, coordinating change of season between winter and summer sports, light bookings on playing fields, line marking, field maintenance, cleaning of facilities, toilets, sporting facilities, parks, playgrounds, pruning trees and bushes. This is in addition to working with all sporting clubs and organisations.		
	2.3.13	Complete a State of Environment Report to be included in the Annual Report in the year in which an ordinary local government election is held	The State of the Environment Report is due to be completed in 2021. We are continuing to collate data to include in the report and have provided information in the 2019-2020 Annual Report.		Integrated Planning & Reporting Guidelines
	2.3.14	Continue to support the bushland working groups to optimise protection and rehabilitation of damaged locations by clearing or weed infestation	11 bushcare groups, corporate volunteering groups, and local scout groups are supervised and provided with all tools, equipment and onsite training required to work in bushland reserves. Bushcare volunteers average around 300 hours per quarter. Corporate and scout groups that haven't been working regularly during COVID-19 restrictions have now recommenced interest in participating in bushland projects. Hunters Hill High School will promote the bushcare program to Duke of Edinburgh students next quarter. In addition, four bush regeneration contractors work once a month in the majority of Councils bushland reserves.		Community Strategic Plan; draft Biodiversity Conservation Strategy 2020
	2.3.15	Undertake rehabilitation of damaged bushland with appropriate species	There is a regular program of planting native species indigenous to the local bushland reserve. Around 1,500 native species are planted each year. Native plants are propagated by contract nurseries using propagation material collected in local bushland reserves. Our recent focus has been planting as part of the Department of Primary Industries and Environment Habitat Restoration Project along the lower Parramatta River, which aims to connect fragmented reserves, from Clarkes Point to Bedlam Bay. In addition, the critically endangered Sydney Turpentine Ironbark Forest will be extended in Boronia Park this April. Site preparation has been completed this quarter.		Community Strategic Plan; draft Biodiversity Conservation Strategy

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.3.16	Promote existing bushland walking tracks and investigate opportunities for other walking tracks in bushland	Bushland walking tracks in the local government area are promoted primarily on Council's website, local events and festivals and social media. We are currently investigating a proposed walking track through Gladesville Reserve linking the Huntleys Point ferry wharf to the Happy Hens community garden at Henley.		North District Plan 2018, Plans of Management
	2.3.17	Review and develop the significant tree register to ensure important trees are identified and protected	New nominations for trees to be added to the Significant Tree Register will be collated, stored and then assessed in 2022. a recent tree canopy was done in 2019-2020 for 80 problem trees and now has been completed		Significant Tree Register
	2.3.18	Review current street tree planting practice and prepare Street Tree Planting Policy	Street tree requests and replacement plantings will be added to an annual list and are to be planted in the Autumn months to help them establish in the cooler climate. Review and research is currently underway to review Street Tree Planting Policy. This will be done as part of the LRCI grant funding program.		Street Tree Planting Policy
	2.3.19	Review parklands to identify suitable locations to be replanted with natives to assist habitat (e.g. such as small brown birds)	We continue to review open space areas to identify suitable locations that can be planted out with natives to increase flora and fauna habitat.		Community Strategic Plan, Plans of Management
	2.3.20	Undertake education and awareness activities to promote the planting of trees in residential backyards to support bird and fauna corridors	Planting fauna habitat in residential backyards has been promoted via events/festivals, and biodiversity corridor grant projects over many years. There have been specific programs funded by Local Land Services, including a door knocking weed education awareness program along Barons Crescent. We have, in conjunction with City of Ryde, produced a 'Habitat-friendly Gardens' brochure and webpage on Council's website. We also work closely with Habitat Network, a local conservation organisation whose key focus is to promote fauna habitat and biodiversity corridors. In addition, we promoted and was actively involved in Birdlife Australia's Aussie Bird Backyard Count in October which we received the Hunter Hill LGA data in February 2021 (which will be promoted on Councils website).		Community Strategic Plan; draft Biodiversity Conservation Strategy 2020

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	2.3.21	Continue to seek grant funding to support Council's objectives in relation to managing and preserving our environment	We have successfully applied for a number of Crown Land and DPIE grants including the Greening Our City grant to plant 50 mature trees in Riverglade Reserve along the shared pathway and proposed playground site. We are currently waiting on a DPIE coastal/estuary grant for sediment testing at the proposed Bedlam Bay swim site and heritage grant to upgrade the main walking track in Kelly's Bush. In addition, we applied for a NSW Environmental Trust Restoration and Rehabilitation Grant to implement priority actions in the recently prepared Biodiversity Conservation Strategy 2021-2026.		Community Strategic Plan
Council recognises Aboriginal cultural connections and heritage	2.4.1	Work with other agencies to protect local Aboriginal assets	Council staff have been liaising with Department of Planning Industry and Environment, Indigenous organisations, bushcare groups and the Hunters Hill Trust to assess and protect local Indigenous sites. The Parramatta River Catchment Group successfully received a Metropolitan Greenspace grant application Designing with Country project. The purpose of the project is to bring to life the connection between Aboriginal culture and the waterways and land in the Parramatta River Catchment through appropriate design and interpretation elements for the broader community to understand and enjoy. This project will commence in April 2021.		Community Strategic Plan
	2.4.2	Council appoints a Native Title Manager as required by the revised NSW Crown Land Act	We have appointed a Native Title Manager.		Crown Land Act

MAKE GETTING AROUND EASIER

70km
Amount of road network

2km
Amount of regional roads

87km
Amount of footpath & cycleway network

3
Ferry wharfs

Themes include:

- Roads, footpaths & cycleways
- Asset Management Plans
- School safety zones
- Parking

Vision

Various modes of transport that are accessible and connected play a major role in keeping our area linked to work, leisure, education and a healthy lifestyle. A community that can move around easily is essential to the overall prosperity and sustainability of the local government area.

Our key programs & projects

- Woolwich Baths handrail upgrade and installation of CCTV
- Pedestrian Access & Mobility Plan initiatives
- Worked with local schools to improve drop off and pick up zone safety
- Installation of crash bollards – Gladesville and Ryde Road intersection

MAKE GETTING AROUND EASIER Delivery Program Actions

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Asset Management Plans meet community and legislative guidelines	3.1.1	Review Asset Management Plans and include prioritised maintenance schedules and standards	Finalising final workshop for Councillors to adopt levels of service for all asset classes.		Digital Asset Management Plans
	3.1.2	Review Hunters Hill Flood Study, to develop flood and stormwater controls and policy for development activities and Council works, so development contributes to infrastructure provision for increased population needs and the environment in a timely way	As a result of the Council resolution on 9 June 2020 to defer endorsement of the Hunters Hill Local Government Area Flood Study, the flood study consultant has prepared an addendum to the draft flood study which analyses public submissions and assesses the modelling and criteria used. Council successfully sought a variation from DPIE for the flood study consultant to undertake this review. In addition, Council has applied for a DPIE grant to undertake stage 2 Floodplain Risk Management Study & Plan and will be notified later this year if successful. There will be a further report to Council.		Draft Flood Study
	3.1.3	Develop flood and storm water controls for development and DCP amended	The grant application for the Floodplain Risk Management Study and Plan has been submitted to the Department of Planning, Industry and Environment.		Draft Flood study, DCP, LEP
	3.1.4	Develop flood and storm water controls for council works and Council policies, practices, standards updated and adopted	We engaged GRC Hydro Pty Ltd to undertake the Flood Study. Stage 1 has been completed.		Draft Flood Study

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Roads are well maintained	3.2.1	Council constructs and maintains accessible and safe roads	The capital works program for roads has commenced and is progressing well. The following projects have been completed: 1. Pittwater Rd stage 1 2. Pittwater Rd stage 2 3. Alexandra St resheeting 4. Gaza Ave 5. Flagstaff St 6. Tarban St 7. Kelly St Upcoming projects: 1. High St 2. Patch works and crack sealing for regional roads Completed projects as part of stage 2 LRCI: 1. Yerton Ave 2. Muirbank Ave		Capital Works Program

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Footpaths are accessible, safe and connected	3.3.1	Council plans, designs, constructs and maintains accessible and safe infrastructure for people to walk	The capital works program for our footpaths has commenced. The following projects have been completed: 1. Mark St (Ryde Rd to Mary St) 2. Mary St (Loop section south to north) 3. D'Aram St (North Pde to Madeline St) 4. Mary St (Gladesville to John St) 5. Park Rd (Ryde Rd to Princes St) 6. Ferry St (Foss St to Toocooya Rd) 7. Alexandra St (Alexandra St Wharf) 8. Joubert St (Martin to end of road) 9. Cowell St (Victoria Rd to Flagstaff) 10. Victoria Rd (Junction to Batemans) 11. Victoria Rd (Massey to Cowell) Completed projects as part of LRCI: 1. Ady St 2. Browns Lane 3. Huntleys Point Rd 4. Joubert St 5. Madeline St 6. Martin St 7. Mount St 8. Victoria Rd 9. View St		Capital Works Program
Council has a network of safe and linked cycle paths	3.4.1	Finalise and commence implementation of the Hunters Hill Cycle Plan to ensure cycle paths are well designed to meet infrastructure needs	Council adopted the Hunters Hill Bike Plan in March 2021.		Draft Hunters Hill Cycle Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	3.4.2	Prepare an active transport plan to support improved connections to local centres and public transport nodes (ferries and buses) and throughout Hunters Hill for recreation, health and wellbeing	The results of the Getting Around survey were reviewed by an internal working group and a report will be shared with the leadership team for consideration.		Active Transport Plan
Road congestion and traffic safety is improved	3.5.1	Review Traffic Management Plans to identify areas that require intervention (e.g. traffic calming)	Areas that require intervention are generally raised by the community and as required, any proposal considered at the Local Area Traffic Committee. Other interventions arise with construction and are assessed via Construction Traffic Management Plan (CTMP). 1. Alexandra Street/Mount Street proposed channelisation has been deferred pending further consultation, investigation and design. 2. Advanced Zig Zag marking installed on the approach to Mary Street crossing and to be considered for other crossing. Pedestrian crossing sign renewed at Alexandra Street crossing and the north sign re-positioned closer to edge of pavement to increase visibility. 3. An allocation of $24,000 will be considered from the 2021/22 budget to undertake a local area traffic study for Prince Edward Street and Manning Road. 4.Request for Fee proposals are underway for a traffic assessment of the Boronia Local Area to address speed and traffic volumes. 5.Installation of a speed hump and new pavement have been undertaken on the access road off Crown Street leading to Henley community centre and Riverside Preschool to facilitate reduce speeds in the area. 6.Numerous CTMP's have been considered to manage construction vehicles and includes the installation of Work Zones and/or 'No Stopping' zones to facilitate the egress and ingress of construction vehicles to a site.		Traffic Management Plans

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	3.5.2	Council advocates on behalf of the community to the State Govt for local traffic solutions and grant funding	We continue to source funding from the State Government as well as work with the Transport for NSW to provide funding and solutions to local traffic issues, including work on Manning Road with the removal of the raised threshold and replacement with a refuge with speed cushions on the northern approach to improve pedestrian/cyclist safety. Funds have been allocated from the Local Roads Community Infrastructure (phase 2 grant).		Local Traffic Management Plans
	3.5.3	Deliver targeted education programs to encourage the community to make better road safety and transport choices	Our targeted programs that are delivered on behalf of TfNSW have included and continue with the following Child Restraint Checking Voucher Program allowing local residents to have their child car seats fitted, checked, or adjusted by an authorised restraint checker. School newsletters are emailed to local schools each term for distribution to their parent/carer community. Newsletters focus on reminding parents and carers of best, and safest, practices in school zones as well as the necessity to model good driving and pedestrian behaviour. A Graduated Licensing Scheme workshop was delivered via Zoom to parents/carers currently teaching a learner driver to drive. Plan B resources were distributed to clubs, pubs, and bottle stores in the LGA. Plan B reminds the public that they need to have a Plan B when out drinking. Council's website is regularly updated with relevant road safety material to remind people about their responsibility on our roads		Community Strategic Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Schools are supported through the provision of safe drop off and pick-up zones	3.6.1	Identify and prioritise school zones where traffic and safety management are required	we continue to investigate school drop off zones by ensuring signs and lines and are maintained and also investigate any issues or requests as they arise. A half hour parking zone before and after school on Pittwater Road adjacent to the school to facilitate pick up will be installed shortly. The Bus zone on Mark Street adjacent to Villa Maria has been extended to the required length to facilitate bus movements and traffic flow. Crossing sign at Alexandra Street been modified and moved to improve visibility.		Community Strategic Plan
	3.6.2	Liaise with the School Principals Committee to exchange and identify any traffic safety concerns	Meeting held with the school principals in Feb 21.		Community Strategic Plan
Parking will support the needs of our community	3.7.1	Develop parking management plans in commercial, village and public transport zones	We are currently working on the Community Engagement Platform to provide a user-friendly platform for the community to apply for permits and to streamline Council processes. General parking requirements are investigated and any proposed changes continue to be considered at the Local Traffic Committee, prior to resolution		Woolwich Resident Parking Scheme, Clarkes Point Reserve Parking Scheme, Hunters Hill Parking Strategy
	3.7.2	Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents, user groups and visitors e.g. Woolwich Docks and Parklands, e-car technology	The Hunters Hill Parking Strategy is currently being implemented.		Hunters Hill Parking Strategy
	3.7.3	Review off-street car parking requirements for new developments adjacent to public transport nodes to inform amendment to DCP	To support parking objectives at Gladesville Shopping Village a free parking agreement has been implemented for the privately owned Cowell Street Parking area to ensure compliance and parking turn over to meet parking demands of the area		Community Strategic Plan

MAINTAIN CHARACTER & MANAGE GROWTH PLANNING

515
Heritage items

7
Heritage conservation areas

1
Major commercial area

2
Village centres

Themes include:

- Planning & heritage controls
- Draft Housing Strategy
- Compliance
- Public places

Vision

Hunter's Hill Council is a champion in heritage conservation. The Hunters Hill local government area is preserved in history, heritage and character. Residents feel strongly about maintaining the look and feel of Hunters Hill and are committed to retaining the existing visual amenity. Our lifestyle is matched by our desire to retain the beauty of our garden suburb.

Our key programs & projects

- Draft Gladesville Masterplan
- Draft Housing Strategy
- Implementing E-planning
- Reduction in DA processing times
- Partnering with Transport for NSW, City of Ryde, Sydney Harbour Trust, RMS

MAINTAIN CHARACTER AND MANAGE GROWTH PLANNING Delivery Program Actions

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Maintain the character and amenity of Hunters Hill	4.1.1	Complete and implement heritage conservation and non-heritage area character statements	Paul Davies, heritage consultant, has been engaged to prepare the character statements and statement of significance for the HCAs.		Character Statements
	4.1.2	Prepare and review strategic land use strategies, policies and plans, such as the LEP and DCP	The studies that will inform the review and update of the LEP and DCP have been finalised and are being incorporated into the documents.		LEP, DCP
	4.1.3	Provide quality technical heritage advice to residents, developers, DCU, and the Land and Environment Court	We provide advice and consult with applicants/residents on the heritage conservation provisions in addition to encouraging a best-practice approach to development and the importance on heritage conservation at the weekly preliminary development application meetings. We also provide advice to applicants/residents at Conservation Advisory Panel meetings about heritage provisions to ensure matters that are considered by the Land & Environment Court address the importance of heritage conservation within the Hunters Hill LEP and Hunters Hill DCP.		DCP, LEP, Burra Charter, Community Strategic Plan
	4.1.4	Update the DA tracker on Council's website to encourage residents to self-manage progress of their DA's	The DA tracker provides access to a list of all Development Applications and Complying Development Certificates lodged after 01 January 1998. Notification plans have been published for all Development Applications submitted after 01 January 2020.		LEP, DCP
	4.1.5	All building work complies with Council regulations	We have undertaken building inspections, reviewed and assessed Building Information Certificates, determined development applications and provided building and health referral comments and conducted a fire safety audit and drill.		LEP, DCP, Conditions of Consent

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.1.6	Prepare Statement of Heritage Significance for the Heritage Conservation Areas to reinforce the heritage values of Hunters Hill and support the heritage conservation provisions of the North District Plan and Hunters Hill LEP and LEP Review	A project scope and methodology was prepared in 2020 for Character Statements for our conservation areas and Character Statements for the non-heritage conservation areas. The project has commenced and the heritage consultant has provided a draft document for review.		DCP, LEP, Burra Charter, Community Strategic Plan
	4.1.7	Review and amend the Hunters Hill DCP to: · clarify and reinforce development controls addressing the garden-suburb concept, view scapes and character statements, which support the rich character and sense of place in Hunters Hill LGA · Provide development controls to address the new waste management requirements of the NSW EPA. · Incorporate provisions for any tree removal to be replaced with suitable tree species.	Supporting project work is underway on the DCP review including; Gladesville Master Plan Review and the Heritage chapter review, with the commencement of the heritage character statements projects.		LSPS, DCP, Gladesville Masterplan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.1.8	Commence review of LEP and DCP's in line with State Government timelines and requirements	We are working with internal teams of Council, particularly those Council Officers working on stormwater projects and the Flood Study to contribute to the LEP and DCP Review. We have also included important information from the Gladesville Masterplan and Town Centre Place Project, Heritage Program Review, Heritage Character Statements and Housing Strategy.		DCP, LEP
	4.1.9	Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village	The consultant GMU will be undertaking further work on the Gladesville Masterplan over the coming months following the expanded Gladesville Masterplan Brief Synopsis, which was presented to Councillors in February 2021.		LSPS, Gladesville Masterplan, Hunters Hill Village Masterplan
	4.1.10	Prepare Neighbourhood Character Statement for lands not part of a conservation area, to reinforce the garden-suburb values of Hunters Hill and support the local character provisions of Hunters Hill LEP and the LEP Review	The preparation of Neighbourhood Character Statements is progressing and will be completed in the next quarter.		LEP, DCP
	4.1.11	Prepare Heritage Inventory Sheets	This project will commence in the first quarter of 2021.		Community Strategic Plan
	4.1.12	Review Heritage Program and update heritage planning documents and resources, to ensure best-practice heritage management approach is in place to support the District Plan and Hunters Hill LEP and support the LSPS vision	Council's Heritage Advisor is reviewing our Heritage Character Statements, and will include the review of our Heritage Inventory Sheets in 2022. This information will then roll into our heritage planning documents and resources and be promoted community wide.		Community Strategic Plan, Heritage Character Statements

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.1.13	Host an event in Heritage Week 2021	We prepared a future plan/use for the Orchard at Vienna Cottage for promotion of reactivation, an action plan and a feasibly Plan has been proposed and provided to Service Delivery. Also, we are hosting an information evening for all to attend on "What do you need to know before renovating your House" this event to be held in May 2021		Community Strategic Plan
	4.1.14	Prepare a Housing Strategy, to identify preferred localities, yield potential and preferred building design and form for new development, while being compatible with the character, heritage and visual setting of Hunter Hill. Strategy to address housing supply target by 2040, including: · investigate ageing and disability housing needs, to support ageing in place and community health and wellbeing outcomes. · investigate affordable housing needs and develop a target for the provision of this housing in conjunction with any new housing development · work with NSW Government, to deliver a housing, community, cultural and recreational solution for the former Gladesville Hospital site	The Local Housing Strategy will be presented to Council in April 2021.		Housing Strategy, LSPS, DCP, LEP

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
Council has well planned commercial areas, village centres and neighbourhoods	4.2.01	Apply design in excellence planning controls that protect the residential character of Hunters Hill	When the Gladesville Master Plan and the Housing Strategy have been finalised and we commence with the review of the Local Environmental Plan (LEP), the inclusion of good design in excellence planning controls to protect the residential character of Hunters Hill will be formulated similar to the draft clause that was proposed with the previous Planning Proposal for the GSV site.		Gladesville Masterplan, draft Housing Strategy, LEP, DCP, Community Strategic Plan
	4.2.02	Place based projects will be completed for Gladesville and Boronia Park			
	4.2.03	Review and update the Gladesville Master Plan	The Gladesville Masterplan has been updated and reviewed and was presented to Councillors on 4 February 2021 Councillor Workshop. The consultant is revising the Masterplan to include Councillor feedback.		Gladesville Master Plan, LEP, DCP
	4.2.04	Develop and implement a commercial centre/village centre improvement program	Along with Gladesville Chamber of Commerce and City of Ryde, our Love Gladesville partnership delivered the Magic on Massey laneway activation across several weeks in late March 2021. Communication with the community continues around the development of the Gladesville Town Centre, and the Community and Sports Facility at Boronia Park. Placemaking campaigns continue for Gorgeous Garibaldi and Beautiful Boronia. Village Talks pop-ups are ongoing.		Community Strategic Plan
	4.2.04	Engage with the local community and City of Ryde in communicating actions arising out of the Gladesville Master Plan			Gladesville Master Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.2.05	Developments include a mix use of housing, shops and commercial facilities	The completion of the Gladesville Master Plan, draft Housing Strategy, LEP and DCP reviews in addition to the draft Community Infrastructure Plan will provide a platform to ensure that developments meet planning control standards as well as include a mix of uses that meet community need.		Gladesville Masterplan, draft Housing Strategy, LEP, DCP, Community Strategic Plan
	4.2.06	Educate the community and key stakeholders about the importance of referencing key planning documents such as the Burra Charter	Educational briefing for Councillors were completed in the last quarter. The website has been updated to state that applicants must include an assessment of significance for DAs for heritage items.		Burra Charter
	4.2.07	Prepare a local or district housing strategy that addresses the delivery of a housing supply target of 150 by 2021	A draft Local Housing Strategy was completed in December 2020. Council adopted the draft Housing Strategy for exhibition and the 36 submissions received were considered. In preparation of the study we initiated discussions with the Department of Planning, Industry and Environment (DPIE) to understand the Department's involvement in the process (July-August, 2020) were they raised that a new "health check" step in the overall strategy process has been introduced to achieve DPIE endorsement, after Council's adoption of the strategy.		Community Strategic Plan, Draft Housing Strategy
	4.2.08	Continue to advocate to improve foreshore access and boating facilities	Council via participation in the Parramatta River Catchment Group advocates to improve foreshore access along the Parramatta River. In addition, the long-term objectives of the proposed new swim site at Bedlam Bay are to increase public access to Parramatta River Regional Park and provide recreational opportunities for the local community.		DUBA, BUDU, BARRA: Ten steps to a Living River - The Parramatta River Masterplan
	4.2.09	Review and administer the Section 7.12 Plan and implement any recommended outcomes	The Section 7.12 Plan has been formally adopted and implementation has commenced.		Section 7.12 Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.2.10	Encourage commercial development that is easily accessible by walking, riding, driving or public transport	As part of the Gladesville Masterplan review, capacity for additional traffic and carparking in the area, as well as accessibility and transport provisions were included and will also be considered as part of the Hunters Hill DCP review.		Gladesville Masterplan, Hunters Hill DCP
	4.2.11	Complete Masterplan for the Commercial Core of Gladesville, to support and focus growth on the Town centre	The Gladesville Masterplan traffic study was completed in the last quarter and was provided to GMU Urban Design and Architecture. GMU are now considering the results of the economic work and traffic work to bring it all together to present the best-case urban design options to progress the Gladesville Town Centre in line with the LSPS. Councillors feedback from the February Councillor Workshop is also being included and will be brought back to Council for consideration.		Gladesville Masterplan, Community Strategic Plan
	4.2.12	Work with City of Ryde Council, Transport for NSW and Department of Planning, to deliver the City Servicing Transport Corridor along Victoria Road, Gladesville, while addressing transport and parking needs for Gladesville Town Centre in a timely way	The City of Ryde were briefed on the Gladesville Masterplan in September 2020. This included discussion around transport corridors and parking needs. We have continued discussions with Transport for NSW and will work with all NSW State agencies throughout 2021 to ensure traffic and parking along the Victoria Road corridor meet the needs of our community.		

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.2.13	Work with Transport for NSW and Sydney Harbour Federation Trust, to improve the delivery of community infrastructure and programs for residents and visitors (e.g. Clarkes Point Reserve, boating facilities), including participate on steering committees and working groups	We have established regular dialogue with both Transport for NSW and the Sydney Harbour Trust to understand any proposed changes to existing transport and service routes and to continue to advocate for facilities that meet the needs of our local community.		Community Strategic Plan
Public Places are vibrant and active	4.3.1	Ensure that new and existing voluntary planning agreements contain provisions for vibrant and active public places where applicable	We have a policy for accepting new voluntary planning agreements which allows us to accept an agreement with the intent of establishing and/or creating vibrant public places for community benefit. No proposals have been received at this stage.		Community Strategic Plan
	4.3.2	Maintain public places to ensure they are clean and attractive	Public places are being cleaned and maintained on a regular basis. We are upgrading gardening beds, planting new plants and mulching areas on an ongoing basis keeping under budget, also cleaning playgrounds, sporting fields, toilets, water ways, fishing locations, equipment, street sweeping with the mechanical sweeper, using Ryde council as a contractor to clean the footpaths along Victoria Road, contractor regularly removing graffiti and cleaning BBQs. we are working above and beyond our duties We have kept to a standard that all residents accept and will keep the area to these standards.		Community Strategic Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.3.3	Ensure public spaces provide for a range of people and can be easily adapted to suit the changing needs of our community	We've approached events differently in light of COVID, and realised the need to ensure our community have multipurpose public spaces. - We activated Bedlam Bay for 5 nights - We have been working with the PRCG to create a swim site at Bedlam Beach - We're creating a place plan for Boronia Village with a dedicated working group. - Ground was broken on the first inclusive playspace in Hunters Hill LGA, Livvi's Place Riverglade. - Concept designs were created for Boronia Village		
	4.3.4	Continue to revitalise the Gladesville precinct as a commercial hub	We have continued to deliver on maintenance and updates to the Gladesville Commercial Village. The work undertaken on the Gladesville Masterplan and the focus on place-based initiatives as well as the development of the draft Community Infrastructure Plan will ensure that Gladesville becomes a key focus of continued work over 2021 and beyond. Gladesville Master Plan with a focus on place-based development and growth in the town centre. Supporting studies are underway to assist with the formulation of the Master Plan, such as: economic viability of the Gladesville Shopping Village and traffic catchment management.		Community Strategic Plan, Gladesville Masterplan, draft Community Infrastructure Plan
	4.3.5	Liaise with the Main Street Committees and Chambers of Commerce to support and promote local businesses	We hold regular quarterly meetings for the Gladesville Village Main Street Committees, which also include the Chambers of Commerce with the intent in supporting and promote local businesses. However, the meetings of the Hunters Hill Village Main Street Committee will no continuing.		Community Strategic Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.3.6	Implement the Hunters Hill s7.12 Contribution Plan, to ensure development activities contribute to local infrastructure provision and support increased population needs	Works have commenced on the actions within the s.7.12 Plan. Council will be provided with regular updates as 2021 progresses. We have completed the following s7.12 works: 1. Hillcrest Ave 2. Earl St 3. Ferry St 4. Garibaldi Village 5. Woolwich		Section 7.12 Contribution Plan
	4.3.7	Investigate and develop a case for an increase in the fixed 1% levy in the Hunters Hill Development Contribution Plan, to enhance funding available for local infrastructure provision.	This project is currently on hold as we await the Department of Planning, Industry and Environment to advise on the criteria to change the regional planning measures levy (to a maximum of 3%). We will continue to contact the Department and seek updates.		Hunters Hill Development Contribution Plan
	4.3.8	Work with the NSW Government and Local Area Health District to address the future of the former Gladesville Hospital site, as a key infrastructure asset for residential, community, cultural and recreational uses	Council has not been informed of any future plans for adaptive reuse of the precinct. Council will continue to liaise with NSW Health and Parks and Wildlife. Council's lease of Bedlam Bay and its use by sporting groups, in addition to the work being undertaken by the Parramatta River Catchment Group and Sydney Water in regards to making Bedlam Bay a swimming spot. Additional funding is required to undertake water testing to make Bedlam Bay a swimming spot. This will be considered as part of the draft 2021/22. In the meantime, Council Officer will continue to explore external funding opportunities.		

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.3.9	Work with the Local Aboriginal Land Council, to ensure the needs of Aboriginal and Torres Strait Islander People are identified and addressed in any infrastructure project, including continue to liaise/ work with ASTI people for planning matters in accordance with statutory requirements and the Community Engagement Policy	We have been liaising with Department of Planning Industry and Environment, Indigenous organisations, bushcare groups and the Hunters Hill Trust to assess and protect local Indigenous sites and ensure that in the development of any local plans and policies that there is an Indigenous element. We have been working with the Parramatta River Catchment Group to submit a grant application Designing with Country project. This will develop the connection between Aboriginal culture and land in the area through appropriate design and interpretation elements for the broader community to understand and enjoy.		Community Strategic Plan
	4.3.10	Use place-making initiatives for centres and villages and key sites i.e. Gladesville, Hunters Hill, Boronia Park and Gladesville Hospital precinct. Gladesville Town Centre is the priority for place-making initiatives. Collaborate with City of Ryde Council on place-making initiatives for Gladesville Town Centre and Boronia Park Village (shared centres).	Magic on Massey was held over three weeks and promoted local businesses and artists in the Gladesville area. This included 6 nights of entertainment and a 7 day public art and volunteering project. Meetings have been held with the Beautiful Boronia working party		

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.3.11	Focus on improved development outcomes for the Gladesville Town Centre and Hunters Hill Village as the priority centres for business and community places. Incorporate adaptable business spaces, evolving technology and sustainable practices into the business environment	The Gladesville Masterplan is in the final stages of completion. The Hunters Hill DCP is also undergoing a review. In addition, the development of the draft Community Infrastructure Plan (Property Strategy), which includes community feedback about increased business and community needs using suitable, innovative and adaptable spaces will be finalised and presented to Council in April 2021.		Gladesville Masterplan, Hunters Hill DCP, draft Community Infrastructure Plan
	4.3.12	Continue to implement the Hunters Hill Village Landscape Improvement Program	Work will commence shortly after consultation with shopkeepers in regards to improving the image of Hunters Hill Village		Community Strategic Plan
Council monitors compliance with environmental controls and standards	4.4.1	Ensure compliance with the Swimming Pool Act	We issued Swimming Pool Orders in the last quarter based on a combination of: a) swimming pool inspections where Council was engaged to be the inspector or Council received a complaint, b) Section 22(E) notices issued by private swimming pool inspectors after non-compliances were identified.		Swimming Pool Act
	4.4.2	Provide animal management services that meet legislative requirements	During this period there was no animal rescues. However, we continued to provide support and general advice to the community on domestic animal management issues.		
	4.4.3	Conduct regular inspections of food premises	Our biannual food premises inspections were held in the last quarter with 40 premises being inspected and 10 re-inspections taking place. We have also been developing a Local Laws Policy for Mobile Food Vehicles which is near completion.		Community Strategic Plan

Strategic Objective	Action Code	Action Name	Q2 Comments	Status	Source Document
	4.4.4	Ensure all commercial operators adhere to health and buildings standards	We have responded to and investigated health and building related matters including; general health/building queries, unauthorised building works including retaining walls, air-conditioning units, buildings queries and complaints and Building Information Certificates.		Community Strategic Plan

FOCUS ON THE COMMUNITY

92,000
Website page views

26,400
Website users

25%
Growth in our eNewsletter subscribers

14,000
Daily page engaged social media users

VISION

Our focus is on creating an inclusive, connected, informed and healthy community, which encompasses the well-being of all residents. Together we want to encourage and support community groups that are inclusive, engaging and enhance social cohesion.

OUR KEY PROGRAMS & PROJECTS

- Hunters Hill Connect App launch
- The YARN services and programs
- Australia Day Awards and Citizenship Ceremony
- Youth Summit
- Launched Play it Forward swing seats
- Events program; Magic on Massey and Australia Bay
- Communicating with You survey

THEMES INCLUDE:

- Community services
- Communication and engagement
- Plans of management
- Arts, culture and place making

FOCUS ON THE COMMUNITY Delivery Program Actions

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
Plans of Management reflect community need	5.1.1	Review plans of management for: • Create Figtree Park POM • Clarkes Point (review) • Riverglade Reserve • Gladesville Reserve (review) • Create a POM for Buffalo Creek Reserve	The Riverglade Reserve PoM and associated Landscape Concept Plan were adopted by Council on 15 February 2021. At the meeting of 15 March 2021, Council authorised that the Draft PoMs for Crown Reserves - Park and Natural Areas, Figtree Park and Henley Precinct be referred to DPIE - Crown Lands to be endorsed prior to public exhibition. Once DPIE has endorsed the draft PoMs Council will proceed to public exhibition unless there are substantial changes that require further consideration by Council. These 3 Draft PoMs were referred to DPIE - Crown Lands on 18 March 2021.		Community Strategic Plan
Council encourages a sense of belonging and connection to the local community	5.2.1	Conduct and regularly review an annual program of events	We delivered the inaugural Australia Bay open air cinema event at Bedlam Bay, a Citizenship and Australia Day ceremony, and the Fancy Flea Market at Henley Community Centre. Art Lives Here is now scheduled for October 2021 with Moocooboola dates and location to be confirmed. Our goal is to be flexible with the event calendar in order to continue to deliver community events whilst complying with ever-changing guidelines and restrictions.		Community Strategic Plan
	5.2.2	Support and facilitate community events/projects and initiatives that encourage community participation	We continue to support the Happy Hens Social Enterprise in delivering the Henley Growers Market. In March the popular Street Paws festival was held for the first time in the LGA. The Hunters Hill Music Society returned to Hunters Hill Town Hall with their first concert in over 12 months with technical and facilities support provided by us. Local High Schools participated in the 2nd Annual Youth Summit. We are also supporting the Battlers for Kelly Bush with their 50th anniversary celebrations. Workshops and community projects continue to be presented at The Yarn. The annual round of Community Grants was also presented to Council and approved. The Community App was launched.		Community Strategic Plan

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.2.3	Support and facilitate initiatives and projects to promote local community groups	The 2nd Fancy Flea Market was held, and due to demand a third scheduled for May. The Happy Hens and Sydney Community Services were beneficiaries of the project. Council continues to support The Happy Hens through waived fees. Council has supported the establishment of the Henley Growers Market. Ecobel has run a number of events, promoted by Council.		
	5.2.4	Assist Northern Sydney Aboriginal organisations and activities	Council continue to plan and seek funding to create a RAP		
	5.2.5	Develop and implement a Youth Engagement Strategy	Youth Summit was held in February 2021, with 10 projects being sponsored and supported by Council officers. The 10 week mentorship and delivery of projects require staff to visit three high schools participating weekly.		
	5.2.6	Implement recommendations from the Events Review	The events program continues to evolve, with a number of new events taking place of larger and more established ones. Council has continued to push to hold face to face events and provide opportunity for community to meet and celebrate in person.		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.2.7	Explore opportunities for shared use of private infrastructure at schools and Hunters Hill Private Hospital, of regional infrastructure on Sydney Harbour Federation Trust lands and of other State infrastructure like the former Gladesville Hospital, to support the needs of residents e.g. pools, sports facilities, sports fields	As a result of feedback during the exhibition of the draft Community Infrastructure Plan information has been sought from community groups about their facilities so that their availability can be promoted on the recently launched Venu App. A meeting with the NSW Department of Education will be held in the next quarter to discuss opportunities for shared use of school facilities.		Community Strategic Plan, draft Community Infrastructure Plan
The community is informed and involved in decisions	5.3.1	Increase engagement through social media platforms and Council's website	We continue to build engagement opportunities in to our social media and website, through promotion of online an in-person consultations, events and participation opportunities such as working groups, partnerships, information and drop-in sessions. Conversation and feedback channels built in to social media and the website also provide opportunities for engagement. Facebook page engagement was about 14,000 daily page engaged users for this quarter, an increase of 4000 from last quarter (Q2 about 10,000 daily page engaged users). Our website had about 26,400 users this quarter and recorded more than 92,000 page views.		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.3.3	Promote access to Customer Request Module (CRM)	In the period from 01 January to 31 March 2021, a total of 2166 customer requests were created. Changes to Council's website has seen the number of online submissions increase. All requests that are submitted online, generate a reference number and are automatically allocated to the relevant Council officer.		IT Strategy
	5.3.4	Conduct a Community Survey in July 2018 and bi-annually thereafter	The Community Survey will be undertaken in the next quarter and will be independently driven to ensure transparency and accuracy of information.		
	5.3.5	Distribute a quarterly hardcopy and e-Newsletter that informs and encourages community engagement	In response to COVID, we have been printing these monthly. From April, we will return to Quarterly.		
	5.3.7	Audit and review branding on all council publications to ensure residents are aware of Council initiatives	The audit and review of branding on Council publications has been conducted and the new look and feel continues to be implemented across all channels - such as printed and email newsletters, our website, business papers and reports - to ensure a consistent look and feel to ensure residents are aware of Council initiatives.		Hunter's Hill Council Branding Guidelines
	5.3.8	Implement place-based engagement pop ups	Officers have run engagement pop ups at Gladesville, Garibaldi and Boronia Park Villages in March. The community were asked to provide feedback on how they like to receive communication. 265 responses were recorded.		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
The library service is well organised and well supported	5.4.1	Continue to ensure that a high-quality library service is provided to residents	Library services and programs continue to be delivered via the Joint use Agreement with Lane Cove Council. This includes enabling the establishment of the YARN in the Hunters Hill Village.		Community Strategic Plan
	5.4.2	Review the delivery and location of the library service.	The library service provided via the Joint Use Agreement with Lane Cove Council is in place. The YARN, the community and library program space, enabled via the new agreement continues to offer a range of services and program to the Hunters Hill Community. The last quarter this has included book collection, children's story time and Village Talks. The YARN is also provides a central drop off point for the community as part of the pilot textile diversion project funded by the EPA.		Community Strategic Plan, draft Community Infrastructure Plan
	5.4.3	Promote library programs, services and events	We continue to promote library programs, services and events across all communications channels and in partnership with local community members and organisations. This has included promotion of how to sign up for library membership, services such as free click and collect and our waste wall, as well as school holiday programs, village talks, children's story time, seniors festival activities and a justice of the peace service.		Community Strategic Plan
	5.4.4	Implement new Joint Use Agreement with Lane Cove Council	The new Joint use Agreement with Lane Cove Council commenced on 1 July 2020.		Community Strategic Plan, Joint Use Agreement
	5.4.5	Commence operation of the new Library and Community program space in Hunters Hill	Library is open two days a week, 14 hours. It is a home for library services and programs, monthly village talk program and community events. In Q3, The YARN had fees advertised and accepted to enable community use. There are over 1000 members signed up to the new library service and more than 30 residents benefiting from the home library service.		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
Council's Social and Cultural Plans reflect community need	5.5.1	Review and update the Hunters Hill Social and Cultural Plans	Research and planning for the draft Hunters Hill Social and Cultural Plan has commenced with reviews of similar plans from NSROC member councils. We have been involved with the NSROC Social and Culture Infrastructure Strategy Implementation Plan, which will be used to inform our Social and Cultural Plan.		Hunters Hill Social Plan, Hunters Hill Cultural Plan
	5.5.2	Promote facilities and activities that promote and enhance cultural diversity	Planning and delivery of facilities and activities that promote and enhance cultural diversity has included a Magic on Massey activation in Massey Lane, Gladesville, to promote the diverse business, arts and cultural sectors in the area. A ground breaking was held at Riverglade Reserve for a new inclusive Livvi's Place playspace and concept pans published on our website.		
	5.5.3	Undertake research, to support an understanding of the community's needs and expectations in relation to community services and facilities to inform the review and update of the Hunters Hill Social and Cultural Plans	Research has commenced to inform the Hunters Hill Social Plan. Meetings with key service providers including St George Housing and Sydney Community Services will take place in the next quarter. Information gained from community surveys will also be included.		Hunters Hill Social Plan

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.5.4	Work with NSW Government authorities and agencies, to ensure services and facilities funded by the NSW Government and the Australian Government support the needs of residents in a timely way.	In addition to our partnerships with state organisations on previous projects, we've been working with NSW Health and National Parks and Wildlife Service to promote and activate Bedlam Bay.		
Enhance the health and sense of wellbeing of the community at all life stages.	5.6.1	Work with health providers and local organisations to promote programs that increase awareness of health and wellbeing	Launched the Hunters Hill Connect App. Continue to work with St George Housing.		
Services and facilities that are child, youth, family and age friendly are supported		Improve and maximise access to and use of community and cultural facilities	Continuing to utilise and educate community groups on the beta version of the ebooking platform. Review the fees and charges and make recommendations and reports for new fees for new facilities including The YARN, and new ways of charging. Encourage community groups using Council facilities to embrace multipurpose functions of venues. Work with VENUU to increase promotion of the venues. New pages and promotion for Council venues		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.7.1	Improve and maximise access to and use of parks and sporting facilities.	Council continues to take bookings for use on the playing fields and reserves. A constant maintenance regime keeps the parks safe and in good shape which aids in self-promoting the use of the area.		Community Strategic Plan
	5.7.2	Liaise with and support local children's and age services providers	Information shared regularly. Working with aged services providers to support the Hunters Hill Connect App		
	5.7.3	Introduce a supported playgroup for families with young children	THE TEI playgroup, funded by NSW Government, was due to commence in October however due to concerns around COVID it has been delayed, and will meet initially in parks.		
Council provides accessible services and facilities to residents of all abilities	5.8.1	Implement the Disability Inclusion Action Plan (DIAP), including: · Commence upgrades to play spaces in line with NSW Everyone can Play guidelines · Introduce closed captions for Council meeting · Work with Jigsaw on digitising	DIAP actions continue to be reviewed. Plans underway to start the new DIAP, in partnership with Lane Cove Council. Livvi's Place Riverglade is funded by the Everyone Can Play program. Jigsaw continues to provide service across the organisation.		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.8.3	Hunter's Hill Council incorporates Universal Design Principles into its plans and documents	Working across the organisation to make Universal Design a benchmark.		
	5.8.4	Organise events to celebrate Seniors Festival	NSW Seniors Festival is the largest festival for seniors in the Southern Hemisphere reaching up to 500,000 seniors each year. If you are over 60, NSW Seniors Festival gives you the chance to make new friends or get together with old ones at an array of local events, many which are free or heavily discounted. Council is hosting some events and promoting others: Healthy Ageing (Virtual) 14 April 12pm ZOOM & TOWN HALL Edible Herb Baskets 17 April 9am THE YARN Comedy Showcase Morning Tea 20 April 10am TOWN HALL Grandparents as Carers (Virtual) 20 April 12pm ZOOM & TOWN HALL Edible Herb Baskets 21 April 6pm THE YARN Staying in Your Own Home (Virtual) 29 April 1pm ZOOM & TOWN HALL		
	5.8.5	Work with local organisations and residents to assist disadvantaged residents and reduce social isolation.	App has been launched and in partnership with SCS, Council is helping users test and get the most out of it. Working with SGHS		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.8.7	Launch the intergenerational program to break down social isolation	Hunters Hill is piloting a new app designed to help people who may be socially isolated stay connected with their support circle and get assistance when they need it. Our Council is working with community organisations and service providers including Sydney Community Services, SGCH, the Anglican Parish of Hunters Hill, Touched By Olivia and Checked In Care to trial the technology. The organisations are seeking participants to get involved, either to utilise the Hunters Hill Connect app themselves or as a way to find out more and assist friends and family who may benefit from its use. The app, once downloaded to a smart phone or tablet, can: - notify people in your approved support circle when you need assistance; - detect a change in your daily routine and notify your approved people to 'check in with you'; - allow members nominated by you to check your last known location if you are uncontactable; - connect with your family and local community through updates and photos; - access social and community services providers for product deliveries and social services; get updates on local community and Council events and activities.		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
Council provides a diverse and well supported arts and cultural program	5.9.1	Promote Hunters Hill as a destination for arts and culture	Nathan Hawkes is installing a new mural in Massey Lane, Gladesville as part of the Magic on Massey Activation. With our support, local artist Mertim Gokalp will be exhibiting his Faces of Hunters Hill series at The Yarn later in the year. The Hunters Hill Art Advisory Committee is currently working on plans for the Hunter's Hill Art Exhibition to be held in October 2021. The exhibition will run consecutively with Young in Art. We also provided in-kind support to the Hunters Hill Music Society to help them re-start their concert series after a year away.		Community Strategic Plan
	5.9.2	Review public art policy and list and promote public art installations	Council commissioned a mural in Massey Lane as part of Magic on Massey activation. The position of the mural was to create community pride in a known dumping spot and encourage better waste behaviour in the area.		
Council builds social networks and cohension	5.10.1	Support strategies to improve service provision for residents of non-English speaking backgrounds	We continue to liaise with St George Housing to ensure social housing residents are informed about services and programs. Council continues to conduct citizenship ceremonies. The development of the Hunters Hill Social and Cultural Plans will also assist in ensuring service provision for residents of non-English speaking backgrounds.		Social Plan
	5.10.2	Support awards and initiatives that promote the contribution made by volunteers to community life	We continue to apply for awards.		

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.10.3	Foster and promote volunteering programs that support community, cultural, recreational and environmental priorities	Continue to create opportunities for community to participate. Ecobel has hosted a number of planting and volunteering days, and is working with Council to establish a mangrove nursery. The Happy Hens have refreshed the Hen Beds, with the assistance of Duke of Ed volunteers from Hunters Hill High School The Youth Summit has the opportunity for 9 projects to be created.		
	5.10.4	Provide annual community service grants to local organisations	Grants were announced in March 2021. 1st Boronia Scout Group - $861.40 1st Hunters Hill Scout Group - $1,419 2RRR 88.5FM - $1,500 Anglican Parish of Hunters Hill - $1,500.00 Boronia Park Public School Parents & Citizens Association - 1500 Gladesville Occasional Child Care Centre inc - $1,500 Hunter's Hill State Emergency Service - $1,500 unters Hill Bridge Club - $1,082 Hunters Hill Historical Society Inc - $1,400 Ryde Eastwood Touch Football Association - $1,500 Stryder Inc - $1,500.00 The Happy Hens Social Enterprise Incorporated -$993		
	5.10.5	Facilitate meetings between School Principals and Council			
The Hunters Hill local government area is a place where people feel safe	5.11.1	Inform residents about community safety and encourage residents to report any safety issues	Initiatives stemming out of the Community Safety Strategy and Action Plan will be promoted via Council's communication channels. A CCTV was installed at Woolwich Baths in this quarter.		Community Strategic Plan, draft Crime Prevention Strategy and Action Plan

Strategic Objective	Action Code	Action Name	Q3 Comments	Status	Source Document
	5.11.2	Complete the Community Safety and Crime Prevention Plan and submit to the Department of Justice for endorsement)	The draft Hunters Hill Crime Prevention Strategy and associated Action Plan has been developed in conjunction with Ryde Police Area Command. The draft strategy and action plan will be presented to Council. The Strategy and Action Plan will then forwarded to the Department of Communities and Justice for their endorsement as a Safer Community Compact. Council can then apply for any associated crime prevention grants.		Guidelines for developing a crime prevention strategy (Communities & Justice). Crime prevention strategy template (Communities and Justice)

ITEM NO	:	4.6
SUBJECT	:	QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2021
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	MARIA KENNY

Ref:509379

PURPOSE

Under Integrated Planning and Reporting requirements, the Responsible Accounting Officer must prepare a Quarterly Budget Review Statement for Council. Actual results for the quarter are assessed to determine the need for revisions to the original budget.

RECOMMENDATION

1. That the report to be received and noted.

2. That variations to the FY2020/21 operational and capital budget, as outlined in this report, be adopted.

BACKGROUND

Council is required to prepare a Budget Review Statement each quarter, in accordance with Clause 203 (1) of the Local Government (General) Regulation 2005. This report is prepared in accordance with the clause for the period ending 31 March 2021.

REPORT

The Budget is comprised of two components:

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

Council's budget for 2020/21 provided for an operational deficit of $705,682 and net operating result before capital items of $1,143,972. As a result of variations for this quarter, the deficit net operating result from continuing operations is projected to be $443,465.

This deficit is inclusive of an increased depreciation expense of $1.1m following the revaluation of Council's assets as at 30 June 2020, which was reported in the December 2020 Quarterly Review Budget Statement to Council.

In the January to March 2021 quarter, Council received additional income sources totalling $719,400. This has come predominantly from Capital Grants and Contributions, of which $455,000 is reallocated to capital projects.

The recommended variations to the operational and capital budget for this quarter are summarised below. The variations are also itemised in the report attachment.

Income and expense statement

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

Movement	***Income***
Increase	User charges and fees - $46,600 • Parking fee income for Clarkes Point is exceeding projected YTD budget by 48k and Roads Reserve lease income has increased by 9.9k. • Inversely, fees and charges income for work zone fees is forecasted to be under budget by 25k, whilst development related income for Construction Certificates, Hoarding Fees and DA Advertising fees has increased by 13.7k.
Increase	Other Revenues - $52,800 • Commercial lease income is forecasted to increase by 41.8k, whilst fee income for skips (placed on Council roads) have also increased by 11k.
Increase	Grants & Contributions – Operating - $54,000 • Council received additional grant income of 44k for Crown Reserve Improvements at Boronia Park and Riverglade Reserve for weed control purposes. • 10k was also received for Summer Fund Place-making which was used for Magic on Massey.
Increase	Grants & Contributions – Capital - $455,000 • Section 7.12 contribution income receipts have increased by 190k. • Council also received Voluntary Planning Agreement (VPA) (Pittwater Road) income of 105k and 160k grant funding for Riverglade Playground.
Increase	Share of Interests in Joint Ventures - $111,000 • Council received a refund on member surpluses from CivicRisk Metro (Council's pooled insurance provider). As it is expected that Council's insurance premiums will increase by up to 65% in FY 2021/22, this refund has been transferred to Council's Insurance internal restrictions reserve.

Movement	***Expenses***
Increase	Materials - $112,400 • The increased operational grants reported above is forecast to be expended this financial year (54k – Crown Reserve improvements grants and Summer Fund Place-making project contributions as set out above). • Council has relocated its depot facilities to Lane Cove – Hunters Hill Shared Depot site. The annual licence fee will be invoiced pro-rata from 1 February to 30 June 2021 (valued at 35.4k). This expense is to be drawn down from the Lane Cove Shared Depot internal restrictions reserve. • Council is conducting a waste bin audit with Lane Cove Council as part of its joint waste contract obligations. Hunter's Hill Council share is 35k, which will be drawn down from the Domestic Waste Management external restrictions reserve.

	• During this financial year, Council needed to remove additional trees due to community safety concerns. As a result, the tree arborist contractor budget is required to be increased by 38k. • Council previously allocated 50k towards Hunters Hill Bike Plan operational costs. It is proposed this is reallocated to Bike Plan capital project items.
Increase	Legal Costs - $20,300
	• 20.3k legal expenses were incurred for the VPA income of 105k Council received this quarter. This expense was reported to Council on 10 August 2020, which relates to settlement costs for Lot 2 DP302748 Pittwater Road, Hunters Hill.

Capital Budget

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

- Council's receipt of 160k 'Everyone Can Play' grant funding is to be allocated towards Riverglade playground project.
- 15k has been drawn down from the Community Initiatives & Minor Works reserve to fund a traffic management study for Boronia Park. This was resolved by Council on 15 February 2021.
- A further 10k is required to cover unforeseen latent conditions with regards to installation of access lift at the Town Hall offices. The 2 steel columns for the lift shaft are required to be extended by 2m into the ceiling space to strengthen fixing points. This now requires thicker gauged columns, additional plates, as well as removal and reinstallation of part of the ceiling. This is to be funded from internally restricted reserves for Town Hall.
- 80k for Henley Carpark Upgrade, a Special Rate Variation funded project, was originally scheduled for FY2025/26. It is recommended this is to be bought forward to this financial year due to the condition and disrepair of the carpark.
- 24.6k for Furniture & Office Equipment is required for the shared Lane Cove Depot site. This is to be drawn down from the Lane Cove Shared Depot internal restrictions reserve.
- Bike plan design had been completed. Implementation of stage 2 of the project is being deferred to next financial year ($50.9K for FY2021/22).
- Council is currently managing the playground project on Riverglade Reserve (co-located at the Priory). Current internal resourcing requires the playground improvements projects at Gladesville Reserve and Valentia Street to be deferred to FY2021/22 (Total value – 57k).
- Projects located at Gladesville Rd at Figtree Park are proposed to be deferred until next financial year. It is proposed that these projects are on hold until the Property Strategy is finalised. (Total value - 86K).
- Council's Asset Management Plan recommended 31.2k be spent on community buildings and facilities at the Priory. It is recommended that 25k of this is allocation is bought forward to FY2021/22 as there is currently an adaptive re-use project occurring at the Priory. These funds are recommended to be allocated to Henley Community roof replacement project in FY2021/22.

Cash and Investments

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

Key Performance Indicators

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

	Ratio description	Quarterly Commentary
Operating performance ratio	Measures how well operating expenditure is contained within operating revenue (excluding capital grants and contributions). The benchmark set by OLG is greater than zero per cent.	Council met and exceeded this ratio last financial year, primarily due to an increase in other revenues and rates income. However, Council is not projected to meet the OLG benchmark this financial year. This is primarily due to increased depreciation costs (following a revaluation of all assets last financial year), as well as the impacts of COVID on other revenues.
Own source operating revenue	Measures fiscal flexibility and the degree to which Council relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.	The Council exceeded the OLG benchmark for the past three years. The ratio indicates that Council generates adequate funds from own source revenues. It is expected Council will continue to exceed this benchmark.
Unrestricted current ratio	This ratio is specific to local government measuring Council's ability to meet its short-term obligations i.e. those which aren't obligated to external obligations such as Developer Contributions and special levies. The benchmark set by OLG is greater than 1.5 times.	The Council exceeded the OLG benchmark for the past three years. This ratio indicates that Council is projected to have $4.10 of unrestricted current assets available to service every $1.00 of its unrestricted current liabilities.
Debt service cover ratio	Measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.	Council has no external borrowings and, therefore, will exceed the OLG benchmark
Rates and annual charges outstanding percentage	Assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 5 per cent for metropolitan Councils.	Council exceeded the OLG benchmark for the past three years. Despite economic conditions resulting from the COVID-19 pandemic, it is forecast that Council will continue to meet this benchmark.
Cash expense cover ratio	This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.	The Council exceeded the OLG benchmark for the past three years. It is forecasted that Council will have had the capacity to cover 12.7 months of cash expenditure without additional cash inflows.

CONCLUSION

The March 2021 variations described above result in the projected operational deficit increasing to $443,465. Variations to the capital program will result in total capital expenditure increasing by $30,527.

FINANCIAL IMPACT ASSESSMENT

The impact on Council's forecasted 2020/21 financial results are included in this report.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

1. March 2021 Quarterly Budget Review ⇩

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Report by Responsible Accounting Officer

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

It is my opinion that the Quarterly Budget Review Statement for Hunters Hill Council for the quarter ended 31/03/21 indicates that Council's projected financial position at 30/6/22 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Endorsed by Director Finance and Corporate Strategy **date: 12.4.2021**

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March 2021
Income & Expenses - General Fund

($000's)	Original Budget 2021/22	Recommended & Approved Changes: Variations for Sep Qtr	Variations for Dec Qtr	Variations for Mar Qtr	Projected Year End Result	Notes	Actual YTD figures
Income							
Rates and Annual Charges	12,619,354				12,619,354		12,652,993
User Charges and Fees	1,266,307		17,600	46,600	1,330,507	1	1,061,651
Interest and Investment Revenues	412,467		(100,000)		312,467		99,798
Other Revenues	877,282		99,000	52,800	1,029,082	2	772,488
Grants & Contributions - Operating	809,757	180,000	286,100	54,000	1,329,857	3	889,961
Grants & Contributions - Capital	438,290	289,001	688,733	455,000	1,871,024	4	1,731,800
Net gain from disposal of assets	26,700				26,700		-
Share of Interests in Joint Ventures	-			111,000	111,000	5	111,000
Total Income from Continuing Operations	**16,450,157**	**469,001**	**991,433**	**719,400**	**18,629,991**		**17,319,691**
Expenses							
Employee Costs	5,949,353				5,949,353		4,201,142
Borrowing Costs	-				-		-
Materials & Contracts	5,285,289	180,000	482,752	112,400	6,060,441	6	4,121,849
Depreciation	2,347,210		1,122,165		3,469,375		2,602,021
Legal Costs	293,028			20,300	313,328	7	229,258
Consultants	396,933				396,933		285,741
Other Expenses	2,654,323				2,654,323		1,705,327
Interest & Investment Losses	-				-		-
Net Loss from disposal of assets	229,703				229,703		-
Share of interests in Joint Ventures	-				-		-
Total Expenses from Continuing Operations	**17,155,839**	**180,000**	**1,604,917**	**132,700**	**19,073,456**		**13,145,338**
Net Operating Result from Continuing Operations	**(705,682)**	**289,001**	**(613,484)**	**586,700**	**(443,465)**		**4,174,353**
Discontinued Operations					-		
Net Operating Result from All Operations	**(705,682)**	**289,001**	**(613,484)**	**586,700**	**(443,465)**		**4,174,353**
Net Operating Result before Capital Items	**(1,143,972)**	**-**	**(1,302,217)**	**131,700**	**(2,314,489)**		**2,442,553**

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/3/21 and should be read in conjuction with the total QBRS report

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Income & Expenses Budget Review Statement
Recommended changes to revised budget

Year to date Budget Variations being recommended include the following material items:

Notes	Details		Quarter
	March Review		
1	**User Charges and Fees**		
	Work Zone Fees reduce	25,000	
	Hoarding application fees	(6,000)	
	DA advertising fees	(4,000)	
	Construction certificates fees	(3,700)	
	Road reserve leases	(9,900)	
	Clarkes Point parking fees	(48,000)	
		(46,600)	Q3
2	**Other Revenues**		
	Lease income	(41,800)	
	Mini Skip fees	(11,000)	
		(52,800)	Q3
3	**Grants & Contributions - Operating**		
	CRIFP Boronia Park	(22,000)	
	CRIFP Riverglade Reserve	(22,000)	
	Place summer fund - Magic on Massey St	(10,000)	
		(54,000)	Q3
4	**Grants & Contributions - Capital**		
	Everyone Can Play - Riverglade playground	(160,000)	
	Voluntary Planning contribution	(105,000)	
	Section 7.12	(190,000)	
		(455,000)	Q3
5	**Share of Interests in Joint Ventures**		
	Refund of member surplus from CiviRisk Metro	(111,000)	
		(111,000)	Q3
6	**Materials & Contracts**		
	CRIFP Boronia Park	22,000	
	CRIFP Riverglade Reserve	22,000	
	Place summer fund - Magic on Massey St	10,000	
	Share Depot licence fees	35,400	
	Waste Bin Audit	35,000	
	Arborist contractors	38,000	
	Review bike plan contractors	(50,000)	
		112,400	Q3
7	**Legal Costs**		
	Voluntary Planning contribution	20,300	Q3
	December Review		
	User Charges and Fees		
	Refund from VISY for container deposit	(10,100)	
	Impounding fees	(7,500)	
		(17,600)	Q2
	Interest and Investment Revenues		
	Interest on Investment	100,000	Q2
	Other Revenues		
	Parking Fines	(150,000)	
	Art Exhibition events	51,000	
		(99,000)	Q2
	Grants & Contributions - Operating		
	Coastal Estuary Grant for Habitat restoration	(30,000)	

	Australia Day Grant	(20,000)	
	Planning Greening Our City Grant	(36,000)	
	Local Government Road Safety Program	(20,100)	
	Coastal Estuary Grant for sediment management to enhance saltmarsh in Tarban	(13,000)	
	Local Road & Community Infrastructure - Street tree program	(167,000)	
		(286,100)	Q2
	Grants & Contributions - Capital		
	Contribution for Boronia Park Sporting Improvements	(400,000)	
	Local Roads & Community Infrastructure Program	(288,000)	
		(688,000)	Q2
	Materials & Contracts		
	Art Exhibition events	(37,000)	
	Coastal Estuary Grant for Habitat restoration	30,000	
	Australia Day Grant	20,000	
	Planning Greening Our City Grant	36,000	
	Local Government Road Safety Program	20,100	
	Coastal Estuary Grant for sediment management to enhance saltmarsh in Tarban	13,000	
	Local Road & Community Infrastructure - Street tree program	167,000	
	Landcare Australia	2,160	
	CRIF Boronia Park 2019-20 - Weed Control	15,994	
	CRIF Buffalo Creek Reserve 2019-20 - Weed Control	3,132	
	CRIF Ferdinand St Reserve 2019-20 - Weed Control	3,417	
	Review of Gladesville Master Plan	54,534	
	Property Reserve	35,242	
	Better Waste and Recycling	119,173	
		482,752	Q2
	Depreciation		
	Increased expense following revaluation of all assets	1,122,165	Q2
	September Review		
	Grants & Contributions - Operating		
	The Local Council transition Fund	(180,000)	Q1
	Grants & Contributions - Capital		
	Received payment on RTR road program for capital work completed in previous year.	(289,000)	Q1
	Materials & Contracts		
	The Local Council transition Fund	180,000	Q1

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Capital Budget Review Statement

Budget review for the quarter ended 31 March 2021
Capital Budget - General Fund

	Original Budget 2021/22	Carry Over Capital Projects FY19/20	Recommended & Approved Changes Variations for Sep Qtr	Variations for Dec Qtr	Variations for Mar Qtr	Projected Year End Result 2021/22	Notes	Actual YTD figures
Capital Expenditure								
New Assets								
- Plant & Equipment						-		-
- Land & Buildings	-					-		
- Other	-					-		
Renewal Assets (Replacement)						-		
- Plant & Equipment	308,733	-				308,733		362,474
- Land & Buildings	2,011,564	1,419,804	50,000	420,000	1,850	3,903,218	1	1,187,100
- Roads, Bridges, Footpaths	1,802,093	1,652,206		288,000	46,077	3,788,376	2	2,154,782
- Drainage	99,704	176,197	150,000			425,901		103,529
Loan Repayments (Principal)	-					-		-
Other Expenditure Office Furniture & Equip	480,000	551,910			24,600	1,056,510	3	776,894
Total Capital Expenditure	**4,702,094**	**3,800,117**	**200,000**	**708,000**	**72,527**	**9,482,738**		**4,584,779**
Capital Funding								
Rates & Other Untied Funding	(942,718)	(1,680,053)			(14,450)	(2,637,221)	4	(1,794,707)
Capital Grants & Contributions	(1,147,935)	(177,935)		(688,000)	(160,000)	(2,173,870)	5	(294,332)
Reserves:						-	6	
- External Restrictions/Reserves	(540,000)	(1,367,647)	(150,000)		131,923	(1,925,724)		(1,212,971)
- Internal Restrictions/Reserves	(167,833)	(127,500)		(20,000)	(49,600)	(364,933)		
New Loans						-		
Receipts from Sale of Assets						-		
- Plant & Equipment	(140,900)					(140,900)		(179,066)
- Land & Buildings						-		
Other Funding Special Rates	(1,762,708)	(446,982)	(50,000)		19,600	(2,240,090)	7	(1,103,703)
Total Capital Funding	**(4,702,094)**	**(3,800,117)**	**(200,000)**	**(708,000)**	**(72,527)**	**(9,482,738)**		**(4,584,779)**
Net Capital Funding	**(0)**	**-**	**-**	**-**	**-**	**(0)**		**-**

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/3/21 and should be read in conjuction with the total QBRS report

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Capital Budget Review Statement
Recommended changes to revised budget

Year to date Budget Variations being recommended include the following material items:

Notes	Details		Quarter
	March Review		
	Capital Expenditure		
1	**Land and Buildings**		
	Everyone Can Play - Riverglade playground	160,000	
	Town Hall Upgrade - Disability lift - latent condition steel reinforcement	10,000	
	44 Gladesville Rd - External Works - Deferred to FY2021/22 - SRV	(20,000)	
	48 Gladesville Rd - Laundry Floor - General Funds	(10,550)	
	Croquet Club - External Upgrades - SRV - Deferred to FY2021/22	(32,000)	
	Croquet Club - Kitchen fitout - SRV - Deferred FY2021/22	(23,430)	
	Gladesville playground improvements - s7.12	(33,000)	
	Valentia St Reserve Playground Upgrade - SRV	(24,170)	
	The Priory - General Funds	(25,000)	
		1,850	Q3
	Contribution for Boronia Park Sporting Improvements	400,000	
	Commercial upgrade LED lighting	15,000	
	CCTV for Woolwich Baths	5,000	
		420,000	Q2
	Henley community centre	50,000	Q1
2	**Roads, Bridges, Footpaths**		
	Henley Community Centre - carpark upgrade	80,000	
	Review bike plan- reallocation from operation cost to capital project	50,000	
	Boronia Park traffic study	15,000	
	Voluntary Planning contribution	(48,003)	
	Bike Plan Capital Projects s7.12	(50,920)	
		46,077	Q3
	Local Roads & Community Infrastructure Program	288,000	Q2
3	**Other Expenditure Office Furniture & Equip**		
	Lane Cove Share Depot	24,600	Q3
	Drainage improvements		
	39 and 41 Ryde Rd	150,000	Q1
	Capital Funding		
4	**Rates & Other Untied Funding**		
	48 Gladesville Rd - Laundry Floor - General Funds	10,550	
	The Priory - General Funds	25,000	
	Review bike plan- reallocation from operation cost to capital project	(50,000)	
		(14,450)	Q3
5	**Capital Grants & Contributions:**		
	Everyone Can Play - Riverglade playground	(160,000)	Q3
	Contribution for Boronia Park Sporting Improvements	(400,000)	
	Local Roads & Community Infrastructure Program	(288,000)	
		(688,000)	Q2
6	**Reserves:**		
	Gladesville playground improvements S7.12	33,000	
	Voluntary Planning contribution	48,003	
	Bike Plan Capital Projects s7.12	50,920	
	Boronia Park traffic study	(15,000)	

	Lane Cove Share Depot	(24,600)	
	Town Hall Upgrade - Disability lift - latent condition steel reinforcement	(10,000)	
		82,323	Q3
	CCTV for Woolwich Baths	(5,000)	
	Commercial upgrade LED lighting	(15,000)	
		(20,000)	Q2
	Drainage improvements S7.12	(150,000)	Q1
7	**Other Funding Special Rates**		
	44 Gladesville Rd - External Works - Deferred to FY2021/22 - SRV	20,000	
	Croquet Club - External Upgrades - SRV - Deferred to FY2021/22	32,000	
	Croquet Club - Kitchen fitout - SRV - Deferred FY2021/22	23,430	
	Valentia St Reserve Playground Upgrade	24,170	
	Henley Community Centre - carpark upgrade	(80,000)	
		19,600	Q3
	Henley community centre	(50,000)	Q1

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 March 2021
Cash & Investments - General Fund

	Opening Balance 1-Jul-20	Original Budgeted Cash Movement	Carry Over Capital Projects FY19/20	Recommended & Approved Changes: Variations for Sep Qtr	Variations for Dec Qtr	Variations for Mar Qtr	Projected Year-end Cash balance	Notes	Actual Year to date Result
Externally Restricted [1]									
Developer Contributions	1,788,004	260,955	(1,367,647)	(150,000)		406,623	937,935	1	1,366,183
Specific Purpose Unexpended Grants	1,177,314	(1,040,000)	(92,935)		(24,703)	214,000	233,676	2	2,194,107
Domestic Waste Management	680,443	-			(119,173)	(35,000)	526,270	3	649,043
Other Special Levies	1,147,691	(594,808)	(531,982)	239,001		19,600	279,502	4	1,516,664
Total Externally Restricted	**4,793,452**	**(1,373,853)**	**(1,992,564)**	**89,001**	**(143,876)**	**605,223**	**1,977,383**		**5,725,997**
(1) Funds that must be spent for a specific purpose									
Internally Restricted [2]									
Plant Replacement	433,865	97,475					531,340		433,865
Employee Leave Entitlements	595,845	270,928					866,773		595,845
Deposits, Retentions, Bonds	2,704,470	-					2,704,470		2,725,350
Town Hall	249,130	-				(10,000)	239,130	5	249,130
Office Equipment	520,147	10,000	(432,360)				97,787		328,116
Road reconstruction	306,340	-	(306,340)				0		158,832
Elections	106,083	60,000					166,083		166,083
Insurance	107,860	20,000				110,000	237,860	6	127,860
Property Reserve	145,742	-	(110,500)		(35,242)		(0)		103,600
Sustainability Reserve	300,000	(156,000)			(15,000)		129,000		223,460
Community initiatives & minor capital works		20,000			(5,000)	(15,000)	-	7	15,000
Stormwater & marine maintaince reserve		50,000					50,000		50,000
Council community building maintaince reserve		50,000					50,000		50,000
Council work depot - LC		350,000				(60,000)	290,000	8	290,000
Other	112,528				(54,534)	35,550	93,544	9	87,716
Total Internally Restricted	**5,582,009**	**772,403**	**(849,200)**	**-**	**(109,776)**	**60,550**	**5,455,986**		**5,604,856**
(2) Funds that Council has resolved for a specific purpose									
Unrestricted	12,641,539	(2,485,862)	(958,353)	-	53,600	(151,600)	9,099,324		10,569,351
Total Cash & Investments	**23,017,000**	**(3,087,312)**	**(3,800,117)**	**89,001**	**(200,052)**	**514,173**	**16,532,693**		**21,900,204**

Notes:
The unrestricted cash position excludes restricted funds. External restrictions are funds that must be spent for a specific purpose and cannot be used by council for general operationals
+ Cash inflow is drawn from unrestricted Cash reserve balance. - Cash outflow is transferred to either operational or capital budgets.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/3/21 and should be read in conjuction with the total QBRS report

Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Cash & Investments Budget Review Statement

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

The value of Cash at Bank which has been included in the Cash & Investment Statement totals $21,909,601

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/03/21

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:

Cash at Bank (as per bank statements)		898,793
Investments on Hand		21,010,808
less: Unpresented Cheques	(Timing Difference)	(9,397)
add: Undeposited Funds	(Timing Difference)	0
Reconciled Cash at Bank & Investments		21,900,204
Balance as per Review Statement:		21,900,204
Difference:		(0)

Recommended changes to revised budget

Year to date Budget Variations being recommended include the following material items:

Notes	Details		Quarter
	Externally Restricted		
1	**Funding under S7.12 plan**		
	Increased contributions received	190,000	
	Voluntary Planning contribution	84,700	
	Gladesville playground improvements - s7.12	33,000	
	Voluntary Planning contribution	48,003	
	Bike Plan Capital Projects s7.12	50,920	
		406,623	Q3
	Drainage improvements	(150,000)	Q1
2	**Specific Purpose Unexpended Grants**		
	CRIFP Boronia Park	22,000	
	CRIFP Riverglade Reserve	22,000	
	Place summer fund - Magic on Massey St	10,000	
	Everyone Can Play - Riverglade playground	160,000	
		214,000	Q3
	Landcare Australia	(2,160)	
	CRIF Boronia Park 2019-20 - Weed Control	(15,994)	
	CRIF Buffalo Creek Reserve 2019-20 - Weed Control	(3,132)	
	CRIF Ferdinand St Reserve 2019-20 - Weed Control	(3,417)	
	Contribution for Boronia Park Sporting Improvements	400,000	
	Expenditure for Boronia Park Sporting Improvements project	(400,000)	

	Local Roads & Community Infrastructure Program	455,000	
	Local Roads & Community Infrastructure Program Expenditure	(455,000)	
		(24,703)	Q2
3	**Domestic Waste Management**		
	Waste Bin Audit	(35,000)	Q3
	Better Waste and Recycling	(119,173)	Q2
4	**Other Funding Special Rates**		
	44 Gladesville Rd - External Works - Deferred to FY2021/22 - SRV	20,000	
	Croquet Club - External Upgrades - SRV - Deferred to FY2021/22	32,000	
	Croquet Club - Kitchen fitout - SRV - Deferred FY2021/22	23,430	
	Valentia St Reserve Playground Upgrade - SRV	24,170	
	Henley community centre carpark upgrade - bought forward FY2025/26	(80,000)	
		19,600	Q3
	Henley community centre external upgrades - bought forward FY2022/23	(50,000)	
	Received funding for previous year projects on road program which completed in 19/20	289,001	
		239,001	Q1
	Internally Restricted		
5	Town Hall	(10,000)	Q3
6	Insurance - member surplus from CiviRisk Metro	110,000	Q3
7	Community initiatives & minor capital works	(15,000)	Q3
	CCTV for Woolwich Baths	(5,000)	Q2
	Property Reserve	(35,242)	Q2
	Sustainability Reserve Commercial upgrade LED lighting	(15,000)	Q2
8	Council work depot - LC	(60,000)	Q3
9	Other		
	48 Gladesville Rd - Laundry Floor - General Funds	10,550	
	The Priory - General Funds	25,000	
		35,550	Q3
	Review of Gladesville Master Plan	(54,534)	Q2

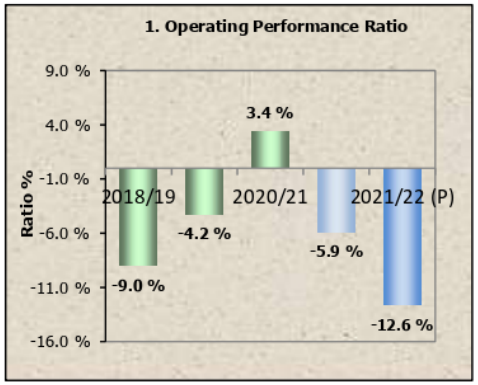
Hunters Hill Council

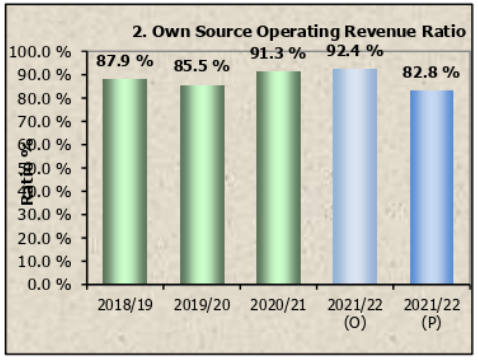
Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Key Performance Indicators Budget Review Statement

Budget review for the quarter ended 31 March 2021

($000's)	Current Projection Amounts 21/22	for 21/22	Original Indicator 21/22	Actuals Prior Periods 20/21	19/20
The Council monitors the following Key Performance Indicators:					
1. Operating Performance Ratio					
Total continuing operating revenue (excl. Capital Grants & Contributions) Less Operating Expenses	-2111				
Total continuing operating revenue (excl. Capital Grants & Contributions)	16732	-12.6 %	-5.9 %	3.4 %	-4.2 %
Measures Council's achievement of containing operating expenditure within operating revenue					
2. Own Source Operating Revenue Ratio					
Total continuing operating revenue (less ALL Grants & Contributions)	15402				
Total continuing operating revenue	18603	82.8 %	92.4 %	91.3 %	85.5 %
Measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions					





Hunters Hill Council

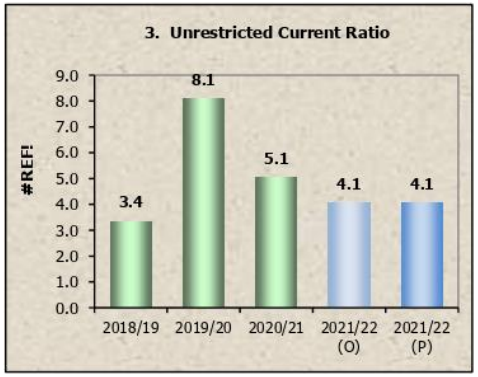
Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Key Performance Indicators Budget Review Statement

Budget review for the quarter ended 31 March 2021

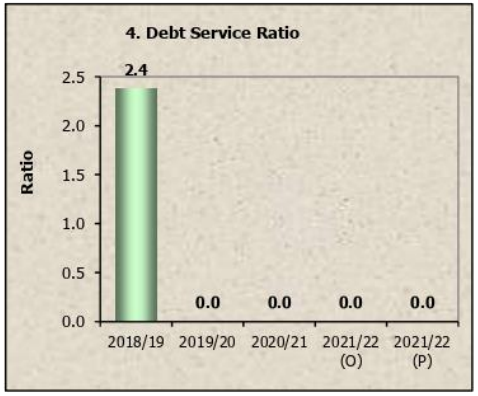
($000's)	Current Projection Amounts 21/22	for 21/22	Original Indicator 21/22	Actuals Prior Periods 20/21	19/20
3. Unrestricted Current Ratio					
Current Assets Less all External Restrictions	14487	4.1	4.1	5.1	8.1
Current Liabilities Less Specific Purpose Liabilities	3553				

Council's ability to meet short term obligations as they fall due.



4. Debt Service Ratio					
Operating Result before capital excluding interest and depreciation (EBITDA)	1406	0.0	0.0	0.0	0.0
Principal Repayments (from the Statement of cash Flows) + Borrowing Interest Costs (from the Income Statement)	0				

Measures the availability of operating cash to service debt including Interest, principal and lease payments



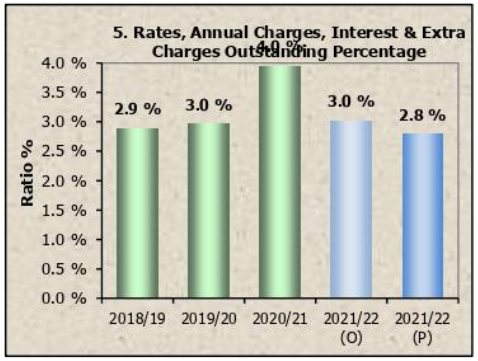
Hunters Hill Council

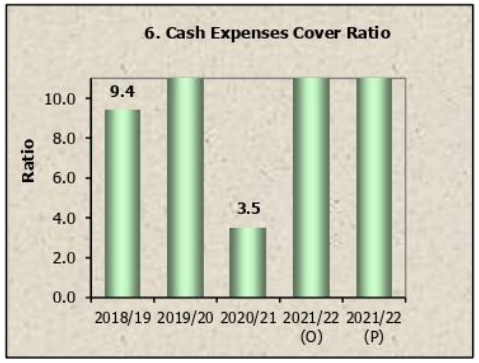
Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Key Performance Indicators Budget Review Statement

Budget review for the quarter ended 31 March 2021

($000's)		Current Projection Amounts 21/22	Current Projection for 21/22	Original Indicator 21/22	Actuals Prior Periods 20/21	Actuals Prior Periods 19/20
5. Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage						
Rates, Annual & Extra Charges Outstanding		391	2.8 %	3.0 %	4.0 %	3.0 %
Rates, Annual & Extra Charges Collectable		13987				
Measures the adequacy of recovery of rates and effect on liquidity						
6. Cash Expenses Cover Ratio						
Current Year's Cash and Cash Equivalents Including All Term Deposits	x12	16523	12.7	11.9	3.5	18.9
Payments from cash flow of operating and financing activities		15604				
Indicates the number of months a Council can continue paying for its immediate expenses without addtitional cash inflow						





Hunters Hill Council

Quarterly Budget Review Statement
for the period 01/01/21 to 31/03/21

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	**YTD Expenditure** (Actual Dollars)	**Bugeted (Y/N)**
Consultancies	285,741	y
Legal Fees	229,258	y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a conultants from other contractors.

ITEM NO : 4.7

SUBJECT : DEVELOPMENT APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL UNIT IN MARCH 2021

STRATEGIC OUTCOME : MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL

ACTION : ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS

REPORTING OFFICER : STEVE KOUREPIS

Ref:509696

PURPOSE

This report provides the outcome of determinations of Development Applications referred to the Development Control Unit (DCU) in March 2021.

The role of the Development Control Unit is to determine Development Applications where submissions have been received and/or reviews under Section 8.2 have been requested because a previous application has been refused.

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

RECOMMENDATION

That the report be received and noted.

REPORT OF MEETING HELD 2 MARCH 2021

The table below sets out a summary of the determinations:

Development Application No.	20201120	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Mark Armstrong	**Value**	N/A
Premises	2a Lloyd Avenue, Hunters Hill	**Landscaped Area**	60%
Classification (BCA)	N/A	**Date lodged**	1 Sept 2020
Assessing Officer	John McFadden	**Determination Date**	2 Mar 2021
Proposal			
Determination	The Development Control Unit Committee resolved: That, Development Application No. DA2020/1120 for at 2A Lloyd Avenue, Hunters Hill, be approved, subject standard conditions.		

Development Application No.	20201168	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Howard Young	**Value**	N/A
Premises	4 Prince Edward Parade, Hunters Hill	**Landscaped Area**	60%
Classification (BCA)	N/A	**Date lodged**	25 Nov 2020
Assessing Officer	John McFadden	**Determination Date**	2 Mar 2021
Proposal	Alterations and additions to existing single level heritage listed dwelling and Car Port		
Determination	The Development Control Unit Committee resolved: That, Development Application No. DA2020/1168 for alterations and additions to an existing single heritage listed dwelling and car port at No. 4 Prince Edward Parade, Hunters Hill, be approved, subject standard and special conditions: Special Conditions 1. No Garage Door to Existing Carport - Blake Avenue No garage door is permitted on the existing carport. Plans and elevations demonstrating compliance with this condition shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. 2. Construction Traffic Management Plan and Work Zone Approval Prior to the issue of any Construction Certificate, a Construction Traffic Management Plan must be prepared and approved by Council in order to demonstrate minimal impact on pedestrians and vehicles using Prince Edward Parade and Blake Avenue. This plan must satisfy the requirements of the relevant roads authority and clearly indicate existing traffic and proposed construction vehicle movements during demolition, excavation and construction for vehicles entering, exiting and accessing the site. If a Work Zone is also proposed as part of the Construction Traffic Management Plan, an application must be made to the Hunters Hill Local Traffic committee to install the 'Work Zone'. A Work Zone permit is required to be issued by the Council prior to the issue of any Construction Certificate. Work Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Work Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods. If the Work Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the Hunters Hill		

	Local Traffic Committee and submit a copy of this to the Principal Certifying Authority to enable issue of the Construction Certificate. Where approval of the 'Work Zone' is given by the Committee, the requirement of the committee, including installation of the necessary 'Work Zone' signage and payment of any fees, must occur prior to commencement of any works on the site. Further, at the expiration of the Work Zone approval, the developer is required to remove the Work Zone signs and reinstate any previous signs, all at the developer's cost. The requirements imposed by the Committee on the Work Zone permit (or permits) must be complied with at all times.

REPORT OF MEETING HELD 16 MARCH 2021

The table below sets out a summary of the determinations:

Development Application No.	20201096	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Greg Natalia Design	**Value**	N/A
Premises	18 Wybalena Road, Hunters Hill	**Landscaped Area**	50.1%
Classification (BCA)	N/A	**Date lodged**	13 Aug 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	16 Mar 2021
Proposal	Deconstruction and re-construction of existing boat shed.		
Determination	The Development Control Unit Committee resolved: That Development Application No. 2020-1096 for the Deconstruction and re-construction of existing boat shed at 18 Wybalena Road, Hunters Hill be approved as a "Deferred Commencement" consent be granted pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979.* The development consent as contained in Schedule 2 shall not operate (or be issued) until such time as the matters contained in Schedule 1 are finalised to the satisfaction of Council. **Schedule No.1** 1. The site is a corner allotment and a prominent site within the Conservation Area, to protect the streetscape and the future desired character of the municipality, the following changes are required: • No information has been provided on the proposed "fascias" to the base of the glass balustrades. Therefore, this work must be deleted.		

	• The proposed spiral stair is not acceptable as it would be a highly visible element. A different approach to stairs is needed. • The proposed creation of a terrace (lower terrace level) on top of the natural sandstone ledge by removing about a metre of the sandstone shelf would not impact on the streetscape (as it is concealed) however there is a concern that the excavation will damage the existing ledge which is visible and even cause it to fail. • The cantilevering of a new garden bed across sandstone ledge (lower terrace level) is not acceptable. The existing wall must be retained. • The proposed glazed awning on the north-eastern side of the building must be deleted as it would be a highly visible unsympathetic element in the streetscape. • The proposed metal fence on top of the existing swimming pool wall would not be sympathetic and should be deleted. The existing clear glass panel provides an attractive view to the sandstone rock face beyond and should be retained. The proposed changes to the Lower Terrace must be deleted. As the changes to the north-eastern facade are dependent on the terrace changes, the modifications to the north-eastern façade should also be deleted. Proposed changes to the existing swimming pool enclosure must be deleted. The spiral stair must be deleted. Drawing DA.417 must show any sandstone proposed to be removed. Accordingly, amended plans are to be submitted to the satisfaction of Council, addressing the above mentioned changes. 2. That the proposed north and eastern wall, on the rear Top Terrace, is to be reduced in height by 250mm to be in line with the existing parapet height of the existing dwelling at R.L 31.10. Also, this wall is to be setback 1500mm from the north and eastern boundaries to comply with Part 3.3.3 Side Building Setbacks of DCP 2013. Amended plans are to be submitted to the satisfaction of Council.

REPORT OF MEETING HELD 30 MARCH 2021

The table below sets out a summary of the determinations:

Development Application No.	20201105	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Ingrid Pyne	**Value**	$85,000
Premises	63 The Point Road, Woolwich	**Landscaped Area**	60%
Classification (BCA)	N/A	**Date lodged**	27 Aug 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	30 Mar 2021
Proposal	Re-orientation of existing boatshed to line with existing boundary of subject site. Refurbishment, restoration and minor works to existing boat shed		
Determination	The Development Control Unit Committee resolved: That Development Application No.2020/1105 for the Re-orientation of existing boatshed to line with existing boundary of subject site be approved as as "Deferred commencement" consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979 in respect 63 The Point Road, Woolwich.		

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

Schedule No.1

1 That the proposal be amended to show only the re-orientation of the boat shed to line with the existing boundary of subject site.

Amended plans are to be submitted to the satisfaction of Council.

Schedule No.2

That Development Application No.2020/1105 for the re-orientation of existing boat shed to line with existing boundary of subject site at No.63 The Point Road, Woolwich, be approved, subject to the Standard Conditions

Development Application No.	20201107	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Justin Perrin	**Value**	$993,333
Premises	32 Hillcrest Avenue, Gladesville	**Landscaped Area**	51.2%
Classification (BCA)	1(a) & 10(b)	**Date lodged**	31 Aug 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	30 Mar 2021
Proposal	Demolition of existing dwelling and associated outbuildings. Construction of new dwelling with swimming pool and associated landscaping.		
Determination	The Development Control Unit Committee resolved: That Development Application No.2020/1107 for the demolition of existing dwelling and associated outbuildings. Construction of new		

	dwelling with swimming pool and associated landscaping at 32 Hillcrest Avenue, Gladesville be approved as as "Deferred commencement" consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979. The development consent as contained in Schedule 2 shall not operate (or be issued) until such time as the matters contained in Schedule 1 are finalised to the satisfaction of Council. **Schedule No.1** 1. Amended plans are to be submitted to the satisfaction of Council with the following changes: • The external walls of the garage and carport must be face brickwork to match that of the house. • The driveway surface must be face brick on edge, the bricks to match those of the house. 2. Amended plans and information are to be submitted to the satisfaction of Council, addressing the following issues: • In addition to OSD, other stormwater management controls are required. These criteria include: 1. Water Conservation 2. Control Stormwater Pollution 3. Extended Detention 4. Flood Control Detention • Design guidelines for the above are given in Hunters Hill Council's Sustainable Water Part I and Part II, technical guidelines and Council's DCP2013. • A Stormwater Drainage Concept Plan (SDCP) has been provided by Quantum Engineers. In regards to the SDCP, the following advice is provided: - Inspection risers are not acceptable. These are to be replaced with "clean-out" or "bleed" pits will be required at the lowest points in the "charged line" going into the rainwater tank for future inspection and maintenance. - All overflows from the swimming pool is to be drained to the sewer system. This is to be noted on the SDCP. - Due to known flood issues in Hillcrest Avenue, any increase in impervious area from any development will significantly cause further

	nuisance flood to downstream properties. In this regard, an OSD system shall be required. - For Zone 1, the design parameters are as follows: - The minimum Detention Storage Volume for Flood Mitigation is 3.04cum per 100sqm of impervious area - The minimum Detention Storage Volume for Erosion Control is 1.2cum per 100sqm of impervious area. - The Permissible Site Discharge (PSD) for Flood Control is 1.8L/s per 100sqm of impervious area. - The Permissible Site Discharge (PSD) for Erosion Control is 0.41L/s per 100sqm of impervious area. - Stormwater Pollution Control is also to be provided in accordance with criteria 2 above. This can be managed by the use of infiltration pits, porous pavement, bio-retention systems, sediment traps, trash screens and the like. - Sub-surface water collected from the basement areas are to be directed into the OSD system or to a suitably designed bioswale system to remove any likely sediments or water contaminated from acid sulphate soils. It shall not be taken directly to the kerb. - The SDCP addressing all of the above criteria (Controls 1 to 4 above), along with supporting calculations, are to be submitted for assessment. **Traffic/Parking** The proposed development includes the construction of a new driveway access across the existing location. The following needs to be addressed or provided: • The vehicular access or driveway must comply with the relevant provisions of AS/NZS 2890.1:2004 “Off Street Car Parking” Code and Council’s Guidelines and Specifications for Driveway and Footpath (Council’s Driveway and Footpath Specification), in terms of vehicle scrape, width and overhead clearances. • The width of the new driveway may be too narrow. A minimum of 3.5m at both the boundary line and at the kerb would be recommended. • A full longitudinal section is to be provided through the driveway from the centre of the road to the basement floor level, showing gradients, levels and dimensions.

	The profile shall comply with AS/NZS2890.1:2004 "Off Street Car Parking" Code. It is unclear what the length of the transition between the grated trench drain and carport is, which needs to be at least 2.0m to avoid scrape. 3. No details have been provided for the proposed front fence. Details including an elevation drawing, dimensions and schedule of colours and materials are to be submitted to the satisfaction of Council. Front fencing is to be a maximum of 1200mm in height at any point. **Schedule No.2** That Development Application No.2020/1107 for the demolition of the existing dwelling and associated structures, and construction of a new dwelling with a swimming pool and associated landscaping at No.32 Hillcrest Avenue, Gladesville, be approved, subject to the following conditions: Standard GEN0 GEN1 GEN3 GEN5 GEN6 GEN7 GEN20 GEN21 PCC0 PCC1 ($3476.55) PCC2 ($3500) PCC3 ($1800) PCC4 ($4096) PCC5 ($9933) PCC11 PCC12 (1124221S, DATED 21 August 2020) PCC13 PCC15 PCC20 PCC21 PCC32 PCC41 PCC53 PCC54 (30, 34 and 36 Hillcrest Avenue) PCC55 PCC73 PCW0 PCW1 PCW2 PCW3 PCW4 PCW5 PCW6 PCW14 PCW15 PCW16 CSI0 CSI1 CSI3 DEM0 DEM1 DEM3 DEM6 DEM7 DEM8 DEM9 DEM10 DEM11 CON0 CON1 CON2 CON3 CON4 CON5 CON7 CON11 CON12 CON13 CON18 CON20 CON21 CON23 CON27 CON41 CON42 CON43 CON44 CON45 CON47 CON49 CON51 CON52 CON53 CON54 CON55 CON56 CON57 CON58 CON59 POC0 POC1 POC2 POC4 POC7 POC13 POC22 POC23 POC24 POC25 POC75 GEN27 Building not to used or adapted for commercial or industrial use The subject site is only to be used as a single residential dwelling site and must not be used or adapted for commercial or industrial use at any time. PCC54 Dilapidation Reports Private Property (Neighbouring Properties) A photographic survey and dilapidation report of adjoining properties No's 30, 34, and 36 Hillcrest Avenue, detailing the physical condition of those properties, both internally and externally, including, but not limited to, such items as walls, ceilings, roof, structural members, **sandstone footings** and other similar items, SHALL BE submitted to the Principal

Certifying Authority for approval prior to the issue of any Construction Certificate.

A copy of the report is to be provided to Council, if Council is not the Principal Certifying Authority, prior to the issue of any Construction Certificate. All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant MUST DEMONSTRATE, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained by Council in such circumstances.

Note: This documentation is for record keeping purposes only, and may be used by the developer or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owners' interest for it to be as full and detailed as possible.

Special Conditions

That the Ficus screen planting along the north eastern boundary of the site is to be substituted with one of the following hedging species:

Murraya paniculata 'Sweet Privacy'
Viburnum odoratissium 'Sweet Viburnum'
Syzygium australe 'Aussie Compact'

Amended plans are to be submitted prior to the issue of the Construction Certificate.

CON49

Tree No	Location	Height (m)
E01 Jacaranda mimosifolia (Jacaranda)	30 Hillcrest Avenue	4m
E02 Melaleuca quinquenervia (Broad-leafed Paperbark)	30 Hillcrest Avenue	12m
E03 Melaleuca quinquenervia (Broad-leafed Paperbark)	30 Hillcrest Avenue	12m

	E04 Melaleuca quinquenervia (Broad-leafed Paperbark)	30 Hillcrest Avenue	12m
	POC7 Landscape Plan (prepared by Wyer & Co, dwg no DA01-02, dated 28.07.2020, not date stamped)		

ATTACHMENTS

There were no attachments to this report.

ITEM NO	:	4.8
SUBJECT	:	SUSTAINABILITY ADVISORY COMMITTEE NOMINATIONS
STRATEGIC OUTCOME	:	A LEADER IN SUSTAINABILITY BY RESPONDING PROACTIVELY TO PRESSURE FACING OUR NATURAL ENVIRONMENT
ACTION	:	ESTABLISH A COMMITTEE TO ADDRESS THE QUADRUPLE BOTTOM LINE AND REVIEW AREAS SUCH AS WATER, TREE CANOPY, ENERGY MANAGEMENT, AIR QUALITY, WASTE AND RECYCLING
REPORTING OFFICER	:	BEC HO

Ref:510372

PURPOSE

The purpose of this report is to accept community nominations and seek councillor representation for the Sustainability Advisory Committee.

RECOMMENDATION

1. That the report be received and noted;
2. That the Terms of Reference be amended to clarify that Council Officers are not members of Advisory Committees.
3. That the following individuals be appointed to the Sustainability Advisory Committee:
    a. Helen Whitkin
    b. Penny Hurley
    c. Lisa McLean
    d. Emma Paxton
    e. Carrie Hamilton
    f. Caroline McDaid
4. That Council also accept the following nominations of Youth representatives from eflect the addition of two representatives from Marist Sisters and Riverside Girls High School:
    a. Aimee Choi (Riverside Girls High School)
    b. Camille Good (Marist Sisters)
    c. Emma Whitmore (Marist Sisters)
5. That Council nominate three Councillors to participate in the Sustainability Advisory Committee;
6. That a Chair from one of the three Councillors be appointed.

BACKGROUND

Council's Community Strategic Plan (CSP) sets out the vision for the future. One of the key principles of the CSP is to Manage and Preserve Our Environment.

Council has made a commitment to regularly review operations and processes to identify opportunities to reduce, recycle, reuse and refuse products generated by our changing lifestyles. A key performance indicator of this principle is for Council to encourage sustainable living.

Hunter's Hill Council adopted the declaration of a climate emergency in association with actions for climate change at the 24 February 2020 meeting; acknowledging the recent devastating bushfire season, the ongoing drought and a nationwide call for a greater response to the changing climate.

From this motion, a Sustainability Action Plan was developed, and supported through the creation of a Sustainability Working Party. The Working Party was intended to be a short-term project to assist in the delivery of the Sustainability Action Plan. The adopted Plan forms an **attachment** to this report.

A Working Party expression of interest was developed and advertised, and at the Council Meeting of 10 August, it was agreed that the working party would include Councillors Krassoi, McLaughlin and Sanderson, as well as community representatives. The Sustainability Working Party met via Zoom in August and September of 2020, in person in October and a final meeting to review the Sustainability Action Plan in November 2020.

At the Ordinary meeting of Council on 15 March 2021, Council resolved to establish a Sustainability Advisory Committee. The purpose of the Committee is to assist Council in the formation, evolution, implementation and promotion of Council's Sustainability Action Plan and circular economy strategies, initiatives and outcomes and utilise the expertise, experience and local knowledge of the community to assist in the delivery of appropriate local sustainability and circular economy outcomes.

REPORT

Expressions of Interest were subsequently sought from community members with knowledge, expertise and/or interest.

All members of the Sustainability Working Party were invited to apply, and nominations were sought from each of the local schools. In addition, the opportunity was advertised through Council's communication channels.

At the close of the EOI process, nine applications were received.

1. Helen Whitkin
2. Penny Hurley
3. Lisa McLean
4. Emma Paxton
5. Carrie Hamilton
6. Caroline McDaid
7. Aimee Choi (Riverside Girls High School)
8. Camille Good (Marist Sisters)
9. Emma Whitmore (Marist Sisters)

In the terms of reference adopted by Council at its meeting held in March 2021, there was only provision for one representative per school be invited to attend. As there are three nominations in total under Youth Representation, it is recommended that Council accept the two nominations from Marist Sisters.

The revised terms of reference are attached to this report. Minor changes were made to bring the suggested terms of reference in line with Council practice, including removing reference to a Council Officer as member of the committee, as Council officers are not members of Council Committees however may support the Advisory Committees, as delegated by the General Manager

As advertised in the EOI process, the Sustainability Advisory Committee will meet twice prior to Council entering caretaker period, and the meeting dates will be:

- First meeting Tuesday 4 May 4-5pm Hunters Hill Town Hall
- Second meeting Tuesday 6 July 4-5pm Hunters Hill Town Hall.

CONCLUSION

All nominations meet the criteria and are recommended for Council's approval.

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 a positive direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is positive 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. Sustainability Action Plan - 2021 ⇩
2. 2021 TOR for Sustainability Advisory Committee ⇩



SUSTAINABILITY ACTION PLAN

DECEMBER 2020
HUNTER'S HILL COUNCIL

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.

Council pays respect to Elders past, present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

TABLE OF CONTENTS

1. Executive Summary
2. Contexts
3. Scope
4. Where are We Now
5. Core Targets and Goals
6. Actions
7. Evaluation

1. EXECUTIVE SUMMARY

Hunter's Hill Council acknowledges that every community has a role to play in reducing the impact of climate change on our and we commit to working towards adapting our existing policies and practices to address more efficient use of resources.

Hunter's Hill Council's Sustainability Action Plan, 2020 has been prepared as a twelve month framework for council operations and the community, to lower the Greenhouse Gas Emissions.

The Sustainability Action Plan 2020 has been prepared in response to Council's declaration of February 2020 and has been prepared to align with the Hunters Hill 2028 Community Strategic Plan (CSP 2028).

2. CONTEXT

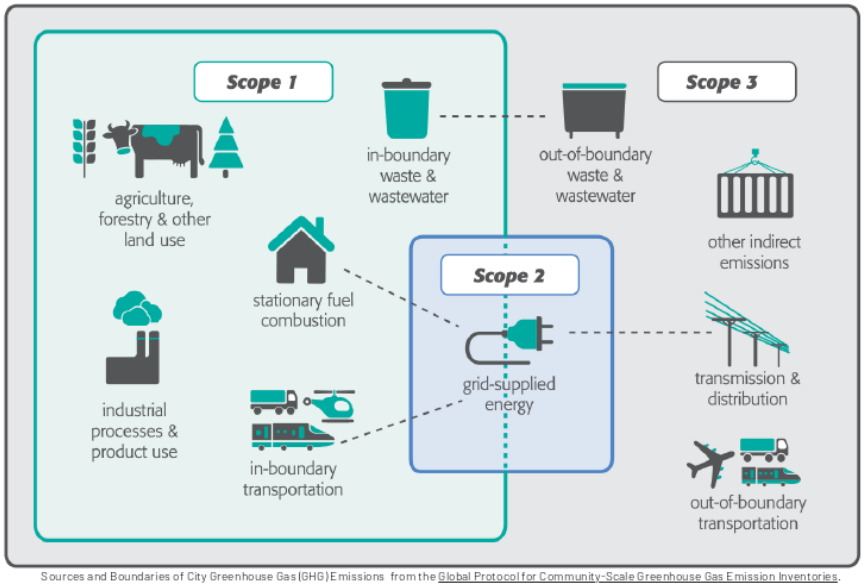
- Local Government
  100+ Councils have declared a climate emergency
  1 in 5 Councils have a Zero emissions or 100% Renewable Energy Target
  Resilient Sydney - A Strategy for City Resilience 2018 Plan developed under the 100 Resilient Cities Program
- Sate Government
  Net zero emissions by 2050 under the NSW Government Climate Change Policy Framework (2016) and aligned under the 2050 Greater Sydney Regional Plan by the Greater Sydney Commission
- Federal Government
  Australia's current Renewable Energy Target (RET) of 33,000 GWh by 2020 has been achieved
  Under the Paris Climate Agreement, Australia's GreenHouse Gas emissions target of 26% to 28% below 2005 levels by 2030
- Global
  Under the United Nations Framework Convention on Climate Change, 197 countries ratified the Paris Climate Accord in 2016 committing to "pursue efforts to limit the temperature increase to 1.5C above pre-industrial levels"

3. SCOPE

HUNTERS HILL GREENHOUSE GAS EMISSIONS

When considering the boundary of emissions, it is important to distinguish emission sectors according to where they occur and to apply standards that are transparent, easily reportable and replicable.

For these reasons, it is generally accepted that Councils use the scopes framework used in the Greenhouse Gas Protocol – the international standard in quantifying and managing GHG emissions (see table below).



Sources and Boundaries of City Greenhouse Gas (GHG) Emissions from the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories.

Scope 1 (direct): GHG emissions from sources located within the council area boundary

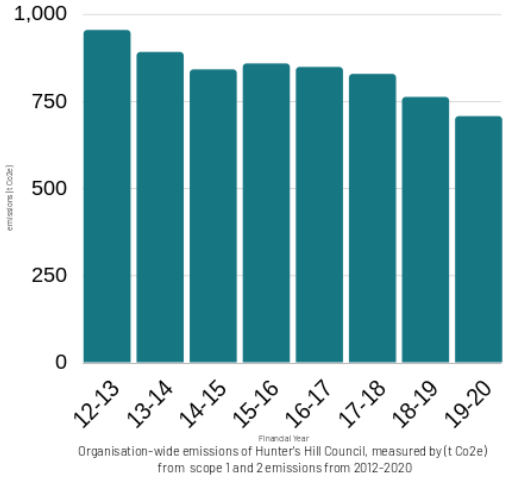
Scope 2 (indirect): GHG emissions occurring as a consequence of the use of grid-supplied electricity, heat, steam and/or cooling within the council area boundary

Scope 3 (indirect): All other GHG emission that occur outside the city boundary as a result of activities taking place within the council area boundary

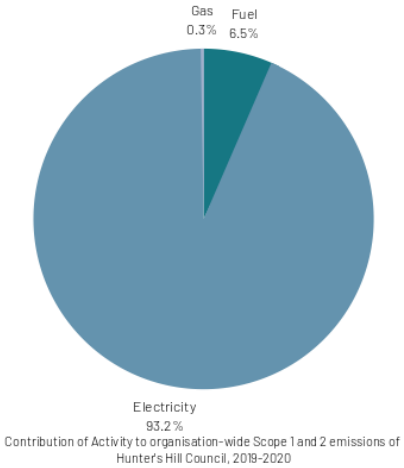
4. WHERE ARE WE NOW

- Resilient Sydney member and supporter of the Resilient A strategy for city resilience (2018)
- Climate Emergency declared, February 2020
- Pilot Partner of UNSW and NSW Circular program, 2019
- Partners in the Northern Sydney Regional Waste Strategy 2017 - 2021

Hunter's Hill Council's organisation-wide Greenhouse Gas emissions have already seen a 15% reduction in the 2019-2020 period based on the since the 2016-2017 period. This is due to a number of factors including energy efficiency improvements and organisational changes. The impact of Covid-19 on emissions for the 2020-2021 period will be predicted to show a further (temporary) reduction of approximately 10% in emissions.



Organisation-wide emissions of Hunter's Hill Council, measured by (t Co2e) from scope 1 and 2 emissions from 2012-2020

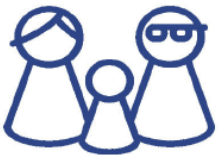


Contribution of Activity to organisation-wide Scope 1 and 2 emissions of Hunter's Hill Council, 2019-2020



14,909

Population
ABS Estimate 2018



2,350

Families



5,262

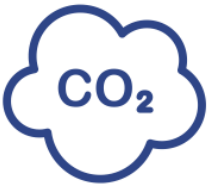
Houses

For the entire Hunter's Hill LGA (2016-2017)- Resilient Sydney



0.2%

Contribution to the entire emissions of Greater Sydney



105.11K

tonnes of CO2e created



68.8%

emissions from electricity



13.5%

emissions from waste



9.9%

emissions from transport



7.9%

emissions from gas

The Clean Energy Council reports



24%

Electricity generation now comes from renewable sources



18%

NSW homes have rooftop solar



6%

Contribution of Hunter's Hill's operations to the emissions for the entire LGA in 2016-17

5. CORE TARGETS AND GOALS

Hunter's Hill Council has conducted a thorough review of the sustainability of its operations and service delivery. The following considerations have been taken into account:

- The emissions profile of the organisation
- The community's expectations and feedback through both the Sustainability Working Party and the Community Strategic Plan (CSP 2028).
- Emissions profile of the community
- The financial impacts of business as usual operations
- Budget allocations and available grants for this financial year and beyond.
- Other local government responses to the Climate Emergency.
- The state, federal and global responses to climate change.

Based on these items it is feasible to consider targets which consider emissions reductions and commitment to renewable energy for the organisation and/or community. At this time it's proposed that a reasonable target for Hunters Hill Council to commit to a Renewable Energy Target (RET) of 100% by 30 June 2030 across the organisation as effective emissions reduction pathway with minimal operational and financial impacts to council.

A pathway towards the first year of adoption of this target this is outlined in the Action Plan for 2020 and focusses on 6 core goals:

1. Improving Energy Efficiency
2. Switching to Renewable Energy
3. Supporting Low Emissions Transport
4. Driving the Circular Economy and Waste Minimisation
5. Growing Adaptation and Resilience
6. Engaging the Community

Adopting of a 100% RET by 2030 is not expected to, in itself, present any significant financial implications. The potential range of actions under scenarios listed in the action plan which may have financial implications are to be considered independently and dependent upon feasibility as explored on a case by case basis as is Council policy for any procurement decision, new project or investment proposed. For currently unfunded projects, Council will develop business cases requiring approval. The business case will consider the overall impact and benefits including any Greenhouse Gas emissions (from Scope 1-3 emissions based on the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories) from the project and comparing this to a business as usual approach. For projects where there is payback period, Council will aim for no more than a 7 year payback period.



6. ACTIONS

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME
1	Improving Energy Efficiency	1.1 LED upgrades to street lighting across LGA	✓	✓	December 2020
		1.2 Energy Efficiency upgrades to Town Hall Building	✓	✓	February 2021
2	Switching to Renewable Energy	2. 1 Join Cities Power Partnerships	✓	✓	November 2020
		2.2 Provide information on community power purchasing & microgrid opportunities	n/a	n/a	June 2021
		2.3 Evaluate a transition to GreenPower for utilities and Solar for Council owned buildings	By January 2021	n/a	June 2021
		2.4 Evaluate Solar my Schools program membership	By March 2021		September 2021

6. ACTIONS

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME
3	Supporting Low Emissions Transport	3.1 Evaluate opportunities for EV vehicles vehicle to 2 x pool cars and 2 x ranger vehicles	✓	✓	September 2021
		3.2 Evaluate opportunities for EV charging stations and car share service spaces in villages	N/A	N/A	June 2021
4	Driving the Circular Economy and Waste Minimisation	4.1 Research the efficacy of processing textiles and problem waste items in a Circular Economy Pilot	✓	✓	December 2021
		4.2 Explore opportunities for a Return and Earn Reverse Vending Machine in the LGA	✓	✓	March 2021
		4.3 Review the communication strategy for promoting waste diversion activities in the LGA (including the CRC, Bower and the Yarn).	n/a	n/a	September 2021

6. ACTIONS

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME
4	Driving the Circular Economy and Waste Minimisation	4.4 Evaluate the impact of an incentivised smaller landfill bins for residents who would like to participate in a trial.	By March 2021		June 2021
		4.5 Embed sustainable procurement by reviewing Council's procurement policies	✓	n/a	April 2021
		4.6 Conduct a trial into Food Organics (FO) with commercial businesses in the LGA	✓	✓	December 2021
		4.7 Explore opportunities for a Community Swap and Share Space	By June 2021		December 2021
		4.8 Evaluate waste avoidance support initiatives for commercial businesses in the LGA	✓	✓	June 2021

6. ACTIONS

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME
5	Growing Community Adaptation and Resilience	5.1 Update the Hunter's Hill Climate Change Risk Assessment	n/a	n/a	June 2021
		5.2 Develop policies for community and verge gardens to enable a process for the consideration of additional sites	By March 2021	n/a	By June 2021
		5.3 Work with the community to maintain and enhance street trees and other green infrastructure to cool the local environment and reduce the urban heat island effect.	✓	✓	June 2021
		5.4 Consider initiatives which encourage and support water conservation for council and community usage on public and private land.	n/a	n/a	June 2021

6. ACTIONS

	CORE GOAL	PROPOSED ACTION	BUSINESS CASE PREPARED	BUDGET ALLOCATED	DELIVERY TIMEFRAME
6	Engaging the Community	6.1 Host the 2021 Youth Summit pitching sustainability projects from secondary students	n/a	✓	June 2021
		6.2 Promote the Sustainability Action Plan	n/a	n/a	From December 2020

6. EVALUATION

This Action Plan will be reviewed in September every year to ensure it continues to reflect the progress to the Core Emissions Reductions Targets and Goals of Hunter's Hill Council.

Measurement and evaluation processes are to include:

- Progress against the Action Plan
- Emissions Reduction measures
- Progress towards the Renewable Energy Target
- Community participation

This plan sets out a range of actions and associated time frames to deliver on the objectives identified in this strategy. The plan is designed to be a living document that is reviewed and adjusted annually to take into account new ideas, technologies and opportunities for development and delivery to our community.

Items listed in these plans will be monitored and reported on to the General Manager on a quarterly basis. Many of the actions will also form part of our integrated planning and reporting processes, which are reported on a quarterly basis to both Councillors and our community. The Strategy will also be monitored in line with our community satisfaction survey and improved index score results of the performance measure of informing our community.

DISCLAIMER

While every reasonable effort has been made to ensure this document is correct at the time of printing, Hunter's Hill Council, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

PUBLISHED BY

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COMMITTEE TERMS OF REFERENCE

Sustainability Advisory Committee

Date of Adoption: 15 March 2021
Effective Date: 4 May 2021

Contents

1. Name of the Committee 1
2. Status and Commencement of the Committee 1
3. Objectives 1
4. Functions 1
5. Membership of the Committee 2
6. Meeting Procedure 3
7. Meeting Schedule 3
8. Reporting Relationship 4

1. Name of the Committee

The name of the committee is: The Sustainability Advisory Committee (The Committee).

2. Status and Commencement of the Committee

The Committee is an Advisory Committee of Council constituted to achieve the objectives and perform the functions stated. The Committee has no decision-making powers but can make recommendations to Council in relation to matters referred to it.

The Committee commences on appointment of the first members of the Committee by resolution of Council. The committee will be administered by the Place and Project team.

3. Objectives

The objectives of the Committee are:

a) To assist Council in the formation, evolution, implementation and promotion of Council's Sustainability Action Plan and circular economy strategies, initiatives and outcomes; and

b) To utilise the expertise, experience and local knowledge of the community to assist in the delivery of appropriate local sustainability and circular economy outcomes.

4. Functions

The function of the Committee is to:

a) Consider and advise on Sustainability and Circular Economy matters referred to it by Council, making recommendations where appropriate;

b) Consult with others, seeking specialist advice and enabling community participation in initiatives, policies and strategies concerning:

   a. Climate resilience and mitigation of global warming induced heat/weather;

   b. Saving energy and resources;

   c. Renewable energy;

   d. Water;

   e. Complete circular economy practice;

   f. Recycling and waste management; and

   g. Environmental education and engagement; and

   h. Review Council's Sustainability Action Plan at least annually recognising that it is a living document that will require update and reaffirmation to reflect new developments, including those that come about by innovation and new technology.

5. Membership of the Committee

5.1. The membership of the Committee shall consist of:

Council Members

- Three Councillors appointed biannually by Council – One of whom will Chair;

Community Members

- Up to eight community representatives, five of whom should have relevant qualifications and/or experience appointed by Council from public nominations;

Appointment of members of the Committee by public nomination should follow Policy Guideline 3 of Council Policy No CORP.S.23 Committees Policy.

Community members of the Committee must not be currently serving Hunter's Hill Councillors.

5.2. Youth Representation

Each of the four high schools within the Municipality will be invited to nominate a Youth Representative to attend all meetings.

Applications to become a Youth Representative from students residing in the Municipality, attending high schools outside the Municipality may also be considered by Council, although no school should be represented by more than one student.

5.3. Term of Office

The term of office for Community Members of the Committee will be from their appointment by Council (usually after each General Election of the Council) until the day before the date of the next General Election of the Council.

5.4. Vacancies

Council may at its discretion approve the filling of any vacancy occurring by resignation or removal of a member. Nominations and appointment to vacancies must be from the same representative body as the vacant position.

5.5. Removing Members

Council may at any time remove a member of the Committee but shall observe the principles of natural justice.

5.6. Leave of Absence

Any member absent for three or more consecutive meetings without apology or leave of the Committee shall have their position declared vacant and clause 5.3 shall be invoked.

6. Meeting Procedure

6.1. Quorum

The quorum for a meeting of the Committee is a majority of the members, who are Council or Community members of the Committee who hold office and are entitled to participate at that time.

6.2. Decisions of the Committee

Decisions of the Committee are made, generally, on a consensus basis. However, at the discretion of the Chair, formal voting may be called.

In the event of a formal vote, Council and Community members of the Committee are entitled to vote.

6.3. Agenda

Agenda items will be determined by the Councillor members of the Committee.

A Council Officer will assist the Committee by preparing and distributing the Agenda and Minutes.

6.4 Minutes

Draft minutes of all meetings of the Committee shall be distributed to members of the Committee for comment as soon as practicable after the meeting. The minutes will be reported to the next Council meeting.

7. Meeting Schedule

Meetings of the Committee shall be held at least every second month but the Committee may meet more often if required.

The dates of Committee meetings are:

- First meeting Tuesday 4 May 4-5pm Town Hall

- Second meeting Tuesday 6 July 4-5pm Town Hall.

The Committee may conduct site visits as required. Notice of such visits should be given to the General Manager in advance.

8. Reporting Relationship

Minutes of the Advisory Committee will be reported to Council as soon as practicable, with any recommendations the Committee has made for consideration by Council.

ITEM NO	:	4.9
SUBJECT	:	2020 - 2021 BUSINESS PLACE MAKING GRANTS PROGRAM
STRATEGIC OUTCOME	:	COUNCIL ENCOURAGES A SENSE OF BELONGING AND CONNECTION TO THE LOCAL COMMUNITY
ACTION	:	CONDUCT AND REGULARLY REVIEW AN ANNUAL PROGRAM OF EVENTS
REPORTING OFFICER	:	BEC HO

Ref:485449

PURPOSE

The purpose of this report is to provide Council with information on the guidelines for the 2020 – 21 Business Placemaking Grants Program.

RECOMMENDATION

1. That the report be received and noted;
2. That the program be launched and promoted across all of Council's communication channels;
3. That a further report be presented to Council on the outcome of the assessment of applications and recommended projects.

BACKGROUND

At the Ordinary Meeting of Council's held on 27 April 2020, Council considered a report on the COVID-19 Community Response Package.

An action from this report was is to launch a Business Placemaking Grants Program for those businesses with presence in the Village Centres (Boronia, Hunters Hill, Gladesville, Woolwich and Garibaldi) as part of the 2020/2021 Operational Plan and Budget.

The adopted 2020/21 budget subsequently included an allocation of $15,000 to assist the establishment of the program.

REPORT

The Business Placemaking Grants program supports Council's overall focus on a place making approach to the management, enhancement and revitalisation of villages and town centres in the Hunters Hill LGA.

This focus has been both outlined and defined in the Community Strategic Plan, and the Local Strategic Planning Statement. A part of this approach is to assist local businesses to play their role in making our business centres successful destinations.

This program also responds to a desire to support local businesses following the impacts of the COVID-19 pandemic.

The Business Placemaking Grants program aims to support local businesses in making our village centres successful and vibrant destinations.

Principles

- This is a non-recurrent grant program created in response to the impact that COVID19 has on businesses located in the Hunters Hill LGA.
- The grant program will be made available to owners of businesses that contributes to our town centres and villages being vibrant and active destinations.
- Grants are not intended to lead to a dependency on Council for ongoing funding.
- Applications for funding are assessed against set criteria and there is no guarantee of approval.
- Applications with matching funds will be prioritised.
- Applications must be matched in funding by the applicant.

Objectives and Key Strategies

- The objective of the Business Placemaking Grants Program is to support businesses who provide an activity or program that connects the community through activities, installations, events and pop-up spaces.
- This program is only available for businesses based within the Hunters Hill Local Government Area and/or serve people living and working in the Hunters Hill Local Government Area.
- Grant applications will be assessed by Council officers and a recommendation report will be brought to the May meeting of Council for review and approval.
- Funds must be spent and acquitted with a report within 12 months.
- Council will support the successful applicants of the grant funding to deliver the projects.
- Hunter's Hill Council must be recognised as a contributing partner in the project.

Criteria for Assessment

- Applicants must be a physical business in Hunters Hill LGA
- Projects should compliment at least one of Hunter's Hill Council's Community Strategic Plan objectives
- Projects should look at improving the physical environment of the local area, and create a sense of belonging
- Land owner consent for the project is mandatory requirement
- Projects that are a collaborative community project are highly valued
- Applicants who do not match the funding request with contribution will not be considered as highly as those that match.

Business Placemaking Grants program provides grants up to $2,500. The total amount of the grant program is $15,000.

Timeline

21 April	Grant applications opened. Communication in e-newsletter, printed communication, social media and direct communication to businesses.
7 May	Grant applications closed.
8 May	Assessment of applications and report prepared for Council
17 May	Report to Council
18 May	Grants announced.

CONCLUSION

The Business Placemaking Grants program has been created to support businesses in the Hunters Hill LGA following the impact of the COVID19 Pandemic. The program looks to support placemaking ideas with matched funding.

FINANCIAL IMPACT ASSESSMENT

Funds are available within Budget totalling $15,000.

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

There is a positive 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. Business Placemaking Grants ⇩

HUNTER'S HILL COUNCIL
BUSINESS PLACEMAKING GRANTS

PURPOSE

The purpose of the Business Placemaking Grants Program is to support businesses who provide an activity or program that connects the community through activities, installations, events and pop-up spaces.

BACKGROUND

At the Ordinary Meeting of Council's held on 27 April 2020, Council considered a report on the COVID-19 Community Response Package.

An action from this report was is to launch a Business Placemaking Grants Program for those businesses with presence in the Village Centres (Boronia, Hunters Hill, Gladesville, Woolwich and Garibaldi) as part of the 2020/2021 Operational Plan and Budget.

The adopted 2020/21 budget subsequently included an allocation of $15,000 to assist the establishment of the program.

The Business Placemaking Grants program supports Council's overall focus on a placemaking approach to the management, enhancement and revitalisation of villages and town centres in the Hunters Hill LGA.

This focus has been both outlined and defined in the Community Strategic Plan, and the Local Strategic Planning Statement. A part of this approach is to assist local businesses to play their role in making our business centres successful destinations.

This program also responds to a desire to support local businesses following the impacts of the COVID-19 pandemic.

The Business Placemaking Grants program aims to support local businesses in making our village centres successful and vibrant destinations.

OBJECTIVES

Criteria

- Applicants must be a physical business in Hunters Hill LGA
- Projects should compliment at least one of Hunter's Hill Council's Community Strategic Plan objectives
- Projects should look at improving the physical environment of the local area, and create a sense of belonging
- Land owner consent for the project is mandatory requirement
- Projects that are a collaborative community project are highly valued
- Applicants who do not match the funding request with contribution will not be considered as highly as those that match.

Objectives and Key Strategies

- The objective of the Business Placemaking Grants Program is to support businesses who provide an activity or program that connects the community through activities, installations, events and pop-up spaces.
- This is a non-recurrent grant program created in response to the impact that COVID19 has on businesses located in the Hunters Hill LGA. Grants are not intended to lead to a dependency on Council for ongoing funding. Applications for funding are assessed against set criteria and there is no guarantee of approval.
- Business Placemaking Grants program provides grants up to $2,500. The total amount of the grant program is $15,000.
- Project can be Public art projects, promotion of shopping destinations, enabling more accessible built environments, rejuvenated shop fronts, footpath trading, activation of vacant shop fronts
- This program is only available for businesses based within the Hunters Hill Local Government Area and/or serve people living and working in the Hunters Hill Local Government Area.
- Grant applications will be assessed by Council officers and a recommendation report will be brought to the May meeting of Council for review and approval.
- Funds must be spent and acquitted with a report within 12 months.
- Council will support the successful applicants of the grant funding to deliver the projects.
- Hunter's Hill Council must be recognised as a contributing partner in the project.
  month.

Timeline

21 April	Grant applications opened. Communication in e-newsletter, printed communication, social media and direct communication to businesses. Applications accepted online.
7 May	Grant applications closed.
8 May	Assessment of applications and report prepared for Council
17 May	Report to Council
18 May	Grants announced

ITEM NO	:	4.10
SUBJECT	:	REPORT OF LEGAL MATTERS - MARCH 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS
REPORTING OFFICER	:	STEVE KOUREPIS

Ref:510441

PURPOSE

The purpose of this report is to update Council on legal matters. These matters are generally with the Land and Environment Court.

RECOMMENDATION

1. That the report be received and noted.

REPORT

Attached are Status Reports provided by Council's Legal Advisors – HWL Ebsworth & Lindsay Taylor Lawyers.

ATTACHMENTS

1. HWL Ebsworth ⇩
2. Hall & Wilcox ⇩
3. Lindsay Taylor ⇩

Hunters Hill Council
Status Report
30 March 2021

HWL EBSWORTH
LAWYERS

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
679896	Other non compliances: 27 Nelson Parade, Hunters Hill	John Cole	10 October 2017	Advice regarding unauthorised works, associated modification application In progress. Surveyor briefed to identify additional unauthorised work. Objector/neighbours solicitors in discussions re litigation. Warning letter sent regarding concreting works at north of property/ north of public pathway. Response received stating urgent meeting with counsel was being organised by Cavasinni. Further response received referring to intention to lodge modification application. Modification now lodged and being independently assessed. Class 1 Appeal filed. See below (HHC ats Cavcorp)	$8,303.50
951186	Advice re Tree Prosecution - 2 Passy Avenue	John Cole/ Philip Brown	16 September 2019	Removal of tree at 2 Passy Avenue. Phillip Myles investigating matter and interviewing relevant parties. Interviews put on hold due to Covid - 19. Arrangements now made for formal interviews with owners.	$1,746.00
970573	HHC ats Cavcorp Australia Pty Ltd - LEC 2019/403392 - 27 Nelson Parade, Hunters Hill	John Cole / Philip Brown	30 January 2020	Appeal against refusal of modification application which sought to modify works and landscaping to a residential dwelling approved by Land and Environment Court in 2009 proceedings Matter set down for hearing on 12-13 May 2020, however has been vacated due to Covid - 19 and need for site inspection by Court. Jacinta Reid briefed. Debra Laidlaw being briefed as planner. Craig McLaren briefed for traffic and Cat Mackenzie briefed for landscaping. SOFAC filed. Matter listed for hearing on 21-22 December 2020. Hearing dates vacated and relisted for 11 and 12 February 2021. Hearing not completed and to resume 6 and 7 April 2021.	$59,853.45

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Hunters Hill Council
Status Report
30 March 2021

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
1024243	HHC ats Raland Construction Pty Ltd - 2020/ 342950 - 2 Massey Street Gladesville	John Cole / Alex Epstein	11 December 2020	Appeal against refusal for development works including works for construction of a childcare centre at 2 Massey Street which is a heritage item. First directions hearing listed for 21 January 2021. Planner, heritage consultant, acoustic consultant and traffic consultant briefed. SOFAC filed. Conciliation listed for 23 March 2021. Objectors notified. Matter now listed for hearing 9-11 August 2021. Objectors to be notified. Amended plans anticipated.	$3,308.00

Hunters Hill Council
Status Report
30 March 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
939455	HHC ats David Charles Shad - LEC 2019/00188972 - 96 Barons Crescent, Hunters Hill	John Cole / Alex Epstein	19 June 2019	Appeal against refusal for development works including works on rear deck at 96 Barons Crescent. Planner and tree expert briefed. Without prejudice meeting has occurred on site. Matter currently listed for s 34AA conciliation/ hearing on 13 and 14 February 2019. Notice of Motion to amend filed. Expert evidence and amended SOFAC prepared. Parties entered into a s34 agreement including amended plans at s34AA. Court has made orders in accordance with the agreement. Judgment - https://www.caselaw.nsw.gov.au/decision/5e4efd64e4b0c8604babc05e	$13,806.00
962187	HHC ats Blainey North - Class 1 Appeal: 22 Vernon Street Hunters Hill	John Cole/Alex Epstein	21 November 2019	Appeal against refusal for development works including works for the refurbishment of existing cottage and construction of a new dwelling and swimming pool with associated landscaping. Statement of Facts and Contentions filed 17 December 2019. First directions on 10 December 2019. Planner, heritage expert and barrister sent initial brief. Proceedings listed for s34AA on 9-10 July 2020. Applicant filed notice of discontinuance. Objectors notified. Council to formalise withdrawal of development application. Notice of Discontinuance - See Annexure A	$5,803.00

Hunters Hill Council
Status Report
30 March 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
967097	HHC ats George Antoniou - 39 Alexandra Street Hunters Hill - 2019/396302	John Cole/Alex Epstein	20 December 2019	Appeal against refusal for development works including works for alterations and additions to existing heritage building and for change of use to small 36 place long day care centre. Planner, heritage, traffic, arborist and acoustic consultants briefed. SOFAC filed. First directions on 29 January 2020. Conciliation conference held. Conciliation terminated with no agreement. Matter proceeding to hearing. Hearing dates set down for 13-15 October 2020 and residents notified. Jacinta Reid briefed. Application to file amended application in May. Matter has discontinued. Objectors notified. Notice of Discontinuance - See Annexure B	$11,819.50
975525	HHC ats Karen Lee Roberts - LEC 2020/65310 - 5 Huntleys Point Road, Huntleys Point	John Cole	4 March 2020	Appeal against refusal for development works including works for the demolition of existing carport, dwelling and pool and construction of new dwelling and attached pool. Matter listed for first directions on 20 March 2020. S34AA listed for 29-30 October 2020. SOFAC filed 30 March 2020. Planner, arborist and barrister (Mike Staunton) briefed. Objectors notified. Material for without prejudice meeting provided. Without prejudice meeting held. Amended plans expected. Joint reports - planning and arboriculture filed. Court ordered matter to start on site with one objector and two representatives from each side. S34 agreement being entered into including on basis of amended plans. Judgment issued in accordance with agreement and objector notified. Judgment - https://www.caselaw.nsw.gov.au/decision/1766de6ad4095d05e8bbc009	$19,645.50

Hunters Hill Council
Status Report
30 March 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
974137	HHC ats Marianne Doyle - LEC 2020/00059337 - Class 1 Application - 28 Mary Street Hunters Hill	John Cole	24 February 2020	Appeal against issue of development control order in relation to erection of fence and unapproved fill. Matter listed for first directions on 24 March 2020. Conciliation conference listed for 3 November 2020. SOFAC filed 30 March 2020. Planner and heritage experts briefed. Objectors notified. Court made orders for limited site inspection at start of conciliation. Conciliation held and parties reached agreement as to acceptable orders and have filed with the Court. Judgment issued. Objectors notified. Judgment - https://www.caselaw.nsw.gov.au/decision/175aa98c60aa5d63addcac01	$10,017.00
976119	HHC ats Samantha Sheppard - LEC2020/70211 - 47 Auburn Street, Hunters Hill	John Cole	9 March 2020	Appeal against refusal for development works including works for construction of a double garage. Matter listed for directions on 25 March 2020. S34AA listed for 4-5 November 2020. SOFAC filed 24 March 2020. Planner briefed. No objectors to notify. Orders made in relation to matter starting on site. Arborist briefed and comments provided. Alternative option plans provided by applicant and being assessed by Council experts. Joint planning report filed. S34 agreement entered into on basis of amended plans. Judgment issued. Matter completed (no residents to notify). Judgment - https://www.caselaw.nsw.gov.au/decision/1763f2ae09d6022299544196	$18,322.50
976681	HHC ats Anthony Polykandriotis - LEC 2020/75876 - 14 Ellesmere Avenue, Hunters Hill	John Cole	13 March 2020	Appeal against refusal for development works including works for demolition of existing dwelling and construction of new two storey dwelling with attached garage and fencing. Matter listed for s34AA on 12-13 November 2020. Heritage expert/planner briefed. Barrister (Mike Staunton) briefed. Objectors notified. SOFAC filed 20 April 2020. View loss assessment from neighbour properties undertaken by Brian McDonald. Hearing listed 12 and 13 November 2020. Joint report filed. Amended plans will be the subject of the initial s34 conference negotiations and have regard to the joint report. Parties entered into s34 agreement and court issued judgment in accordance with same. Matter completed. Judgment - https://www.caselaw.nsw.gov.au/decision/17616105af04e43bcfb83b72	$16,120.00

Hunters Hill Council
Status Report
30 March 2021

MATTERS COMPLETED FINANCIAL YEAR 2019/2020					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
591725	HHC: Liu - tree removal 24B Barons Crescent	John Cole	9/07/2019	Prosecution against removal of tree without consent. Prosecution Class 5 proceedings commenced. Defendant served with Summons on 6 February 2018. Matter listed for directions 16 March 2018. Guilty plea entered. Sentencing hearing 8 June. Case management orders made for the filing of agreed statement of facts and bundle. Further evidence of prosecutor filed and served 3 May 2018. Statement of agreed facts and bundle now agreed. Matter heard on 8 June 2018 before Moore J. Judgment Respondent fined $48,000 and ordered to plant and maintain replacement trees, costs of $35,000 were awarded in council's favour. Judgment - https://www.caselaw.nsw.gov.au/decision/5a2734f7e4b058596cbacba0	$41,648.50
586370	HHC v Michael John Carter - 15 Pains Rd, Hunters Hill - LEC: 2017/371778	John Cole	11/12/2015	Prosecution against unlawful tree lopping. Matter was listed for directions on 2 February 2018. Defendant has entered guilty plea. Matter listed for sentencing hearing 14 May 2018. Parties have executed an agreed statement of facts. Council has filed and served all evidence. Defendant has served unsealed copies of evidence as to character and does not object to findings in Castor report. Sentencing hearing occurred on 14 May 2018. Awaiting handed down on 31 May 2018. The Defendant was convicted and fined $45,000 and he is to pay Council's costs of $30,000. A remedial order was made in relation to the trees which were lopped but didn't die. Judgment - https://www.caselaw.nsw.gov.au/decision/5b0f43fbe4b074a7c6e1fbe0	$39,269.00

Hunters Hill Council
Status Report
30 March 2021

Filed: 28 April 2020 11:05 AM

D00019OL0J

Form 33
UCPR 12.1

NOTICE OF DISCONTINUANCE

COURT DETAILS	
Court	Land and Environment Court of NSW
Division	Class 1
Registry	Land and Environment Court Sydney
Case number	2019/00361850

TITLE OF PROCEEDINGS	
First Applicant	Blainey North & Associates Pty Ltd
First Respondent	HUNTER'S HILL COUNCIL ABN 75570316011

FILING DETAILS	
Filed for	Blainey North & Associates Pty Ltd, Applicant 1
Legal representative	VASILI CONOMOS
Legal representative reference	
Telephone	02 9231 3221

ATTACHMENT DETAILS

In accordance with Part 3 of the UCPR, this coversheet confirms that both the Notice of Discontinuance (e-Services), along with any other documents listed below, were filed by the Court.

Notice of Discontinuance (UCPR 33) (Signed Discontinuance - Blainey North and Assoc.pdf)

[attach.]

vconomo002

Page 1 of 1

Filed: 28/04/2020 11:05 AM

Form 33 (version 2)
UCPR 12.1

NOTICE OF DISCONTINUANCE

COURT DETAILS	
Court	Land and Environment Court of NSW
Class	1
Case number	361850 of 2019
TITLE OF PROCEEDINGS	
Applicant	**Blainey North & Associates Pty Ltd**
Respondent	**Hunters Hill Council**
FILING DETAILS	
Filed for	**Blainey North & Associates Pty Ltd, Applicant**
Legal representative	Vasili Conomos, Conomos Legal
Legal representative reference	VC:BB:P9852
Contact name and telephone	Vasili Conomos, 9231 3221
Contact email	vc@conomoslegal.com.au

NOTICE DETAILS

1 The Applicant discontinues the whole of these proceedings.

2 Each active party consents to the discontinuance.

SIGNATURE

Signature of legal representative



Capacity	Solicitor
Date of signature	28 April 2020

TERMS OF DISCONTINUANCE

Consent to the proceedings being discontinued is given on the following terms:

1 No order as to costs.

NOTICE OF CONSENT

Respondent

Signature of legal representative



Capacity	Solicitor
Date of signature	28 April 2020

Filed: 3 June 2020 3:44 PM

D0001A7DT9

Form 33
UCPR 12.1

NOTICE OF DISCONTINUANCE

COURT DETAILS	
Court	Land and Environment Court of NSW
Division	Class 1
Registry	Land and Environment Court Sydney
Case number	2019/00396302

TITLE OF PROCEEDINGS	
First Applicant	George Antoniou
First Respondent	HUNTER'S HILL COUNCIL ABN 75570316011

FILING DETAILS	
Filed for	George Antoniou, Applicant 1
Legal representative	MARC NATHAN JAKU
Legal representative reference	
Telephone	8238 6987
Your reference	2019/0237

ATTACHMENT DETAILS

In accordance with Part 3 of the UCPR, this coversheet confirms that both the Notice of Discontinuance (e-Services), along with any other documents listed below, were filed by the Court.

Notice of Discontinuance (UCPR 33) (Notice of discontinuance (030620).pdf)

[attach.]

ckoikas003 Page 1 of 1

Filed: 03/06/2020 15:44 PM

Form 33 (version 2)
UCPR 12.1

NOTICE OF DISCONTINUANCE

COURT DETAILS	
Court	Land and Environment Court of New South Wales
Class	1
Case number	2019/396302

TITLE OF PROCEEDINGS	
Applicant	**George Antoniou**
Respondent	**Hunter's Hill Council**

FILING DETAILS	
Filed for	**George Antoniou,** Applicant
Legal representative	Marc Jaku, Jaku Legal
Legal representative reference	2019/0237
Contact name and telephone	Marc Jaku, (02) 8238 6987
Contact email	marc@jakulegal.com.au

NOTICE DETAILS

1 The Applicant discontinues the whole of these proceedings.

2 The Applicant does not represent any other person.

3 Each active party consents to the discontinuance.

SIGNATURE

Signature of legal representative	
Capacity	Solicitor
Date of signature	2 June 2020

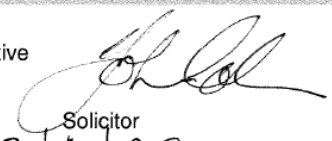
TERMS OF DISCONTINUANCE

Consent to the proceedings being discontinued is given on the following terms:

1 There be no order as to costs.

NOTICE OF CONSENT

Respondent

Signature of legal representative 

Capacity Solicitor

Date of signature 3 | 6 | 20

Hunters Hill Council
Status Report
1 April 2021

Hall&Wilcox Lawyers

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
HUN415 175451	Property: 26 Barons Crescent, Hunters Hill Hunters Hill Council v Richard Webb Land and Environment Court Proceedings 2020/290787	Stan Kondilios	02/11/2020	**Class 1 appeal against Council's deemed refusal of DA2020-1050 for a detached dual occupancy at 26 Barons Crescent, Hunters Hill.** Matter is set down for a section 34AA conciliation and hearing on 26 and 27 April 2021. The Applicant provided a package of without prejudice materials in February 2021. Upon assessing the materials, Council determined there were some outstanding landscaping and engineering matters. Various proposed special conditions have been proposed to enable a deferred commencement. Scott Barwick is to assist in preparing consolidated conditions. As no conditions have been provided to the Applicant yet, it has foreshadowed it may re-list the matter next week to ensure Council provides contentions ahead of the nearing s 34AA dates.	$0.00
HUN415 176249	Property: 30 Park Road, Hunters Hill Hua Shen v Hunters Hill Council Land and Environment Court Proceedings 322096/20	Stan Kondilios	24/11/2020	**Class 1 appeal against actual refusal of demolition of an existing dwelling and associated construction at 30 Park Road, Hunters Hill.** Matter is set down for a section 34AA conciliation and hearing on 20 and 21st May 2021. The parties will likely engage in without prejudice discussions prior to the section 34AA to narrow the issues in dispute well in advance of the section 34AA. Planning matters have been outsourced to Mark Adamson. No other experts are required at this stage. Council's SOFAC was filed and served on 22 December 2020. The parties' experts are to engage in a Without Prejudice meeting in the absence of lawyers by 26 February 2021.	$0.00

Hunter Hill Council
Status Report
7 April 2021

lindsaytaylorlawyers
planning • environment • local government

CURRENT/PENDING MATTERS					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
HUN21001	Council ats Maurici, 66 The Point Road, Woolwich Land and Environment Court of NSW	Sue Puckeridge, Partner Katie Mortimer, Senior Associate	21/01/2021	Class 1 appeal against Council's deemed refusal of modification application no. 2008-1138-1 – seeking to modify development consent No.2008-1138, to alter the internal layout of a dwelling and approve certain external works. Conciliation and hearing on 27 and 28 July 2021. Applicant to file any motion to amend DA by 29 April 2021. Council to respond to applicant's request for further and better particulars by 6 April 2021.	$6,564.60 Unbilled at 31 March 2021: $2,405.20

MATTERS COMPLETED FINANCIAL YEAR 2020/21					
Our Ref	**Matter Name**	**Acting Solicitor**	**Date File Opened**	**Description/outcome and link to judgment**	**Fees billed to date excluding GST**
HUN20001	Council ats Shad, 15 Bonnefin Rd, Hunter's Hill Land and Environment Court of NSW	Sue Puckeridge, Partner Katie Mortimer, Senior Associate	22/04/2020	Class 1 appeal against Council's deemed refusal of DA2019/1141 – seeking development consent for the demolition of an existing dwelling and construction of a new dwelling with in ground pool. Judgment delivered 24 December 2020 granting conditional consent in accordance with s34 agreement. Judgement: https://www.caselaw.nsw.gov.au/decision/17687e931f423da2596174ee	$18,245.50

ITEM NO : 4.11

SUBJECT : SUMMARY OF COUNCIL INVESTMENTS AS AT 31 MARCH 2021

STRATEGIC OUTCOME : COUNCIL IS FINANCIALLY SUSTAINABLE

ACTION : PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN

REPORTING OFFICER : JOHN JAVILLONAR

Ref:510143

PURPOSE

The purpose of this report is to provide a summary of the performance of Council's investments as at 31 March 2021.

All investments are undertaken and reported in compliance with the requirements of the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's policy on investments.

RECOMMENDATION

1. That the report be received and noted.

REPORT

In accordance with Council's Investment Policy, investments have been made to ensure the preservation of capital and to ensure there is sufficient liquidity to meet cash flow requirements.
The investments have regular maturity dates and this prevents the unnecessary loss of income due to having to retire the investment before maturity.

At present the investments have been made across several Financial Institutions to spread risk.
The majority of Council's investments are for a period of 90 days which are currently being invested for longer terms. Table 3 shows the monthly average rate of Council's investment portfolio in comparison with average bank deposit rates.

The 90-day bank bill average rate is an industry performance benchmark. Over the past 12 months, Council's average rate of 0.79% is performing above the 90-day bank bill average rate of 0.07%.

TABLE 1 - SUMMARY OF COUNCIL'S INVESTMENTS AS AT 31 MARCH 2021

Institution	Reference	Principal	Lodged	Term	Matures	Rate
AMP	Term Deposit	$ 500,000.00	16-Nov-20	150	15-Apr-21	0.60%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	182	17-May-21	0.70%
NAB	Term Deposit	$ 1,505,447.38	01-Mar-21	91	31-May-21	0.30%
Judo Bank	Term Deposit	$ 1,000,000.00	30-Nov-20	182	31-May-21	0.75%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	211	15-Jun-21	0.70%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	241	15-Jul-21	0.70%
CBA	Term Deposit	$ 1,000,000.00	11-Nov-20	271	09-Aug-21	0.52%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	270	13-Aug-21	0.70%

CBA	Term Deposit	$ 1,000,000.00	25-Feb-21	180	24-Aug-21	0.35%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	301	13-Sep-21	0.70%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	330	12-Oct-21	0.75%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	330	12-Oct-21	0.75%
NAB	Term Deposit	$ 1,000,000.00	12-Nov-20	365	12-Nov-21	0.55%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	365	16-Nov-21	0.75%
AMP	Term Deposit	$ 500,000.00	16-Nov-20	392	13-Dec-21	0.75%
NAB	Term Deposit	$ 500,000.00	30-Mar-21	730	30-Mar-23	0.60%
Macquarie	Call	$ 10,000,000.00				0.35%
Macquarie	Call	$ 5,360.41				0.15%
		$ 21,010,807.79				
CBA	General	$898,793.30	31.3.2021	Bank Account Balance		
Total		**$ 21,909,601.09**				

Certification – Responsible Accounting Officer

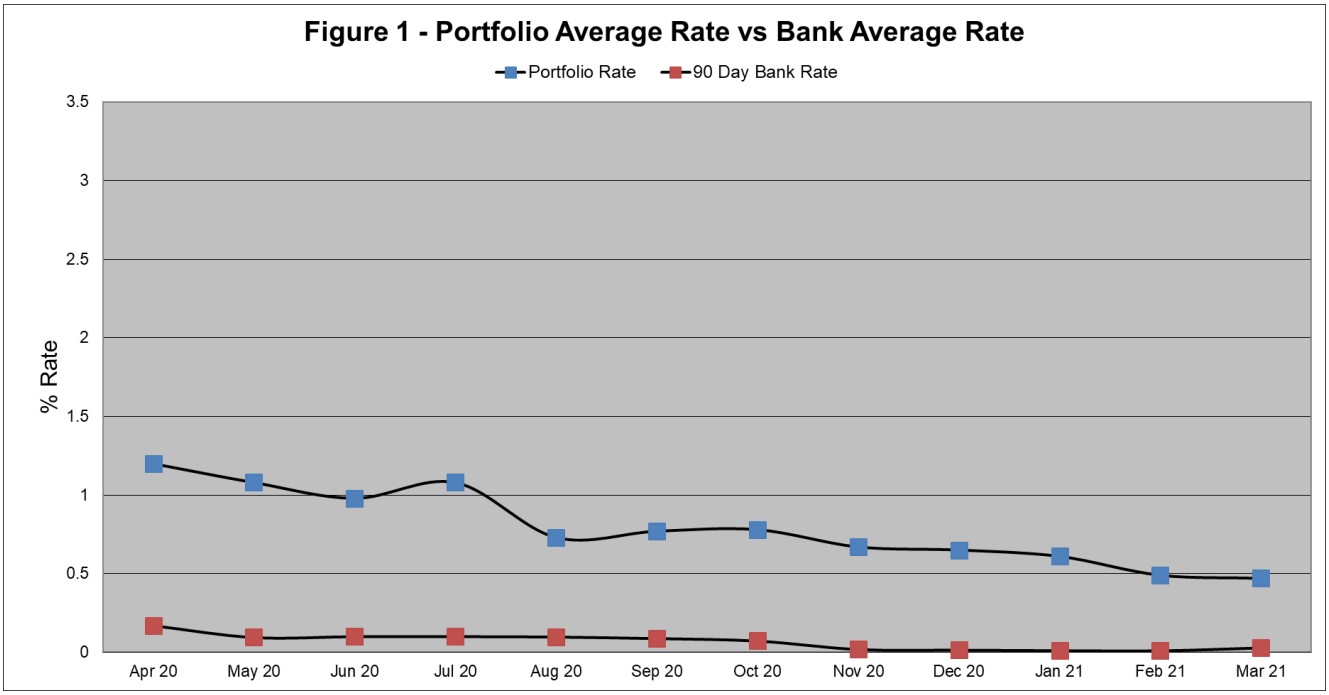
March investments include the following restrictions

Table 2 - External Restrictions	**Actual as at 31 March 2021**	**Actual as at 28 February 2021**
Developer contributions - S7.12	$1,241,089.38	$984,135.80
Other developer contribution	$125,094.10	$63,843.84
Specific purpose unexpended grants	$2,194,107.08	$1,378,482.66
Domestic waste management	$649,042.76	$680,442.76
Other special levies	$1,516,663.72	$1,529,446.13
Total External Restrictions	**$5,725,997.05**	**$4,636,351.20**
Internal Restrictions		
Plant and vehicle replacement	$433,864.80	$433,864.80
Employee leave entitlements	$595,845.17	$595,845.17
Deposits, retentions and bonds	$2,725,349.56	$2,731,039.81
Construction of building	$249,130.00	$249,130.00
Office equipment & furniture	$328,115.97	$353,743.06
Elections	$166,082.73	$166,082.73
Insurance reserve	$127,859.78	$127,859.78
Road Reconstruction	$158,831.61	$165,736.61
Property strategy	$103,600.00	$103,600.00
Sustainability Reserve	$223,460.00	$300,000.00
Safety & welfare expenses OH&S Incentive	$27,608.49	$28,677.56
Other	$60,108.00	$60,108.00
Community initiatives & minor capital works	$15,000.00	$20,000.00
Stormwater & marine maintenance reserve	$50,000.00	$50,000.00
Council community building maintenance reserve	$50,000.00	$50,000.00
Council work depot – Lane Cove	$290,000.00	$328,479.55
Total Internal Restrictions	**$5,604,856.11**	**$5,764,167.07**
Total Restrictions	**$11,330,853.16**	**$10,400,518.27**

Table 3 - Council's total portfolio by month

		$	Portfolio Rate	90 Day Bank Rate
Total Investment as at:				
Apr-20	$	22,759,064	1.20	0.17
May-20	$	22,075,643	1.08	0.10
Jun-20	$	22,089,046	0.98	0.10
Jul-20	$	22,115,541	1.08	0.10
Aug-20	$	21,678,441	0.73	0.10
Sep-20	$	23,091,303	0.77	0.09
Oct-20	$	22,394,598	0.78	0.07
Nov-20	$	21,909,683	0.67	0.02
Dec-20	$	21,919,008	0.65	0.02
Jan-21	$	21,926,182	0.61	0.01
Feb-21	$	21,003,760	0.49	0.01
Mar-21	$	21,010,808	0.47	0.03
Average Rate			**0.79**	**0.07**

Figure 1 - Portfolio Average Rate vs Bank Average Rate



ATTACHMENTS

There are no attachments to this report.

ITEM NO : 4.12

SUBJECT : DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN MARCH 2021

STRATEGIC OUTCOME : MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL

ACTION : ALL BUILDING WORK COMPLIES WITH COUNCIL REGULATIONS

REPORTING OFFICER : STEVE KOUREPIS

Ref:504136

PURPOSE

The purpose of this report is to advise of Development Applications determined under delegated authority for the period March 2021.

RECOMMENDATION

That the report be received and noted.

DELEGATED AUTHORITY

In accordance with Section 327 of the Local Government Act 1993, authority is hereby delegated to the Director, Development and Regulatory Services to exercise and perform those powers, duties and functions in line with the authority and limitations of that position. These include approval and refusal of Development Applications as per Section 10 of Hunter's Hill Council Delegations of Authority.

REPORT

Development Application No.	20201159	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	John Frinlingos	**Value**	$10,000
Premises	6 Mark Street, Hunters Hill	**Landscaped Area**	50.8%
Classification (BCA)	10a	**Date lodged**	29 Oct 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	9 Feb 2021
Proposal	Proposed carport to an existing dwelling		
Determination	Approval		

Development Application No.	20201190	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Outlook Planning and Development – Joshua Taylor	**Value**	$48,000
Premises	45 Batemans Road, Gladesville	**Landscaped Area**	55%
Classification (BCA)	1a	**Date lodged**	14 Dec 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	17 Feb 2021
Proposal	Alterations and additions to an existing dwelling including replacement of roof and minor extension		
Determination	Approval		

Development Application	20201046-1	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	PWS Building Consultancy	**Value**	N/A
Premises	4 Futuna Street, Hunters Hill	**Landscaped Area**	50%
Classification (BCA)	1a, 10a & 10b	**Date lodged**	2 Dec 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	11 Feb 2021
Proposal	Reconstruction / reinstatement of fire damaged dwelling house and front fence – s4.55 Modifications – External and internal modifications (layout) extending first floor balcony posts and roof and balustrading design		
Determination	Approval		

Development Application No.	20201181	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Mrs Mary Phillips	**Value**	N/A
Premises	14 Abigail Street Hunters Hill	**Landscaped Area**	N/A
Classification (BCA)	N/A	**Date lodged**	25 Nov 2020
Assessing Officer	Anna Hopwood Martin Peacock	**Determination Date**	20Feb 2021
Proposal	Pruning of two (2) trees and removal of one (1) tree		
Determination	Approve pruning of two (2) Tree 1 - *Eucalyptus saligna* (Sydney Blue Gum) and Tree 2 *Cedrus atlantica* (Atlas Cedar) trees with Conditions imposed to limit the extent of the works. Refuse removal of one (1) Tree 3 – *Lagerstroemia indica* (Crepe Myrtle) tree and approved pruning with Conditions imposed to limit the extent of the works. Tree 1 - *Eucalyptus saligna* (Sydney Blue Gum) • Relatively large, mature specimen in good health • Moderate Landscape Significance • Application proposes pruning to provide additional clearance to electricity wires and over the neighbour's dwelling • Application for tree pruning is supported with Conditions imposed to limit the extent of the works		

Determination

Tree 2 *Cedrus atlantica* (Atlas Cedar)

- Relatively large, mature specimen in good health
- Moderate Landscape Significance
- Application proposes pruning to provide additional clearance to the swimming pool
- Application for tree pruning is supported with Conditions imposed to limit the extent of the works

Tree 3 – *Lagerstroemia indica* (Crepe Myrtle)

- Small tree with low Landscape Significance
- Application proposes tree removal as tree is in direct contact with overhead electricity wires
- Application for tree removal is not supported however minor pruning works may help to alleviate some if the Applicant's concerns
- Application for tree pruning is supported with Conditions imposed to limit the extent of the works

The following trees may be pruned:

Tree	**Location**	**Approved Works**
Tree 1 *Eucalyptus saligna* (Sydney Blue Gum)	Front garden	Reduction Prune branches less than 75mm in diameter to provide clearance to the electricity wires and neighbour's dwelling. In total, the branches to be pruned shall account for less than 10% of the tree's total crown volume.
Tree 2 *Cedrus atlantica* (Atlas Cedar)	Rear garden	Selective Prune 1x 100mm branch over pool
Tree 3 *Lagerstroemia indica* (Crepe Myrtle)	Rear garden	Reduction Prune branches less than 50mm in diameter to provide clearance to the electricity wires. In total, the branches to be pruned shall account for less than 10% of the tree's total crown volume.

Development Application No.	20201150	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Phillip Spina	**Value**	$7,352
Premises	2/20 Manning Road, Gladesville	**Landscaped Area**	66.5%
Classification (BCA)	1a	**Date lodged**	19 Oct 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	26 Feb 2021
Proposal	Covered pergola over existing balcony		
Determination	Approval		

Development Application No.	20201161	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Joshua Grossman	**Value**	$35,000
Premises	65 Woolwich Road, Hunters Hill	**Landscaped Area**	50%
Classification (BCA)	1a	**Date lodged**	6 Dec 2020
Assessing Officer	Shahram Zadgan	**Determination Date**	22 Feb 2021
Proposal	Internal and minor external alterations to an existing dwelling house		
Determination	Approval		

Development Application No.	20201221	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Jacqui Ray	**Value**	$78,938
Premises	35 Milling Street, Hunters Hill	**Landscaped Area**	52%
Classification (BCA)	10b	**Date lodged**	13 Jan 2021
Assessing Officer	Shahram Zadgan	**Determination Date**	23 Feb 2021
Proposal	Installation of new swimming pool and tiled surrounds		
Determination	Deferred Commencement Approval		

Development Application No.	20211022	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Eddy Ottaviano	**Value**	N/A
Premises	5A Batemans Village Junction Street, Gladesville	**Landscaped Area**	N/A
Classification (BCA)	N/A	**Date lodged**	15 Dec 2021
Assessing Officer	Anna Hopwood Martin Peacock	**Determination Date**	4 Feb 20021
Proposal	Removal of four (4) trees		
Determination	Approve removal of four (4) trees with four (4) replacement trees to be planted. Tree 1 *Cupressus sempervirens* 'Swanes Gold' (Swanes Golden Cypress) • Low landscape significance • Fair health with possible infection with Cypress Canker • Limited clearance with adjacent building • Inappropriate species for location • Approval for tree removal is supported with replacement tree planting		

Determination

Tree 2 *Dracena marginata* (Dragon Tree)

- Low landscape significance
- Good health
- Base of trunk pushing against wall
- Inappropriate species for location
- Approval for tree removal is supported with replacement tree planting

Tree 3 *Cupressus torulosa* (Bhutan Cypress)

- Low landscape significance
- Good health and fair structural condition with multiple branch inclusions present
- Limited building clearance with damage evident to adjacent wall
- Inappropriate species for location
- Approval for tree removal is supported with replacement tree planting

Tree 4 *Malus* sp. (Crap Apple)

- Low landscape significance
- Fair health with reduced crown density
- Multiple minor trunk wounds
- Limited building clearance with 100mm root causing wall displacement
- Inappropriate species for location
- Approval for tree removal is supported with replacement tree planting

The following trees may be removed:

Tree	Comments
Trees 1-4 *Cupressus sempervirens* 'Swanes Gold' (Swanes Golden Cypress) *Dracena marginata* (Dragon Tree) *Cupressus torulosa* (Bhutan Cypress) *Malus* sp. (Crap Apple)	n/a

The following replacement planting is required:

Determination

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
In landscape area near Tree 1, further away from building	25L	1	*Magnolia* 'Exmouth' (Bull Bay Magnolia cvs)
Same garden bed as Tree 2	25L	3	*Camellia* spp. (Camellia)
In landscape area near Tree 3	25L	1	*Camellia* spp. (Camellia)
Same garden bed as Tree 4, further away from building. Consider root barrier installation	25L	1	*Magnolia x soulangiana* (Saucer Magnolia)

Development Application No.	*20211023*	**Zone**	R2
Construction Certificate No.	*N/A*	**Notification**	Yes
Applicant	*Fr Anthony Corcoran*	**Value**	N/A
Premises	*St Peter Chanel Church, 5 Crescent Street, Hunters Hill*	**Landscaped Area**	N/A
Classification (BCA)	N/A	**Date lodged**	5 Feb 2021
Assessing Officer	Anna Hopwood Martin Peacock	**Determination Date**	5 Mar 2021
Proposal	Removal of one (1) tree Pruning of three (3) trees		
Determination	**Approve removal of one (1) tree and pruning of (3) trees with one (1) replacement tree to be planted.** It should be noted that consent for the removal of Tree 1 was issued under an emergency order on 22nd February and has not been addressed within this Report.		

Determination	Tree 2 *Morus* sp. (Mulberry) • Small tree with low landscape significance • Tree is in contact with sandstone façade of the church building • Application proposes pruning to provide clearance between the tree and the building • Reduction Pruning for building clearance is supported with Conditions imposed to limit the extent of the works Tree 3 *Citrus* sp. (Citrus) • Small tree with low landscape significance • Tree is in contact with sandstone façade of the church building • Application proposes pruning to provide clearance between the tree and the building • Reduction Pruning for building clearance is supported with Conditions imposed to limit the extent of the works Tree 4 *Platanus xacerifolia* (Plane Tree) • Located adjacent to driveway within the church grounds • Mature specimen with moderate landscape significance • Crown of tree overhangs internal driveway • Application proposes pruning as it is blocking entrance driveway • Reduction Pruning/Crown Lifting for vehicular clearance is supported with Conditions imposed to limit the extent of the works The following replacement planting is required:

Determination

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Subject property	75L	1	*Michelia alba* (White Sandalwood) or *Ginkgo biloba* (Maiden Hair Tree) or *Liriodendron tulipifera* (Tulip Tree) or *Magnolia* x *soulangiana* (Saucer Magnolia)

Development Application No.	20211024	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Graham Johanson	**Value**	N/A
Premises	22 Mary Street Hunters Hill	**Garden Area**	N/A
Classification (BCA)	N/A	**Date lodged**	8 Feb 2021
Assessing Officer	Anna Hopwood Martin Peacock	**Determination Date**	12 Mar 2021
Proposal	Removal of one (1) tree		
Determination	Approve removal of one (1) tree with one (1) replacement tree to be planted. Tree 1 Schinus areira (Peppercorn Tree) • Mature specimen in fair health • Moderate landscape significance • Fair to poor structural condition with wounds with advanced stages of decay and previous branch failures within crown • Council's Landscape Consultant viewed tree in October 2020 as part of assessment of another application • High likelihood of ongoing branch failures due to defective branches and crown being impacted by changed wind loading dynamics • Application proposes removal due to dropping branches		

Determination

- Application for tree removal is supported as Tree 1 is represents an unacceptable risk
- Replacement planting required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	Location	Comments
Tree 1 Schinus areira (Peppercorn Tree)	Rear garden	Remove tree due to structural condition

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Subject property	45L	1	Banksia serrata (Old Man Banksia) or Elaeocarpus reticulatus (Blueberry Ash) or Cupaniosis anacardioides (Tuckeroo)

Development Application No.	20211025	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Mr Luke Dean	**Value**	N/A
Premises	2 Campbell Street Hunters Hill	**Landscaped Area**	N/A
Classification (BCA)	N/A	**Date lodged**	9 Feb 2021
Assessing Officer	Anna Hopwood Martin Peacock	**Determination Date**	12 Mar 2021
Proposal	Removal of one (1) tree		
Determination	Approve removal of one (1) tree with one (1) replacement tree to be planted. Tree 1 *Cupressus torulosa* (Himalayan Cypress) • Mature specimen in good health • Moderate landscape significance and is visible from river frontage		

Determination

- Fair structural condition with several bark inclusions present
- Application proposes removal as conifers are of low ecological value and inconsistent with harbour vegetation
- Contributes to the canopy cover of the area
- Reasons for removal are not supported and there are several examples of exotic confer trees along the river foreshore
- Notwithstanding the above, the tree is located on the high side of a retaining wall with limited clearance between the base of the trunk and the wall
- Specimen has not yet reached its potential mature size and there is a significant likelihood of future damage to the wall
- Application for tree removal is supported as species is considered inappropriate for its location
- Replacement planting required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	Location	Comments
Tree 1 *Cupressus torulosa* (Himalayan Cypress)	Rear garden	Remove tree due to potential damage to wall

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Subject property	200L	1	*Angophora costata* (Sydney Red Gum) or *Banksia integrifolia* (Coastal Banksia) or *Liriodendron tulipifera* (Tulip Tree) or *Cupaniosis anacardioides* (Tuckeroo)

Development Application No.	20191128-1	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Christopher & Tina McKinley	**Value**	N/A
Premises	7 Crescent Street, Hunters Hill	**Landscaped Area**	51.25%
Classification (BCA)	1a, 10a & 10b	**Date lodged**	11 Jan 2021
Assessing Officer	Shahram Zadgan	**Determination Date**	10 Mar 2021
Proposal	Demolition of existing dwelling and construction of new dwelling and swimming - Section 4.55 Modification - Deletion of Deferred Consent Condition, Relocation of Pool and Modify Vehicle Parking, Modification of Windows/ Doors		
Determination	Approval		

Development Application No.	20201001	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Mr Kristian Nicholls	**Value**	$13,000
Premises	53 Milling Street, Hunters Hill	**Landscaped Area**	N/A
Classification (BCA)	10b	**Date lodged**	3 Feb 2021
Assessing Officer	Shahram Zadgan	**Determination Date**	11 Mar 2021
Proposal	Construction of a timber front fence, entry gate and driveway gates		
Determination	Approval		

Development Application No.	2021124	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Aaron Milburn	**Value**	$52,734
Premises	29 Mary Street, Hunters Hill	**Landscaped Area**	45%
Classification (BCA)	10a	**Date lodged**	11 Sept 2020
Assessing Officer	John McFadden	**Determination Date**	11 Mar 2021
Proposal	Construction of Inground Swimming Pool		
Determination	Approval		

Development Application No.	2021-1027	**Zone**	R2
Construction Certificate No.	N/A	**Notification**	Yes
Applicant	Mr John Grimes	**Value**	N/A
Premises	32 Sunnyside Street Gladesville	**Landscaped Area**	N/A
Classification (BCA)	N/A	**Date lodged**	10 Feb 2021
Assessing Officer	Anna Hopwood Martin Peacock	**Determination Date**	15 Mar 2021
Proposal	Removal of one (1) tree		
Determination	Approve removal of one (1) tree with one (1) replacement tree to be planted. Tree 1 *Alnus jorullensis* (Evergreen Alder) • Mature specimen in fair health • Low landscape significance		

Determination

- Poor structural condition with multiple branch failures throughout crown
- High likelihood of ongoing branch failures due to crown being impacted by changed wind loading dynamics
- Application proposes removal due to dropping branches
- Application for tree removal is supported as Tree 1 is represents an unacceptable risk
- Replacement planting required to maintain the canopy cover in the suburb

The following trees may be removed:

Tree	Location	Comments
Tree 1 *Alnus jorullensis* (Evergreen Alder)	Rear garden near pool	Remove tree due to risk issues
Note: the removal of deadwood does not require Council approval		

The following replacement planting is required:

Location	Minimum container size at purchase	No. of replacement plants required	Replacement tree Species
Subject property	25L	1	*Michelia alba* (White Sandalwood) or *Ginkgo biloba* (Maiden Hair Tree) or *Liriodendron tulipifera* (Tulip Tree) or *Magnolia* x *soulangiana* (Saucer Magnolia)

Type of Report	*Delegated Authority*	**Inspection Date**	28 Jan 2021
Development Application No.	*2020/1226*	**Zone**	R2
Construction Certificate No.	*N/A*	**Notification**	Yes
Applicant	*Vanessa Wegner*	**Value**	$70,000
Premises	*50 Sunnyside Street*	**Landscaped Area**	48%
Classification (BCA)	1(a)	**Date lodged**	12 Jan 2021
Assessing Officer	Philippa Hayes	**Determination Date**	9 Mar 2021
Proposal	Attic room (study) in roof space with 2 dormer windows		
Determination	Approval		

ATTACHMENTS

There were no attachments to this report.

ITEM NO	:	4.13
SUBJECT	:	MINUTES OF THE HUNTERS HILL LOCAL TRAFFIC COMMITTEE MEETING HELD ON 18 MARCH 2021
STRATEGIC OUTCOME	:	ROAD CONGESTION AND TRAFFIC SAFETY IS IMPROVED
ACTION	:	REVIEW TRAFFIC MANAGEMENT PLANS TO IDENTIFY AREAS THAT REQUIRE INTERVENTION (E.G. TRAFFIC CALMING)
REPORTING OFFICER	:	MOHAMAD BADARANI

Ref:509516

PURPOSE

This report provides Council with the minutes of the Hunters Hill Local Traffic Committee meeting held on 18 March 2021. The minutes of the meeting are attached.

The objectives of the Committee:

The Roads and Maritime Services (RMS) is legislated as the organisation responsible for the control of traffic on all roads in New South Wales. However, the RMS has delegated certain aspects of the control of traffic on regional roads and local roads to Council.

Should Council wish to consider measures to regulate traffic on regional roads and local roads it must seek the advice of the Local Traffic Committee. This is a technical advisory group which considers proposed traffic measures to ensure that technical criteria and local requirements are being met. Traffic measures may include:

- Regulatory road signs and line marking – including parking restrictions
- Pedestrian crossings – zebra and children's crossings
- Traffic islands – line marked or concrete
- Traffic calming facilities
- Roundabouts and turning lanes

RECOMMENDATION

That the recommendations of the Hunters Hill Local Traffic Committee meeting held 18 March 2021 be adopted.

ATTACHMENTS

1. Traffic Committee Minutes ⇩

COMMENCEMENT

The meeting opened at 11am.

IN ATTENDANCE

Clr Ross Williams	Mayor, Hunter's Hill Council
Clr Ben Collins	Representing The Hon. Anthony Roberts, Local Member of Parliament
Sgt Leonie Abberfield	Traffic Supervisor, Ryde Police Area Command, NSW Police
Mr Egwin Herbert	Traffic and Service Manager, Sydney Buses
Mr Mitchell Ryan	Roads and Maritime Services

ALSO PRESENT

Mr Angus McCaffrey	Observer
Mr Stuart Dutton	Director, Service Delivery and Special Projects, Hunters Hill Council
Mr Mohamad Badarani	Manager, Assets and Design, Hunters Hill Council
Mrs Leanne Stathakis	Traffic and Transport Officer, Hunters Hill Council
Mr John Tsiros	Ranger, Hunters Hill Council
Ms Valerie Stamper	Road Safety Officer, Hunters Hill Council
Ms Simone Bordin	Road Safety Officer, Hunters Hill Council
Ms Sally Yeo	Administration Officer, Hunters Hill Council (Minutes)

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

001/21 RESOLVED on the motion of Clr Collins, seconded Mr Ryan

That the Minutes of Hunters Hill Local Area Traffic Committee of previous Meeting held on 3/12/2020 be adopted.

MOTION CARRIED UNAMIMOUSLY

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	
Clr Ben Collins	
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

REPORTS

3.1 MARY STREET, HUNTER'S HILL - EXISTING PERMISSIVE 'NO STOPPING' ON APPROACH TO MARK STREET

PROCEEDINGS IN BRIEF

The committee met onsite prior to the meeting to review the issue. Police outlined that they had no concerns with removing the restrictions as they were no longer required. It was discussed that the restriction were put in place to remain clear access before the 40kmh speed sign, and that as the sign was being relocated the restrictions no longer applied.

Police also requested that the double centre line be extended so that vehicles did not try to overtake queuing vehicles and that they could then enforce this if it occurred.

002/21 RESOLVED on the motion of Clr Collins, seconded Sgt Abberfield

1. That the existing '*No Stopping 8:30am-9:30am and 2:30pm-3:30pm*' restriction on the east side of Mary Street at the northern approach to Mark street **removed**
2. The double centre line to be extended from the crossing to Paul Street

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	
Clr Ben Collins	
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

3.2 CHURCH STREET, HUNTERS HILL - PROPOSED CHANGES TO PARKING RESTRICTIONS

PROCEEDINGS IN BRIEF

The Committee was briefed. RMS advised that complaints had been received from Council regarding the phasing of the lights at the overpass. The RMS representative noted that they had not found any issues with detectors and the allocation of time was to optimize traffic movements.

Discussion was had on the merits of removing the two parking spaces. The RMS advised that due to the light phasing at the overpass, that removing the spaces may not be beneficial.

Council officers advised that the road was not wide enough to have two travel lanes in each direction.

Council officers advised that community feedback had been against the proposed removal of the parking spaces.

The representative of the Local Member asked if the road could be changed to three lanes

MOVED the MOTION of Clr Collins, seconded Mr Ryan

1. For a further report be brought back on other options including the proposed 3

legal lanes and proposal for parking restriction in line with school times.

RECORD OF VOTING	
Yes	Against
Clr Ben Collins	Mayor Ross Williams
Mr Mitchell Ryan	Sgt Leonie Abberfield

The MOTION was defeated on the vote of the Chairman and therefore the original Recommendation became the MOTION

003/21 RESOLVED on the motion of Mayor Williams, seconded Sgt Abberfield

1. That no changes to parking restrictions are made on Church Street.

MOTION CARRIED

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	Clr Ben Collins
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

3.3 ELGIN STREET, WOOLWICH - PROPOSED CHANGES TO PARKING RESTRICTIONS

PROCEEDINGS IN BRIEF

The committee discussed briefly the proposal for 'No Parking' zone to be installed from the 3a Elgin Street to where it widens approximately 8m west from the driveway of #9 Elgin Street.

004/21 RESOLVED on the MOTION of Clr Collins, seconded Mayor Williams

That a 'No Parking' zone be installed from the bend at #3A to where Elgin Street widens, approximately 8m west from the driveway of #9 Elgin Street.



MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	
Clr Ben Collins	
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

3.4 ERNEST STREET, HUNTERS HILL - PROPOSED CHANGES TO PARKING RESTRICTIONS

PROCEEDINGS IN BRIEF

The committee was briefed and agreed it would be favorable for more consultation to be undertaken.

005/21 RESOLVED on the motion of Chairperson Williams, seconded Clr Collins

1. The report to be brought back after further consultation

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	
Clr Ben Collins	
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

3.5 DE MILHAU ROAD - PROPOSED EXTENSION OF 'NO STOPPING' ZONE

PROCEEDINGS IN BRIEF

The committee was briefed and discussed the issue of sections of unrestricted parking on either side of the De Milhau Road. The resident living in No.3 complained that parked cars are being damaged and also preventing full access to driveways. Proposal to extend the existing 'No Stopping' zone to number 3.

006/21 RESOLVED on the motion of Chairperson Williams, seconded Clr Collins

1. That the existing' No Stopping' zone adjacent to 1A De Milhau Road be extended to the north side of the driveway of 3 De Milhau



De Milhau Road proposed extension of 'No Stopping' zone

MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	
Clr Ben Collins	
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

3.6 MARGARET STREET, WOOLWICH - PROPOSED CHANGES TO PARKING RESTRICTIONS

PROCEEDINGS IN BRIEF

The committee discussed options to alter parking restrictions.

007/21 RESOLVED on the motion of Clr Collins, seconded Chairperson Williams

1. Install 'No Parking' zone from the angle parking to the boat ramp.

THE MOTION CARRIED UNAIMOUISLY

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	
Clr Ben Collins	
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

3.7 ALFRED STREET - PROPOSED MOBILITY SPACE

PROCEEDINGS IN BRIEF

The committee was briefed and agreed on the recommendation. It was noted that resident who are beneficiaries of mobility spaces needs to notify Council if they change address.

008/21 RESOLVED on the motion of Clr Collins, seconded Mayor Williams

1. That a mobility space measuring 6m in length be installed adjacent to 6 Alfred Street



MOTION CARRIED UNANIMOUSLY

RECORD OF VOTING	
Yes	Against
Mayor Ross Williams	
Clr Ben Collins	
Sgt Sgt Leonie Abberfield	
Mr Mitchell Ryan	

Next meeting – 17th June 2021

The meeting closed at 12:13pm

ITEM NO	:	4.14
SUBJECT	:	MINUTES OF THE HUNTERS HILL ART ADVISORY COMMITTEE HELD 9 MARCH 2021
STRATEGIC OUTCOME	:	COUNCIL PROVIDES A DIVERSE AND WELL SUPPORTED ARTS AND CULTURAL PROGRAM
ACTION	:	PROMOTE HUNTERS HILL AS A DESTINATION FOR ARTS AND CULTURE
REPORTING OFFICER	:	GABRIELLE CLEARY

Ref:510438

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Hunters Hill Art Advisory Committee held 9 March 2021.

The function of the Art Advisory Committee is to:

- Provide advice to Council on the development and management of the annual Hunters Hill Art Exhibition.
- Contribute ideas, community and cultural knowledge to assist the Exhibition.
- Make recommendations to Council on any significant operational aspects of the Exhibition.

The minutes are attached.

RECOMMENDATION

1. That the report be received and noted.

ATTACHMENTS

1. Minutes of the Art Advisory Committee held 9 March 2021 ⇩

MINUTES OF HUNTERS HILL ART EXHIBITION ADVISORY COMMITTEE held 9 March 2021

COMMENCEMENT

The meeting opened at 6.08pm.

IN ATTENDANCE

Clr Justine McLaughlin	Chairperson Hunter's Hill Council
Jill Trochei	
Virginia Wise	
Lizzie Windsor	

ALSO PRESENT

Ms Bec Ho	Hunter's Hill Council
Gabrielle Cleary	Hunter's Hill Council

APOLOGIES

Nichola Clutterbuck
Jane Whiston
Kate Armati
Yvonne Robinson

ABSENT

Lynette Rochford
Pauline Zufferey
Mez Houghton
Clr Ross Williams

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Hunters Hill Art Exhibition Advisory Committee of previous Meeting held on 1/12/2020 6.00pm be adopted.

Moved by Clr McLaughlin, 2nd by Jill Trochei.

Clr McLaughlin welcomed Virginia Wise to the Hunters Hill Art Advisory Committee. Virginia previously sat on the (former) Public Art Committee.

BUSINESS ARISING

2.1 DATES

PROCEEDINGS IN BRIEF

Previous minutes discussed the dates of the Exhibition.

There is no clash with the Hunter's Hill Theatre as they are no longer using the Town Hall.

Confirming Young in Art 4-11 October 2021 in Town Hall (runs 7-10 October)
Hunters Hill Art Exhibition 12-26 October in Town Hall (runs 15 – 24 October)

Clr McLaughlin noted that HHAE dates are in the middle of the HSC.

ATTACHMENTS

There are no attachments to this report.

2.2 SPONSORSHIP

PROCEEDINGS IN BRIEF

Currently HHAE prizes require $20000 in sponsorship sourced from various organisations. General sponsors, donors and catalogue advertisers may also be sought. Approach previous sponsors first then Real Estate Agents and Car Yards for example.

Sponsorship Policy, previous sponsorship proposals and sponsor lists to be provided to Committee.

Committee to be provided (via email) with a list of roles to be covered, e.g. Sponsorship, Treasurer, Volunteer Coordinator, Marketing, Entries, Community Outreach etc. Committee members to provide their preferred roles at next meeting.

ATTACHMENTS

There are no attachments to this report.

2.3 MARKETING PLAN

PROCEEDINGS IN BRIEF

Subject to budget and availability; Committee would ideally prefer marketing collateral across Street Banners (17 poles in LGA), teardrop flags, bus shelters ads (no free ads available), flyers or postcards in letterboxes, electronic screens, shop posters and corflute bollards as well as social media.

Create a public relations approach and include countdowns on social media.

ATTACHMENTS

There are no attachments to this report.

OTHER BUSINESS

3.1 FINANCIALS

PROCEEDINGS IN BRIEF

Bec Ho explained that there is $34,000 in seed money available for the Hunter's Hill Art Exhibition in 2021. From this approximately $11,200 will be needed for required expenses (breakdown below):

Artwalls, Plinths Barriers lights = 9000
Art & Museum Supplies = 300
Volunteering Catering = 200
Art Galleria Subscription = 1700

Available funds (not including any sponsorship or prize money) to run the whole exhibition is $22800

2019 Budget to be provided to Committee (see below).

HHAE 2019 Expenses

Category	Ex GST Total	
Art Supplies	$626.46	
Catering: Exhibition	$6,257.41	
Catering: Staff and Volunteers	$221.92	
Cleaning	$28.00	
Comms: Digital & Print Ads	$14,561.90	
Comms: Distribution	$5,722.50	
Comms: Printing	$3,872.00	
Comms: Social Media & Website	$1,379.95	
Comms: Email	$235.56	
Couriers & Postage	$1,007.37	
Decoration	$830.90	
Entertainment	$563.64	
Infrastructure	$9,779.50	
Photography & Graphics	$2,610.00	
Prizes	$18,035.00	
Staffing	$1,955.37	
Uniforms	$900.00	
		$68,587.48

HHAE 2019 Income

Category	Ex GST Total	
Artist Entries	$23,004	
Door	$9,357	
Commission	$14,375	
Sponsorship	$16,500	
		$63,236.00

Clr McLaughlin noted that the Hunter's Hill Art Exhibition is a non-negotiable community event.

ATTACHMENTS

There are no attachments to this report.

3.2 JUDGES

PROCEEDINGS IN BRIEF

Committee to think about judges for 2021. Approach Tim Ross. As previous discussed, the Committee will select the finalist artworks from entries (via Art Galleria) with judge(s) selecting the winners for each category.

Consider having a Patron for the Exhibition. Investigate whether a sculpture could be tied into the Kelly's Bush anniversary.

ATTACHMENTS

There are no attachments to this report.

The meeting closed at 7.08pm.

Next Meeting: Tuesday 13 April, 2021, 6pm at The Heart, Hunter's Hill Council 22 Alexandra Street, Hunter's Hill.

ITEM NO	:	4.15
SUBJECT	:	MINUTES OF THE BUSHLAND MANAGEMENT ADVISORY COMMITTEE MEETING HELD 22 FEBRUARY 2021
STRATEGIC OUTCOME	:	OUR NATURAL ENVIRONMENT IS PROTECTED, AND ENHANCED FOR FUTURE GENERATIONS
ACTION	:	ENCOURAGE AND SUPPORT ACTIVE COMMUNITY PARTICIPATION IN LOCAL ENVIRONMENTAL PROJECTS AND EVENTS
REPORTING OFFICER	:	JACQUI VOLLMER

Ref:509117

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Bushland Management Advisory Committee (BMAC) for 22 February 2021.

The objectives of the Committee are to:

- Assist Council in the formulation and implementation of bushland management strategies and initiatives;
- Use the expertise, experience and local knowledge of community bush care representatives to inform Council about best practice, bush health and priority areas / species concerning bushland management and rehabilitation, making recommendations where appropriate;
- Advise Council on bush care priorities including assisting Council with grant applications and in achieving optimum effectiveness and value for money in meeting bushland management and natural areas obligations; and
- Promote the value of Hunter's Hill's bushland heritage and bush care to the local community and encourage volunteer involvement.

The minutes are attached.

RECOMMENDATION

1. That the report be received and noted.

ATTACHMENTS

1. Minutes of the BMAC meeting held 22 February 2021 ⇩

MINUTES OF BUSHLAND MANAGEMENT ADVISORY COMMITTEE held 22 February 2021

COMMENCEMENT

The meeting opened at 2.30pm.

PRESENT

Clr Jim Sanderson	Councillor, Hunter's Hill Council
John Harper	Riverglade Bushcare
Liz Hinton	Friends of Kellys Bush
Jenny Craige	Collingwood Street Reserve
Brigid Dowsett	Tarban Creek Action Group and Ferdinand St Reserve
Bob Hayes	Friends of Boronia Park
Michael Scarpellino	Manager Projects and Services, Hunter's Hill Council
Mohamad Badarani	Manager Assets and Design, Hunter's Hill Council
Susan Johnston	Bushcare Coordinator, Hunter's Hill Council
Jacqui Vollmer	Bushland Management Officer, Hunter's Hill Council

APOLOGIES

Clr Ross Williams	Chair and Councillor Hunter's Hill Council
Sally Gaunt	Tarban Creek Action Group
Heather Armstrong	Friends of Buffalo Creek Reserve
John Anshau	Friends of Gladesville Reserve and Betts Park
Bev Debrincat	Bedlam Bay and Tarban Creek Bridge
Vince Cusumano	Community representative

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Bushland Management Advisory Committee of the previous Meeting held on 11/11/2020 be adopted, moved by Jenny Craige, seconded Liz Hinton

BUSINESS ARISING

2.1 BUSINESS ARISING

Arising from the Biodiversity Conservation Strategy:

- Councillor Sanderson referred to the draft Community Infrastructure Plan proposal to sell remnant land with exceptions such as current or foreseeable future use, view corridors or access to water.
- It was suggested that biodiversity and value to biodiversity corridors should be added to the list of exceptions and remnant lands within the corridors could be planted. It is critical to keep public open space and sell for public benefit only.
- There is an opportunity for plantings including future canopy trees and native species that contribute to biodiversity corridors on remnant land and these lands must remain in Council ownership.
- Encroachments to Kellys Bush from both a property in Nelson Parade and another in Alfred Street were reported – there is a

need to delineate reserve boundaries.

- The Environment Management Plan was discussed to incorporate both the Biodiversity Conservation Strategy and Sustainability Action Plan, although Councillor Sanderson urged caution with this proposal, seeing the Sustainability Action Plan as an ongoing work in progress.

REPORTS

3.1 TREE PLANTING GRANT

- Mohamad Badarani reported on the street tree planting program under the Local Road and Community Infrastructure grant program.
- Council allocated $167,000 for the street tree planting program.
- There is a survey on Councils website where residents are encouraged to nominate to have a tree/planted on their nature strip which is open until 31 March. It is proposed that planting will be undertaken between April and June 2021.
- It was noted that the street tree planting list is not all native, questioning its consistency with the Biodiversity Conservation Strategy however it was agreed that the list is practical and can't be too prescriptive.
- It was suggested that the Biodiversity Conservation Strategy guide street tree selection particularly within possible corridors.

3.2 SIGNIFICANT TREE REGISTER

- Applications for nominations for the Significant Tree Register (STR) close Friday 26 February.
- Councillor Sanderson reported that there is a precedent for nominating a group of trees.
- Council commissioned a street tree audit last year which inspected 5,000street trees in the Hunters Hill LGA and identified 84 trees which pose an unacceptable risk, which required works or removal (18 trees).
- DAs required a tree report unless the tree is dead.
- A listing on the STR involves protection of the tree, assessment of current condition, recommendations on works to be done and if assessed to be removed, a tree must be planted on the same spot.
- It was noted that the previous Trees and Parks Committee nominated trees on a regular basis. Now the STR is reviewed every 3 years.
- It was suggested the BMAC charter be broadened to include trees beyond natural areas in the Terms of Reference.

3.3 GATHERING QUANTATIVE DATA ABOUT VEGETATION AND TREE CANOPY

- Mohamad Badarani reported that Council is currently seeking quotes from companies including ArborCarbon to provide Council with a tree canopy survey and/or surface temperatures heat map.
- The tree canopy survey or register would involve inspection of each street tree and would be available on Councils website.
- The register will have a total number of trees, will inform future works programs and delivered by end of March.
- The cost estimate for buying and planting a tree is $2,000.
- This data will also be a valuable resource for biodiversity corridors.

- Councillor Sanderson reported that ArborCarbon had acquired imagery, data and reported on canopy cover and urban heat for various LGAs throughout Sydney over the past several years including Sydney, North Sydney, Inner West and Ku-ring-gai and he understood imagery had already been acquired for Hunter's Hill, noting that expenditure on recourses like ArborCarbon's measurement of tree canopy cover, tree condition monitoring and species mapping are likely have a short payback period given likely savings from reduced inspection time, survival of plantings as well as there being an improved long term outcome from strategic planting having trees ready to replace canopy trees nearing end of life.
- The Committee supports the allocation of funds for this work and sees provision of data from tree surveys as an excellent resource for engaging the community.

OTHER BUSINESS

4.1 OTHER BUSINESS

- It was reported that Church land in Crescent Street is overgrown with Balloon Vine and Madeira Vine. Jacqui will follow up with the Church's Business Manager.
- It was suggested that Councils newsletter features an article on weeds flourishing in the current wet weather and encourage residents to control weeds and take pride in their street.
- It was reported that Friends of Boronia Park have a new strategy for their regular working bees targeting weed hotspots in good bush areas. They will advise Council on areas where contractors can be best used for primary and maintenance work. It was suggested that they have another working bee at Boronia Park where all bushcare volunteers are invited.
- Current bushland grants include: 2 Crown Land Grants for Boronia Park and Riverglade Reserve; 1 DPIE Grant for sediment testing at the proposed new swim site at Bedlam Bay; and 1 Greening Our City Grant to plant 50 mature trees along the pathway and proposed playground at Riverglade Reserve. Proposed grants include: NSW Environmental Trust Grant with Habitat Network to implement priority actions in the Biodiversity Conservation Strategy; and Kellys Bush walking track upgrade.

The next meeting will be held Monday 26 April at 2.30pm

The meeting closed at 3.50pm.

ITEM NO	:	4.16
SUBJECT	:	MINUTES OF THE SCHOOL PRINCIPALS LIAISON FORUM HELD ON 18 JUNE 2021
STRATEGIC OUTCOME	:	COUNCIL BUILDS SOCIAL NETWORKS AND COHESION
ACTION	:	FACILITATE MEETINGS BETWEEN SCHOOL PRINCIPALS AND COUNCIL
REPORTING OFFICER	:	BEC HO

Ref:510479

PURPOSE

The purpose of this report is to provide Council with the Minutes of the School Principals Liaison Forum held 12 March 2021.

The forum provides a liaison mechanism with local schools to develop relationships and share information.

The next meeting will be held 17 October 2021.

RECOMMENDATION

That the Minutes be received and noted.

ATTACHMENTS

1. Minutes of Principals Meeting ⇩

MINUTES OF SCHOOL PRINCIPALS LIAISON FORUM held 12 March 2021

COMMENCEMENT

The meeting opened at 9:30am.

IN ATTENDANCE

Clr Ross Williams	Mayor, Hunters Hill Council
Clr Elizabeth Krassoi	Councillor, Hunters Hill Council (Alternate)
Ms Hannah Schneider	Villa Maria Parish School
Mr Gregory Lill	Hunters Hill High School
Dr Anne Ireland	Marist Sisters College
Mr Richard Quinn	St Joseph's College
Ms Alison Gambino	Riverside Girls High School
Ms Liz Stanford	Boronia Park Public School

ALSO PRESENT

Bec Ho	Manager Place and Project
Branka Ivkovic	Sydney Community Services
Maureen Flowers and Liz Hinton	Friends of Kelly's Bush
Val Stamper and Simone Bordin	Road Safety Office Hunter's Hill Council and Lane Cove Council
Stuart Dutton	Director Service Delivery and Special Projects
Charisse Teopiz	Place and Project Officer
Ms Katherine Hurst	Gladesville Public School

APOLOGIES

Kim Rutledge	Hunters Hill Primary School
Troy De Luca	Ryde Police LAC

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of School Principals Liaison Forum of previous Meeting held on 9/11/2020 be adopted. Moved by Richard Quinn and seconded by Greg Lill.

BUSINESS ARISING

2.1 UPDATES FROM PRINCIPALS

PROCEEDINGS IN BRIEF

The group welcomed Hannah Schneider, new principal of Villa Maria Parish School.

Updates were received from each school:

Gregory Lill of Hunters Hill High School

- Implementing strategies to increase enrolments as there is a lack of international students.
- Continue to have better traction with local schools like HH Primary.
- One third of the staff are on maternity leave.
- Working with Bec on Youth Summit and grateful for good relationship with Council.

Alison Gambino of Riverside Girls High School

- Girls loved the Youth Forum last year.
- Need help with public buses as it won't let them off and are too full. This has been going on for years.
- Children are encouraged to tap on and off.
- Encouraged parents to give feedback. It's a safety issue.

Liz Stanford of Boronia Park Public School

- 535 students this year. Since the baby bonus has ended, there are fewer primary school students.
- Most interested students are out of area cannot enrol online. Paper enrolment form has to be signed off.
- No single sex school for boys. With the boundary changes, students at Boronia Park will go to Hunters Hill High or Riverside Girls High School.
- Received a community grant of $50,000 for the playground and building technology – i.e. laptops.
- Across the state, student attainment will be higher for reading, numeracy, and writing . School will start drilling the children to get better results in year 7.
- New curriculums will be written for K to 11 instead of broad curriculum. More time for basic numeracy and reading literacy are embedded in the kids.
- Will need support from Council on the improvement of their driveway this year.

Richard Quinn of St. Joseph's College

- Has a solid enrolment this year with top postcode from 2110 and most borders from Dubbo.
- Project this year includes installation of awning on main gates and replacement of pool. Pool works commenced on 2 March 2021 and will end on Jan 2022.
- Sustainability initiative from Youth Forum.
- Agree on buses issue. They have children who catch the bus in Victoria Road to take buses 506 and 536. Some routes do not come back from the peninsula to Hunters Hill. Stopped funding school bus runs. Transport is a key issue.
- People who take the Metro has no parking resulting in traffic congestion. Corridor is opened up to decrease congestion.
- It is the 140th year anniversary of the Joeys. The committee can hold the next meeting there.

Anne Ireland of Marist Sisters

- Celebration of women's day this week, focus on how to build relationships, develop confidence, and own a voice.
- Continued doing Zoom with families.
- Introduced year 12 retreat with flex days to work from home to build skills.
- Will need support from Council to construct a shade structure in the middle section of the playground, erected on Riverside. Anne to speak to Bec about it.

Hannah Schneider of Villa Maria Parish School

- Eighty five percent (85%) enrolees are first born. There were not a lot of siblings.
- Starting a new 5 year cycle.
- Meeting and greeting people outside.
- Primary complaint of parents is the kiss and ride since the street signs have been removed and the bus lane is extended. Mary Street traffic banks up here. This is a safety issue.

2.2 COVID 2021

PROCEEDINGS IN BRIEF

The main COVID Safety protocol that is hard to enforce is the 1.5m social distancing of parents.

2.3 WORKS AND SPECIAL PROJECTS UPDATE

PROCEEDINGS IN BRIEF

- New pedestrian crossing in the road near St. Joseph's College.
- Reverse Vending Machine (RVM) at Henley Community Centre.
- Playing field at Gladesville Reserve upgrades. Parking and signs are better.
- Partnerships on waste management and sustainability.
- Parramatta River Catchment group has a program that reaches out to schools. This would relate to education around catchments. At the moment, Bedlam Bay has 6 sites around it. Aims to activate swimming again. Streamwatch was the old initiative.

2.4 KEY DATES 2021 - PLEASE SHARE YOUR SCHOOLS CALENDAR HIGHLIGHTS

PROCEEDINGS IN BRIEF

- Young in Art dates have been sent out.
- Please let Council know of any key dates.

2.5 KELLY'S BUSH CELEBRATIONS 2021 - GUESTS MAUREEN FLOWERS AND LIZ HINTON

PROCEEDINGS IN BRIEF

Maureen Flowers of Friends of Kelly's Bush presented to the principals.

Kelly's Bush this year will mark the 50th anniversary of the world's first 'Green Ban' and the Battle for Kelly's Bush. Kelly's Bush which covers 4.8 hectares on the southern foreshore of the Woolwich Peninsula was previously the site of a tin smelter. It was famously saved from incoming development by dedicated conservationists in 1971. A committee of 13 local women called the Battlers for Kelly's Bush was formed and spearheaded the protest to save the bush for their children and the community. With the help of the NSW Builders Labourers' Federation, the world's first green ban was applied in Sydney at Hunters Hill in 1971. Since 1995, dedicated Bushcare volunteers have carried on the legacy of the Kelly's Bush Battlers who worked so hard to preserve this vital site for future generations.

The battle also showed social bravery of women and the outcome was pivotal to the growth of their own sense of community and social awareness.

To celebrate the 50th year anniversary, there will be an event at Weil Park celebration with a junior art exhibition, performances and planting of trees. Would like to get some interest from schools to get involved in the celebration. Each school can plant a tree and care for it.

More information to be sent to each school.

2.6 SCHOOL SAFETY COMMITTEE

PROCEEDINGS IN BRIEF

Introduction from the Road Safety Officers.
Small budget from Transport NSW, education for parents and carers.
Best to contact via roadsafety@huntershill.nsw.gov.au

REPORTS

3.1 YOUTH SUMMIT 2021

PROCEEDINGS IN BRIEF

Main feedback for this year's Youth Summit is that the children enjoyed and loved the event.

Projects include a bee habitat, oyster beds at Tarban Creek and more. This will be a 10-week program for each group to deliver the projects with the support from Council.

The Youth Summit will be scheduled on February next year and a great opportunity for senior students. It will be announced early so schools can participate.

ATTACHMENTS

There are no attachments to this report.

OTHER BUSINESS

4.1 SYDNEY COMMUNITY SERVICES

PROCEEDINGS IN BRIEF

Branka Ivkovic of Sydney Community Services

- The Sydney Community Services offers NDIS and aged care services.
- Target intervention for youth, 13-15 years of age.
- Would like to get support from schools to send out a survey on how to reach out to these kids, if they have a club, what days they'd like to meet and how they'd like for this club to run.
- They can also meet at The YARN.
- Branka to send survey to committee and disseminate to parents.
- Tap into Ryde and Lane Cove youth clubs.
- Has small funds to support families struggling financially. Hunters Hill High has 30% families in year 7 whose parents cannot afford uniforms.
- Branka to send survey to Bec and Referral system.

The meeting closed at 10:45am.
Next meeting to be held at St Joseph's College 17 October 2021 at 9:30am

ITEM NO	:	4.17
SUBJECT	:	MINUTES FROM THE HUNTERS HILL COUNCIL PROPERTY ADVISORY COMMITTEE MEETINGS
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	COUNCIL DEVELOPS COMMERCIAL OPPORTUNITIES THAT GENERATE ALTERNATE SOURCES OF INCOME/REVENUE (E.G. PROPERTY PORTFOLIO)
REPORTING OFFICER	:	LISA MISCAMBLE

Ref:510549

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Property Advisory Committee (PAC) meetings.

RECOMMENDATION

1. That the minutes from the Property Advisory Committee Meeting minutes from the 16 October 2019, 19 February 2020, 10 June 2020, 24 March 2021 and 8 April 2021 be received and noted.

REPORT

Council's Fit for the Future Improvement Proposal 2015 (p 144 – 145) contained a number of property related initiatives including:

> *Partial Road Closure and Proposed Subdivision – Serpentine Rd, Hunters Hill: Council is considering a proposal to close part of an unmade road, aggregate the part closed with adjoining Council land and dispose of the resultant lot created by subdivision. Preliminary notification to residents has been undertaken and survey work commenced. The proceeds may be expended on Capital Works such as Roads, Parks and Reserves and Community Facilities and Buildings. Alternatively, Council may decide to retire some or all of the debt raised to fund the Footpath Improvement Program.*
>
> *6 Pittwater Road (Early Childhood Centre): This site is located in the Ryde City Council area and adjoins the Gladesville Library. There is a possibility that the City of Ryde Council (CoR) may seek an opportunity to re-develop their substantial land holdings in this area in conjunction with the Gladesville Masterplan and it would be logical that this site is included in any future proposals. CoR has recently commissioned consultants to consider development options for the site. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works.*
>
> *40, 42, 44, 46& 48 Gladesville Road, Hunters Hill: These sites have been re-zoned within the Hunters Hill Village Masterplan for the purpose of using a potential redevelopment opportunity to construct new and significantly improved community facilities and car parking. The LEP for Hunters Hill Village has been gazetted and plan for a potential development strategy is being developed and will be placed on public exhibition in 2012. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works*

To assist in the progression of these initiatives and take a strategic view to its property holdings, Council at its meeting held on 25 June 2018 resolved:

1. *Hunter's Hill Council re-establish the Committee in order to provide recommendations to Council with regards to:*

    I. *Evaluating Council's property assets to determine if they are providing community benefit;*

    II. *Developing strategies for the future of Council's assets;*

    III. *Investigating opportunities to invest/reinvest in property assets.*

2. *The Property Advisory Committee consist of three (3) councillors and three (3) community members;*

3. *Hunter's Hill Council advertise for community members to join the Property Advisory Committee as soon as is practicable;*

4. *The inaugural Property Advisory Committee Meeting for this term of Council be held in early August.*

Due to the retirement of the former General Manager and subsequent appointment of the new General Manager the PAC was not formed until the first quarter of 2019, following an expression of interest process within the local community.

The Charter for the Property Advisory Committee was adopted by Council at its meeting held on 23 September 2019 and sets out the following Purpose and Role:

1. Purpose and Role

1.1. *The primary purpose of the Committee is to provide recommendations to Council in relation to the development and implementation of the Council's Property Strategy.*

1.2. *The role of the Committee is to provide independent property advice to Council in its role as a property owner, not an approval authority, on the following matters:*

a) *Developing and reviewing Council's Property Strategy to ensure it remains contemporary and aligned with Council's Community Strategic Plan*

b) *Optimising community and financial returns to Council on Council-owned property assets and property asset acquisitions under consideration, and*

c) *Managing risks associated with property development, purchases and sales.*

1.3. *In providing this advice, the Committee will consider the benefit to Council and the community of each project under its consideration.*

Due to an administrative oversight the minutes had not been formally reported to Council.

As outlined above the PAC have no decision making authority and as such any matter requiring a decision is the subject of a Council report.

The first few meetings of the PAC focussed on governance arrangements including orientation, training on Conflict of Interest, probity as well as putting in place confidentiality deeds given the nature of information to be considered by the Advisory Committee and Council.

Attached are the minutes from the meetings on 16 October 2019, 19 February 2020, 10 June 2020, 24 March 2021 and Extraordinary meeting held on 8 April 2021.

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

SOCIAL IMPACT ASSESSMENT

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

RISK ASSESSMENT

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

ATTACHMENTS

1. PAC Minutes 16 October 2019 ⇩
2. PAC Minutes 19 February 2020 ⇩
3. PAC Minutes 10 June 2020 ⇩
4. PAC Minutes 24 March 2021 ⇩
5. PAC Minutes Extraordinary Meeting 8 April 2021 ⇩

MINUTES OF PROPERTY ADVISORY COMMITTEE held 16 October 2019

COMMENCEMENT

The meeting opened at 6:05pm.

PRESENT

Clr Mark Bennett	Mayor, Hunter's Hill Council
Clr Ben Collins	Councillor, Hunter's Hill Council
Clr Elizabeth Krassoi	Councillor, Hunter's Hill Council
Clr Zac Miles	Councillor, Hunter's Hill Council
Mr Damien Kiley	Community Representative
Mr Max McFarlane	Community Representative
Mr Wilson Wise	Community Representative
Ms Caroline Mackaness	Community Representative
Mr Paul McBurnie	Community Representative
Mr Sean O'Toole	Committee Member

IN ATTENDANCE

Ms Lisa Miscamble	General Manager
Mr Barry Husking	Acting Director Corporate Services
Nick Tobin	Property Consultant
Scott Carver	Scott Carver
Thomas Hansen	Scott Carver
Georgia Jezeph	Scott Carver

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RESOLVED on the motion of Clr Miles, seconded Clr Krassoi

That the Minutes of Property Advisory Committee of previous Meeting held on 14/08/2019 be adopted.

REPORTS

3.1 DISCUSSION WITH SCOTT CARVER ARCHITECTS REGARDING GLADESVILLE ROAD/FIGTREE PARK AND ADMINISTRATION CENTRE/DEPOT PRECINCTS

PROCEEDINGS IN BRIEF

Scott Carver provided an overview of various options for the redevelopment of the Gladesville Road / Figtree Park and Administration Centre / Depot Precincts. The Architect received feedback to be incorporated into future presentations.

RESOLVED on the motion of Clr Miles, seconded Clr Krassoi

That the information presented regarding the Gladesville Road and Figtree Park and Administration Centre/ Depot Precincts be noted.

3.2 PROPERTY ADVISORY COMMITTEE CHARTER

PROCEEDINGS IN BRIEF

Barry Husking outlined the proposed changes to the committee charter to reflect Council feedback.

RESOLVED on the motion of Clr Miles, seconded Sean O'Toole

That the Committee note Council's amendments to the Property Advisory Committee Charter.

3.3 DRAFT PROPERTY STRATEGY

PROCEEDINGS IN BRIEF

Barry Husking advised that the draft Property Strategy will be submitted to Council on 28 October 2019. (Subsequently deferred.)

RESOLVED on the motion of Clr Miles, seconded Clr Krassoi

That the draft Property Strategy be endorsed.

MOVED CLR ZAC MILES SECONDED: CLR ELIZABETH KRASSOI

Next meeting 4 December 2019 at 6pm in the Chambers. (Subsequently cancelled.)

The meeting closed at 7:53pm.

MINUTES OF PROPERTY ADVISORY COMMITTEE held 19 February 2020

COMMENCEMENT

The meeting opened at 6:05pm.

PRESENT

Clr Mark Bennett	Mayor, Hunter's Hill Council
Clr Ben Collins	Councillor, Hunter's Hill Council
Clr Elizabeth Krassoi	Councillor, Hunter's Hill Council
Clr Zac Miles	Councillor, Hunter's Hill Council – Arrive 6:11pm
Mr Damien Kiley	Community Representative
Mr Max McFarlane	Community Representative
Mr Wilson Wise	Community Representative
Ms Caroline Mackaness	Community Representative
Mr Paul McBurnie	Community Representative
Mr Sean O'Toole	Committee Member

IN ATTENDANCE

Ms Lisa Miscamble	General Manager
Ms Maria Kenny	Director Corporate Services
Mr Nick Tobin	Property Consultant

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RESOLVED on the motion of Clr Krassoi, seconded Clr Collins

That the Minutes of Property Advisory Committee of previous Meeting held on 16/10/19 be adopted.

REPORTS

3.1 LEASES LICENSES AND SALES

PROCEEDINGS IN BRIEF

13 Euthella Street

Further investigation into the closure of this portion of land and sale is being investigated. A member of the committee raised the issue that there is an opportunity to look at tree/land banking as part of Council's ongoing green space strategy. It was also suggested that this could be an opportunity to use the land as a land swap for Figtree Park.

Vacant land adjoining 26 Lyndhurst Crescent Hunters Hill

The committee agreed to undertake a site visit prior to making any recommendation

on this site.

6 Pittwater Road Gladesville

There was support for the proposal.

Serpentine Road

The committee had general discussion around the possible closure and sale of the unmade road. The committee agreed to defer the matter to enable a site visit which may include inspecting from the neighbouring properties.

RESOLVED on the motion of Mr Kiley, seconded Mr McBurnie

1. That the Property Advisory Committee noted the report.
2. That the Property Advisory Committee agreed to defer any decision on this site and further agreed to undertake a site inspection in relation to the vacant land adjoining 26 Lyndhurst Crescent Hunters Hill.
3. That the Property Advisory Committee agreed to defer any decision on this site and further agreed to undertake a site inspection of the unmade road at the end of Serpentine Road Woolwich.

3.2 WOOLWICH BATHS

PROCEEDINGS IN BRIEF

The committee had general discussions on this item and agreed with the officers recommendation.

RESOLVED on the motion of Clr Collins, seconded Clr Krassoi

That the Property Advisory Committee note the report and no further action be taken in relation to the providing a retail tenant at Woolwich Baths and that Council officers provide a further report to council on options to upgrade the area surrounding the baths.

4.1 KEY SITES

PROCEEDINGS IN BRIEF

The committee was advised that work on the master plans for the two key sites was delayed due to the need to resolve ownership issues surrounding the Crown Land under Council's Care Control and Management prior to finalising the plans for referral to the committee and council. Council officers have met with representatives of Crown Land to discuss pathways to achieve a workable solution. A request has been sent to the Minister for Crown Lands-Greater Sydney The Hon. Robert Stokes and an update will be provided post the meeting.

4.2 NEXT MEETING AGENDA

PROCEEDINGS IN BRIEF

- GMU Presentation on Gladesville Masterplan
- Arrange a site visit to Serpentine

The meeting closed at 7:20pm.

MINUTES OF PROPERTY ADVISORY COMMITTEE held 10 June 2020

COMMENCEMENT

The meeting opened at 6:05pm.

Meeting held via Zoom.

PRESENT

Clr Mark Bennett	Mayor, Hunter's Hill Council
Clr Elizabeth Krassoi	Councillor, Hunter's Hill Council
Clr Zac Miles	Councillor, Hunter's Hill Council
Clr Ben Collins	Councillor, Hunter's Hill Council
Mr Damien Kiley	Community Representative
Mr Max McFarlane	Community Representative
Mr Wilson Wise	Community Representative
Ms Caroline Mackaness	Community Representative
Mr Paul McBurnie	Community Representative
IN ATTENDANCE	
Ms Lisa Miscamble	General Manager
Mr Barry Husking	Acting Director Finance and Corporate Strategy
Mr Nick Tobin	Council's Property Consultant

APOLOGIES

Mr Sean O'Toole	Committee Member

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RESOLVED on the motion of Clr Collins, seconded Clr Krassoi

That the Minutes of Property Advisory Committee of previous Meeting held on 19/02/2020 be adopted.

REPORTS

3.1 STRATEGY CONTEXT

PROCEEDINGS IN BRIEF

The General Manager provided an overview of the strategic framework that guides Council's operations and how that framework directs the way in which the assets of council are managed.

RESOLVED on the motion of Clr Miles, seconded Clr Bennett

That the report be received and noted.

3.2 DRAFT PROPERTY STRATEGY

PROCEEDINGS IN BRIEF

Nick Tobin provided the Committee an overview of the draft Property Strategy and answered questions of the Committee.

There was a suggestion that the Vision of the strategy should be more than just financial sustainability and all actions need to be consulted with the community.

The General Manager undertook to review the final version prior to presentation to Council for endorsement and advised that there would be community consultation undertaken before the final Plan was adopted by Council.

RESOLVED on the motion of Clr Miles, seconded Clr Bennett

That the Property Advisory Committee note the Draft Property Strategy.

3.3 VILLAGE GREEN AND HERITAGE AND CULTURAL HUB

PROCEEDINGS IN BRIEF

Presentation and update on the Village Green and Heritage and Cultural Hub detailing actions since the last meeting of the Committee, preferred options for community consultation and preliminary financial analysis of the viability of each site. The committee members asked a number of questions and it was agreed that a confidential copy of the presentation would be circulated to the committee members to enable comments to be forwarded to the General Manager.

RESOLVED on the motion of Clr Bennett, seconded Clr Krassoi

That a confidential copy of the presentation be provided to the Property Advisory Committee so that they can provide input into proposals for the Village Green and Heritage & Cultural Hub project to the General Manager.

3.4 REQUEST FOR ROAD RESERVE LEASE AND POSSIBLE CLOSURE AND SALE OF LAND ADJOINING 2 FERRY ST HUNTERS HILL

PROCEEDINGS IN BRIEF

Nick Tobin outlined the extent of the proposed road closure and detailed issues surrounding public use of the land for fishing late in the evening.

RESOLVED on the motion of Clr Collins, seconded Clr Bennett

That the matter be referred to Council for determination.

3.5 REVIEW OF FUTURE USE OF FAIRLAND HALL

PROCEEDINGS IN BRIEF

The Committee reviewed the report presented and discussed options to visit the site prior to making any recommendation.

RESOLVED on the motion of Clr Miles seconded Clr Krassoi

The Property Advisory Committee requested further details on the use of Fairland Hall and an inspection prior to providing direction on the future use of this site as some members of the PAC were not familiar with the site..

3.6 UPDATES

PROCEEDINGS IN BRIEF

Nick Tobin provided updates on the following two projects.

Provide updates on:

- 45 The Point Rd
- 4 Pittwater Road

GENERAL BUSINESS

It was suggested that the Committee undertake site visits to the key sites as well as Fairland Hall. A tour will be organised in the next month or so.

The meeting closed at 7.46pm.

MINUTES OF PROPERTY ADVISORY COMMITTEE held 24 March 2021

COMMENCEMENT

The meeting opened at 6pm.

PRESENT

Clr Ross Williams	Mayor, Hunter's Hill Council
Clr Zac Miles	Chair, Councillor, Hunter's Hill Council
Clr Elizabeth Krassoi	Councillor, Hunter's Hill Council
Clr Jim Sanderson	Councillor, Hunter's Hill Council
Mr Damien Kiley	Community Representative
Mr Max McFarlane	Community Representative
Mr Wilson Wise	Community Representative
Ms Caroline Mackaness	Community Representative
Mr Sean O'Toole	Committee Member

IN ATTENDANCE

Ms Lisa Miscamble	General Manager
Mr Nick Tobin	Property Consultant

APOLOGIES

Clr Justine Mc Laughlin	Councillor, Hunter's Hill Council
Clr Ben Collins	Councillor, Hunter's Hill Council
Mr Paul McBurnie	Community Representative

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Property Advisory Committee of previous Meeting held on 10/06/2020 be adopted.

Resolved on the motion of Cr Miles, seconded Damien Kiley:

That the Minutes of Property Advisory Committee of previous Meeting held on 10/06/2020 adopted subject to it being noted that Caroline Mackaness did not support item 3.4 of the Minutes Request for Road Reserve Lease and Possible Closure and sale of land adjoining 2 Ferry St Hunters Hill and had requested that such matter be deferred until mapping of all open space and remnant lands was undertaken.

Cr Jim Sanderson abstained from voting as he was not in attendance of that meeting.

REPORTS

3.1 COMMUNITY INFRASTRUCTURE PLAN

PROCEEDINGS IN BRIEF

The General Manager provided an overview of the Community Strategic Plan and went through the headline feedback from the community.

RECOMMENDATION

1. That the report be received and noted.

Resolved:

on the Motion of Cr Zac Miles and Cr Elizabeth Krassoi

1. That the report be received and noted
2. That further input and information be provided on the principles to be considered prior to the sale of community land.

3.2 UPDATE ON 4 PITTWATER ROAD GLADESVILLE

PROCEEDINGS IN BRIEF

Nick Tobin provided an overview of the need to reclassify 4 Pittwater Road from Community to Operational Land and that an application would need to be lodged with the City of Ryde Council prior to undertaking any review of future use of the site, as the land is in the City of Ryde LGA.

RECOMMENDATION

That the PAC note the update on 4 Pittwater Road.

RESOLVED: on the motion of Sean O'Toole and Damien Kiley

That the PAC note the update on 4 Pittwater Road.

The Mayor left the meeting at 7.25pm

The meeting closed at 7.45pm.

MINUTES OF EXTRAORDINARY PROPERTY ADVISORY COMMITTEE held 8 April 2021

COMMENCEMENT

The meeting opened at 5.00pm.

PRESENT

Clr Ross Williams	Mayor, Hunter's Hill Council
Clr Zac Miles	Chair - Councillor, Hunter's Hill Council
Clr Ben Collins	Councillor, Hunter's Hill Council via Zoom
Clr Elizabeth Krassoi	Councillor, Hunter's Hill Council
Clr Jim Sanderson	Councillor, Hunter's Hill Council
Mr Damien Kiley	Community Representative (arrived 5:25pm)
Mr Max McFarlane	Community Representative
Mr Wilson Wise	Community Representative
Ms Caroline Mackaness	Community Representative
Mr Paul McBurnie	Community Representative
Mr Sean O'Toole	Committee Member

IN ATTENDANCE

Ms Lisa Miscamble	General Manager
Ms Maria Kenny	Director Finance and Corporate Strategy
Mr Nick Tobin	Property Consultant

APOLOGIES

Mr Wilson Wise, Community Representative.

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

REPORTS

0.0 NOTICE OF MOTION:

PROCEEDINGS IN BRIEF

The purpose of this extraordinary meeting was to discuss the following out of session motion which was emailed to all members on 1 April 2021:

1. Council adopt a set of principles for the assessment of remnant lands and include a flow chart to set out clearly the process (including associated community consultation); seek legal advice in relation to the protections to be afforded under zoning, easements and covenants. These principles to be referred to the Property Advisory Committee prior to adoption by Council.
2. Hubs/ Precincts: Following the testing of visions for each precinct through the exhibition of the CIP,
    i. Move to detailed consultation on each precinct to develop a masterplan for exhibition and feedback, taking into consideration current feedback,
    ii. Provide a further report on the communication and engagement plans for in relation to the

Precincts to ensure detailed consultation occurs and all option considered for each site.

iii. Refine the financial modelling based on feedback received to inform future consultation.

iv. Provide a detailed project plan to Council and associated financial modelling for Figtree Park to take into account the $4.75m in public legacy funding pending the outcome of the grant application. Noting that no detailed plan has been adopted for the park and that the following principles have been put forward to the Department of Planning to guide the expenditure of the grant if successful:

- Improving linkages to the park,
- Expansion of open space,
- Improved playground facilities,
- Provision of toilet facilities,
- Creation of public plaza.
- Proposed works to align with future options for the site.

v. A detailed community engagement program will be undertaken prior to adoption of any plan.

Each committee member set out their views on the tabled motion:

Name	Spoke for or against the above motion
Clr Ross Williams	Council should report back to the community regarding consultation from the draft Community Infrastructure Plan (CIP), including outcome of any financial feasibility studies undertaken to date, prior to commencing further stages. The Mayor also queried what are the next steps of this process, noting that the Public Legacy Grant is for open space activation at Figtree Park (and not for the construction of buildings).
Clr Ben Collins	Supports the motion with no proposed amendment on wording.
Clr Elizabeth Krassoi	Supports the motion with the additional inclusion of there being the requirement to provide clarity on the next stages, including providing a process flow map for each precinct.
Clr Zac Miles	Feasibility studies and block concept drawings should be bought to the community for public consultation following CIP consultation, and only when all necessary work has been completed in the form of a draft Masterplan.
Clr Jim Sanderson	Item 1 of the motion should be amended to include that a policy and a set of principles should be developed (replacing the word 'adopt'), and at Item 2.4, rather than the wording "project plan" this should be replaced with "detailed project options".

	Further in relation to item 1, the remnants land principles that were contained within the draft CIP should be expanded to include the assessment criteria that was circulated to all members in response to the out of session motion. Additional guidance should be given whether the sale or lease of any land would deliver better outcomes for the community.
Mr Damien Kiley	Council should communicate to the community the specific phases of the next stages, and the intended outcomes of each phase.
Mr Max McFarlane	Supports the motion with no proposed amendment on wording.
Ms Caroline Mackaness	Item 2.4 of the Motion should be amended as the Property Advisory Committee did not endorse the application of the Public Legacy Grant. The wording "Council put forward" should be added to the Motion i.e.: "and that the following principles have been put forward **'by Council'** to the Department of Planning to guide the expenditure of the grant if successful":
Mr Paul McBurnie	Support the motion. However, queried how will expansion of Open Space occur (motion item 2.iv) ?
Mr Sean O'Toole	Supports the motion with no proposed amendment on wording.

Following the above proceedings, the following amended motion was resolved:.

RECOMMENDATION

1. Council develop a policy and a set of principles for the assessment of remnant lands and include a flow chart to set out clearly the process (including associated community consultation); seek legal advice in relation to the protections to be afforded under zoning, easements and covenants. These principles to be referred to the Property Advisory Committee prior to adoption by Council.

2. Hubs/ Precincts: Following the testing of visions for each precinct through the exhibition of the CIP that Council:
   - Building on current feedback and associated reports, move to detailed consultation on each precinct to develop a masterplan for exhibition and feedback.
   - Provide a further report on the communication and engagement plans for in relation to the Precincts to ensure detailed consultation occurs and all option considered for each site.
   - Refine the financial modelling based on feedback received to inform future consultation.
   - Provide a detailed project plan to Council and associated financial modelling for

Figtree Park to take into account the $4.75m in public legacy funding pending the outcome of the grant application. Noting that no detailed plan has been adopted for the park and that the following principles have been put forward to the Department of Planning to guide the expenditure of the grant if successful:

- Improving linkages to the park,
- Expansion of open space,
- Improved playground facilities,
- Provision of toilet facilities,
- Creation of public plaza.
- Proposed works to align with future options for the site.
- A detailed community engagement program will be undertaken prior to adoption of any plan.

3. For each hub / precinct, develop a flow chart and timeline for each phases of the project.

RESOLVED on the motion of Chairperson Miles, seconded Clr Krassoi

General Business

The Chair of the Committee raised a matter under General Business. The Chair reminded members of the PAC of the sensitive and confidential nature of discussion at the PAC and asked the General Manager if all members of the PAC and Councillors had signed the required Confidentiality Deed. The General Manager advised that they had.

The meeting closed at 5:50pm.

ITEM NO	:	4.18
SUBJECT	:	MINUTES OF THE CONSERVATION ADVISORY PANEL HELD 17 MARCH 2021
STRATEGIC OUTCOME	:	MAINTAIN THE CHARACTER AND AMENITY OF HUNTERS HILL
ACTION	:	PROVIDE QUALITY TECHNICAL HERITAGE ADVICE TO RESIDENTS, DEVELOPERS, DCU, AND THE LAND AND ENVIRONMENT COURT
REPORTING OFFICER	:	KATHLEEN HIGGINS

Ref:510616

PURPOSE

The purpose of this report is to provide Council with the Minutes of the Conservation Advisory Panel (CAP) Meeting held on 17 March 2021.

The purpose of CAP is to consider and advise Council staff on any matter of environmental heritage referred to the committee by staff including building and development proposals and plans or policies referred by Council or the General Manager

RECOMMENDATION

That the report be received and noted.

ATTACHMENTS

1. Minutes of the Conservation Advisory Panel held 17 March 2021 ⇩

MINUTES OF CONSERVATION ADVISORY PANEL held 17 March 2021

COMMENCEMENT

The meeting opened at 4.40pm in the Council Chambers.

IN ATTENDANCE

Clr Ross Williams	Councillor, Hunters Hill Council
Brian McDonald	Heritage Architect
Helen Temple Berry	Community Representative
Michael Lehany	Landscape Advisor
Lucy Creagh	Hunters Hill Trust
Graham Atkins	Community Representative (Alt)
Peter Lonergan	Representative of the Institute of Architects
Clr Ross Williams	Councillor, Hunters Hill Council

ALSO PRESENT

Steve Kourepis	Director, Development & Regulatory Services
Kate Higgins	Heritage Adviser

APOLOGIES

Clr Jim Sanderson	Councillor, Hunters Hill Council
Bronwyn Doutreband	Community Representative

DECLARATIONS OF INTEREST

There were no declarations of interest.

CONFIRMATION OF MINUTES

Helen Temple-Berry proposed that the minutes of the February Panel meeting be amended in relation to no. 25 Ernest Street by including:

- the phrase "including foreshore bush reserve and formal European garden layout" after "The existing house is set in a mature and complex garden"; and,
- the sentence: "Any proposed building should not be constructed on the same building line as the original house, it should be significantly smaller, set back, and it should be visually recessive."

Lucy Creagh recommended that in relation to no. 11 Lyndhurst the minutes be amended to include the sentence - "A suitably qualified and experienced landscape architect should be engaged to prepare the landscape design and drawings."

RECOMMENDATION

That the Minutes of Conservation Advisory Panel of previous meeting held on 17 March 2020 were read and were Moved by Clr Ross Williams and were Seconded by Brian McDonald subject to the amendments proposed by Helen and Lucy.

BUSINESS ARISING

2.1 SITE INSPECTION

PROCEEDINGS IN BRIEF

There were no site inspections.

REPORTS

3.1 5:00 PM - 5-7 ALEXANDRA STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

The Panel was addressed by:

- Aimee Bettison, architect, Arkhaus Architects
- Todd Small, architect, Arkhaus Architects
- Graham Brookes, Heritage Consultant
- Garry McDonald, Heritage Consultant,
- Isma Gair, owner

Alterations and additions to the existing building are proposed.

In considering the proposal, the Panel advised:

- The loss of original fabric is a concern. A fabric analysis of the existing building has not been undertaken and is required.
- The scale and the built form is a concern.
- The design is a very aggressive design and inappropriate. The "black box" approach to the addition is not sympathetic to character of the area.
- A contrast between old and new is supported. The modern addition must be complementary and must not visually compete.
- The addition should touch the back wall more "lightly" so that the existing stone wall can be seen.
- The single storey stone wall rear room should not be built over.
- The rear of the existing building will no longer be visible.
- The linking walkway should look like a garden element. It should not be enclosed. The structure must be designed to provide for the retention of the existing tree.
- It is important that the proposed addition not be visually intrusive in the area.
- A legible design approach is needed with regard to the relationship between the old and the new.
- There is a concern about the landscaping, including the loss of existing trees, the viability of the proposed Chinese Elm trees, the formal symmetrical arrangement and the unsympathetic monocultural plantings proposed. Several canopy trees are needed in the backyard. Jacaranda trees a suggested instead of Chinese Elms.
- A more developed landscape plan is needed. Monocultural plantings are not supported.
- A site visit is requested.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services be advised that the Panel does not support the proposal in its present form and recommends that the design be modified and presented at the next Panel meeting. A site visit is requested prior to the next meeting.

3.2 5:40 PM - 7 TIREE AVENUE, HUNTERS HILL (DA2021-1011)

PROCEEDINGS IN BRIEF

The Panel was addressed by:

- Stephen and Emma Gaitanos, owners
- Paul Davies, heritage consultant
- Jonathon Combley, project manager

It is proposed to demolish the existing dwellings and associated structures and to construct a new dwelling, swimming pool, driveway and associated landscaping.

In considering the proposal the Panel advised:

- The design requires a nuanced approach.
- The proposed building design does not respond to the characteristics that contribute to the significance and character of the Hunters Hill Conservation Area. The building could be anywhere.
- The scale of the building is such that it is out of keeping with the heritage context. The proposed building is too large with large areas of blank walls. The three storey height is not characteristic of the area. The proposed building is contrary to Council's LEP planning controls, which do not permit three storeys, a particularly important consideration in conservation areas.
- A detailed and accurate drawing showing the streetscape context would be useful.
- Pitched and articulated roofs are characteristic of the conservation area rather than large expanses of flat roofs.
- Views through to the water from the street will be lost.
- Houses traditionally sit within their garden – it will be difficult to achieve a garden setting when the building extends almost boundary to boundary.
- Additional photomontages would be useful.
- The panel appreciated the comprehensive nature of the landscape documentation.
- A site visit was requested

COMMITTEE ADVICE

That the Director, Development and Regulatory Services be advised that the Panel does not support the proposal in its present form and recommends that the design be modified. A site visit is requested prior to the next meeting.

OTHER BUSINESS

4.1 CONSERVATION AREAS

Proceedings in Brief

- Brian McDonald presented a discussion paper on contributory buildings in heritage conservation areas. He expressed the importance of identifying and mapping contributory buildings. Brian strongly recommended that contributory buildings be mapped and the map be made publicly available. It was suggested than an alternative approach may be to identify the intrusive buildings and elements. An issue was raised that original buildings can remain intact behind unsympathetic later facades and that these buildings could be identified as detracting when the front facade could easily be reinstated. An issue was also raised that contributory gardens and landscape need to be identified. (It is attached as Appendix A.)

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that:

- Brian is thanked for his contribution
- the Panel would like the Director provide information on existing datasets.

4.2 NEW PANEL MEMBERS

Proceedings in Brief

Clr Ross Williams welcomed the new member Peter Lonergan. Peter Lonergan is the representative of the NSW Chapter – Australian Institute of Architects, with Robert Moore as an alternative.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, note the new appointment.

4.3 SIGNIFICANT TREE REGISTER

Proceedings in Brief

A concern was raised about the loss of trees. It was suggested that all trees on public lands should be placed on a significant trees' register. Another issue raised was that gardens can also have heritage value and also need to be identified and protected. It was asked how many nominations were received for the proposed Significant Tree Register. A more strategic approach to the identification of significant trees and to street tree planting is needed. A street tree masterplan was suggested as a useful document.

COMMITTEE ADVICE

That the Director, Development and Regulatory Services, be advised that the Panel is of the view that the Significant Tree Register is an important first step being undertaken by Council and is supported by the Panel for both heritage and environmental reasons. The Panel recommended that a strategic approach be taken.

4.4 COUNCIL POLICY ON THE SALE OF REMNANT LAND

Proceedings in Brief

There was some discussion about the impact of the sale of remnant land on the heritage values of the conservation areas. It was felt that the process should be transparent and the public fully engaged. Remnant lands should be assessed for their heritage value and contributions to the conservation areas. Factors such as: contribution to curtilages of heritage items, maintaining views and contribution to river side settings should be considered. It was queried if the guidelines of Council's Community Infrastructure Plan

adequately addressed heritage issues as the sale of land may impact on the heritage values of Hunters Hill.

COMMITTEE ADVICE
That the Director, Development and Regulatory Services, be advised that the Panel requests that the guidelines for the sale of remnant land be discussed at the CAP meeting in April 2021. (The guidelines being distributed to the panel members prior to the meeting.)

NEXT MEETING

The next meeting of the CAP will be held on Wednesday, 21 April 2021 commencing at 4.30pm in the Council Chambers. Site visits will be held prior to the start of the meeting. The meeting closed at 8.05 pm.

ITEM NO	:	4.19
SUBJECT	:	STATUS OF COUNCIL RESOLUTIONS AS AT APRIL 2021
STRATEGIC OUTCOME	:	COUNCIL IS RECOGNISED AND RESPECTED AS AN OPEN AND TRANSPARENT ORGANISATION
ACTION	:	COUNCIL AND COUNCILLORS ABIDE BY THE CODE OF CONDUCT, CODE OF MEETING PRACTICE AND LOCAL GOVERNMENT ACT
REPORTING OFFICER	:	LISA MISCAMBLE

Ref:510704

PURPOSE

This report provides a quarterly update on the resolutions of Council that that require a further report, or information to Council as at April 2021.

RECOMMENDATION

That the report be received and noted.

REPORT

The attachment sets out items considered by Council that require a further report, or information to Council.

ATTACHMENTS

1. Status of Resolutions ⇩

RESOLUTIONS OF COUNCIL – 2017 – April 2021

Date of Meeting	Report Title	Resolution No	Resolution	Action Required/ Comments
12/03/2018	Gladesville Masterplan	054/18	Resolved on the motion of Clr Miles, seconded Clr Williams 1. That Council develop a master plan for the Gladesville precinct with a particular focus on: a) Developing active frontages along Victoria Road with appropriate connectivity into the Gladesville key site; b) Building an overarching vision for development of land, particularly between Pittwater Road and Batemans Road fronting Victoria Road; c) Pedestrian access into and out of the site; including investigating an above ground walkway from Trim Place into the Gladesville Village amongst other connectivity priorities into the surrounding residential areas; d) Alleviating pressure from increased traffic flows stemming from development in the Gladesville precinct; e) Developing a public pedestrian plaza along the existing shareway access between Cowell and Massey Streets with appropriate connectivity to the key site/shopping village and Victoria Road f) Councils potential to acquire land for the public purpose and improved design outcomes for the community; g) Improving access to public transport and the cycling network; h) Assessment of heritage items and the impact of development of the Gladesville Village to those items; i) Urban design outcomes and place planning priorities as outlined in the Future Gladesville report and the updated DCP for the Gladesville Village;	***19 Oct 2020*** Gladesville Masterplan Project is progressing on stages 1 (Victoria Rd from Cowell St - Massey St), 2 (Victoria Rd from Junction St - Cowell St) and 3 (Victoria Rd from Massey St - Pittwater Rd) with the project scope expanded to Stage 4 (includes GSV site) which focuses on all the core lands of the town centre. Stakeholder information sessions with the landowner(s) of the Stage 4 area have also been held providing them with a briefing and an exchange of information to assist with the project. Analysis around the economic viability of the commercial Centre and traffic management associated with Gladesville Shopping Centre site is currently been undertaken. We were also advised that the Planning Proposal for the Gladesville Shopping Centre site was refused by the Department of Planning, Industry and Environment on 1 July 2020. ***29 Jan 2021*** Given the NSW Department of Planning decision there was an opportunity to expand the Gladesville Masterplan project to incorporate the site Gladesville Shopping Centre (GSV) site into the masterplan project area, so that the three core blocks and the GSV site (now Block 4) can be considered as a precinct to deliver on the vision as set out in the adopted LSPS. By expanding the study area there is also the opportunity to achieve better urban design and place making outcomes through improved community amenity and public space. Please view attached the Draft Gladesville Master Plan - which was presented at a Councillors Briefing on 16 September 2020. Following the briefing of Councillors held on 16 September 2020, the Councillors raised requests and questions about the approach to the Gladesville masterplan project, had the consultant considered the best way forward and options available for the project. GMU recommended that a more proactive approach to the Gladesville Masterplan project, which would see the inclusion of the lands that makes up Block 4 (the GSV site is only part of it), so that the project area would be the

RESOLUTIONS OF COUNCIL – 2017 – April 2021

			j) The relocation and development of Gladesville Library facilities or other council interfaces within the shopping village or adjoining sites. 2. That, consistent with Part 1 of the motion above, Council arrange for an 'indicative design concept' to be developed through: a) The holding of public meetings of residents and stakeholders; b) Workshopping concepts with residents and stakeholders; c) Consultation with other Councils and the Department of Planning. 3. That current landholders, and any entities/individuals who have live applications under consideration be made aware of the development of this master plan and its potential to affect their applications; 4. That the design concept outlined in Part 2 of the motion above be published on the Hunters Hill Council website and, subsequent to being brought back to council, go on public exhibition for comment; 5. That the Department of Planning is made aware of the development of a master plan for this precinct with the view to better planning/design outcomes being made by way of amendment to the Hunters Hill LEP (2012); 6. That potential for funding from the Department of Planning for the development of this master plan is sought as appropriate.	four blocks bounded by Pittwater Road, Junction Street and Victoria Road to Flagstaff Street (Block 4 – Key site) and the eastern side of Flagstaff Street. The expanded area would be a holistic approach to the precinct and would better achieve the vision for Gladesville and the Our Planning Priorities as outlined in the LSPS. GMU is progressing with this holistic approach and work will be undertaken over the coming months and the project timeline was updated as follows, as a guide: • Economic study/ analysis (retail focus) by early November 2020 • High level traffic study/ analysis (Catchment management) by early December 2020 • Expanded Gladesville Masterplan Brief Synopsis for discussion with the Department by late Febuary 2021 ***8 Mar 2021*** Gladesville Masterplan Project is progressing on stages 1 (Victoria Rd from Cowell St - Massey St), 2 (Victoria Rd from Junction St - Cowell St) and 3 (Victoria Rd from Massey St - Pittwater Rd) with the project scope expanded to Stage 4 (includes GSV site) which focuses on all the core lands of the town centre. Stakeholder information sessions with the landowner(s) of the Stage 4 area have also been held providing them with a briefing and an exchange of information to assist with the project. Analysis around the economic viability of the commercial Centre and traffic management associated with Gladesville Shopping Centre site is currently been undertaken. On 1 July 2020 the Department of Planning, Industry and Environment advised that they would not determine the developer lead planning proposal for the Gladesville Shopping Village site given the Master planning work currently being under taken by council and feedback from TsNSW. ***8 Apr 2021*** - The Gladesville Masterplan has been updated and reviewed and was presented to Councillors on 4 February 2021 Councillor Workshop. The consultant is revising the Masterplan to include Councillor feedback.
24/02/2020	Sale of portion of unmade road adjacent to 45 the Point Road Woolwich	015/20	RESOLVED on the motion of Clr Miles, seconded Clr Williams 1. That Council resolve to make application to close the Road Reserve portion of road adjacent to 45 The Point Road, Woolwich	***9 Mar 2021*** The Road Closure process was commenced in October 2020 and is now substantially advanced. Two steps remain which include a statutory period of up to 60 days. Council aims to complete this matter in June 2021. ***9 Apr 2021*** The 60 day Statutory process is underway along with final due diligence on the transaction. Council is still targeting completion in late June 2021.

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			under the NSW Roads Act 1993 and provide the necessary. 2. That once the Road Reserve is closed, Council resolve the Road Reserve be classified as Operational under the Local Government Act 1993. 3. That provided no submissions are received, proceed with the sale of the Road Reserve to the owner of 45 The point Road, Woolwich for the agreed valuation sum. 4. That the purchaser meets all costs associated with the sale. 5. That the Mayor and General Manager be granted Delegated Authority to execute the documentation as required.	
9/06/2020	Hunters Hill Local Government Area Flood Study	004/20	Resolved on the AMENDED motion of Clr Williams, seconded Clr Miles That : 1. The report be received and noted; 2. Council notes that the Flood Risk Management Guidelines are not prescriptive and allow council flexibility to tailor its response to suit local conditions; 3. Council notes the Hunters Hill Municipality has a highly variable topography making it reasonable for Council to consider the individual circumstances faced by property owners rather than imposing a single criteria or generic threshold that triggers inclusion as flood prone; 4. Council acknowledges that the Study identifies "overland flow" as the predominate potential impact for the majority of properties with only 5 being subjected to rising water – "flooding"; 5. Council does not include at this stage a notation on 10.7(5) and (2) certificates under EPA Act, with the exception of the 5 properties impacted	Still under review and the outcome will be presented back to Council by June 2021.

RESOLUTIONS OF COUNCIL – 2017 – April 2021

			by flooding (rising water), until council has completed its Flood Risk Management Study. It is considered unreasonable to tag properties at this stage as there is still uncertainty ("may") that properties are impacted and what planning controls could be imposed; 6. Council in conjunction with property owners conduct further investigations to assess the relevance of the threshold used in the Study (10% of the property to a depth of 150mm or greater during a 1:100 year rainfall event) to individual properties and circumstances experienced with overland flow in the Hunters Hill Municipality; 7. Council seek advice from the relevant State Government Agency as to the approach above and its conformance with the objectives of the Flood Risk Management Guidelines. 8. That Council defer endorsement of the Hunters Hill Local Government Area Flood Study attached (1), until the Study is updated to: a. address pertinent points made in Public Exhibition Submissions; b. include relevant omissions from the modelling, such as the larger diameter storm water drain from Ellesmere Avenue to Lukes Bay; c. reflect the current state of the modelling; d. further consider thresholds for tagging; and e. correctly identified errors. AMENDED Motion at Item 4.2 CARRRIED	
14/09/2020	Waste, Recyclables and Garden Organics Collection & Recycling Processing Tender	160/20	RESOLVED on the motion of Deputy Mayor Sanderson, seconded Clr Miles 1. That Council receive and note the report.	The agreement between Suez and Council has been executed. The contract between URM and Council is currently being finalised.

RESOLUTIONS OF COUNCIL – 2017 – April 2021

			2. That Council contract United Resource Management Pty Ltd for the provision of waste, recycling and green waste collections and to act as an agent for recycling processing, such agency to guarantee the rates specified as maximums with any out performance shared 50:50, at the submitted prices, for seven (7) years plus up to a three (3) year option. 3. That Council Contract SUEZ Recycling & Recovery Pty Ltd for the provision of green waste processing at the submitted prices for seven (7) years plus up to a three (3) year option. 4. That Council authorise the General Manager to prepare and execute on behalf of Council the contracts with United Resource Management Pty Ltd and SUEZ Recycling & Recovery Pty Ltd for the services described in their Tenders, as amended, for the services described in (1) and (2). Motion at Item 4.7 CARRIED	
14/12/2020	Minutes of the Hunters Hill Local Traffic Committee Meeting held on 3 December 2020	229/20, 231/20, 232/20, 233/20, 234/20, 235/20, 236/20, 237/20	RESOLVED on the motion of Clr Miles, seconded Clr McLaughlin That an extension of time be granted for Mr Neil Worsley's address. MOTION CARRIED UNAMIOUSLY	Item 3.1 - MARK STREET, HUNTERS HILL - PROPOSED BUS ZONE EXTENSION completed Item 3.2 - BATEMANS ROAD, GLADESVILLE - PROPOSED CHANGES TO PARKING RESTRICTIONS- completed Item 3.3 - MARK STREET - PROPOSED EXTENSION OF 'NO STOPPING' ZONE AT MARY STREET – Completed Item 3.4 - MARY STREET, HUNTER'S HILL - EXISTING PERMISSIVE 'NO STOPPING' ON APPROACH TO MARK STREET- In March the report was adopted at the Traffic Committee meeting and up for adoption at the April Council meeting. Item 3.5 - SERPENTINE ROAD, HUNTER'S HILL - PROPOSED 'NO PARKING' ZONE AND 'NO STOPPING' ZONE - no action required Item 3.6 - BARONS CRESCENT, HUNTER'S HILL - PROPOSED 'NO STOPPING' ZONE - In the process of engaging a contractor to complete works. Item 3.7 - ALEXANDRA STREET AT FERRY STREET, HUNTERS HILL - STATUTORY 'NO STOPPING' ZONE - In the process of engaging a contractor to complete works. Item 3.8 - LYNDHURST CRESCENT, HUNTER'S HILL - PROPOSED 'NO PARKING'

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				RESTRICTIONS. Community Consultation will be complete in the next 2 weeks and a report will be brought back to Traffic Committee 17 June for adoption at the July Council Meeting. Item 3.9 - ACCESS ROAD FROM CROWN STREET- PROPOSED SPEED HUMP – Complete Item 3.10 - PITTWATER ROAD - PROPOSED CHANGES TO PARKING After further community consultation it was then adopted as an out of session item by the Traffic Committee and adopted by Council in February 20202 282/21. The works is now complete. Item 3.11 - NEW YEARS EVE - TRAFFIC MANAGEMENT FOR HUNTERS HILL COUNCIL AREA - No action required. Item 3.12 - MARY STREET - SCHOOL ZONE EXTENSION - Works completed Item 3.13 - WARUDA PLACE HUNTLEYS COVE - TRAFFIC AND PARKING ISSUES - A key stakeholder meeting was held in 31 March 2021. The keystakholders have been asked to consider how they themselves can help improve traffic conditions and a further stakeholder meeting will be held in May 2021. Item 4.1 39 RYDE ROAD, HUNTER'S HILL - DRIVEWAY SIGHT DISTANCE - No action required
14/12/2020	Local Roads and Community Infrastructure Grants Program - Further Report		RESOLVED on the motion of Clr Miles, seconded Clr Collins 1. That Council adopt the list of works in the conclusion to this report for implementation under the Local Roads and Community Infrastructure (Extension) Grants Program in 2020/21, and 2. That Council write to the Federal Member and thank him for this opportunity to provide additional infrastructure improvement works across the Hunters Hill Municipality. MOTION CARRIED UNAMIOUSLY	1. Manning Road pedestrian facility has been completed. 2. Footpath renewal program has been completed. 3. Tarban Street Road Resurfacing has been completed. 4. The Stormwater Drainage Inspections CCTV program has been completed. 5. The Street Planting Program - the online survey is closed and the results are being analysed after which we will implement. We have obtained 4 prices for develop a Street Tree Register a report will be brought to Council in May. 6. Stormwater relines We have awarded the contract however there is a delay in receipt of overseas materials.
14/12/2020	Licence Agreement - The Priory Lot 1 DP 823988	240/20	RESOLVED on the motion of Councillor Miles, seconded Councillor McLaughlin: 1. That the report be received and noted.	Agreement signed and returned DA to be lodged by 30 June 2021.

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			2. That a 12 month licence be granted to Priory Settlement Pty Limited ABN 53614452676 in order to facilitate the lodgement of a Development Application for the restoration and future use of The Priory Lot 1 DP 823988. 3. That the Mayor and General Manager be granted Delegated Authority to execute the documentation as required. MOTION CARRIED UNAMIOUSLY	
14/12/2020	Recommendations to Council		RESOLVED on the motion of Clr Miles, seconded Clr McLaughlin 1. That the leases for Hunters Hill Preschool and Riverside Preschool be extended for a further for 12 months, on the existing terms 2. That Council delegate authority to the General Manager and Mayor to execute any required documents. 3. That a further report be brought back to council following, consultation with both preschools on lease terms. MOTION CARRIED UNAMIOUSLY	Council Lawyers issued a draft licences on 6 April 2021 which are being reviewed for final changes before being sent to the respective Preschools for review and comment.
23/11/2020	Prince Edward Street, Gladesville - Traffic Conditions	210/20	RESOLVED on the motion of Clr Krassoi, seconded Clr Miles 1. That the report be received and noted. 2. That Council consider the allocation of $24,000 to undertake a local area traffic study for Prince Edward Street and Manning Road, and general vicinity, as part of its 2021/22 Budget. 3. That Council in the interim continue to pursue recommendations from previous motions around the management of traffic in that precinct.	This work has been drafted for the 2021/22 works program which will be tabled at Councils May meeting for adoption.

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15/02/2021	Notice of Motion - A Local Area Traffic Management (LATM) Scheme for the Boronia Park	258/21	RESOLVED on the MOTION of Councillor Krassoi, seconded Councillor McLaughlin A Local Area Traffic Management (LATM) Scheme for the Boronia Park be prepared to guide future traffic decisions. In order to inform future traffic management in the Boronia Park area: 1. That Council allocate $30,000 funding in the 2020/2021 budget from the Community Initiatives and Minor Works and the remaining balance sourced from savings in this year's capital works budget allocation, to engage an appropriately qualified and experienced traffic consultant, to develop a Local Area Traffic Management Scheme for the area bounded by Pittwater Road to the West, Ryde Road to the South, Park Road to the East and High Street / Barons Crescent to the North, to investigate traffic impacts on local streets; 2. That as part of the brief a road safety audit of the local road network in the study area also be included; 3. As part of this process broad consultation be undertaken, including with the following groups: i. Beautiful Boronia Working Group ii. School Safety Committee iii. Local and Area Traffic Committee iv. Particularly seeking early input and support from the TFNSW Movement; and Place team. 4. That a further report be provided to Council following the preparation of the draft LATM for consideration, ahead of public exhibition. MOTION CARRIED UNAMIOUSLY	Four Quotes have been obtained for this works and we have shortlisted a preferred contractor who will start next week - 19 April 2021

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15/02/2021	Traffic Committee Item 3.8 Lyndhurst Street, Proposed No Parking	261/21	RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins 1. That this report be deferred for consultation with residents and put it back to Traffic Committee. MOTION CARRIED UNANIMOUSLY	Council, at its meeting on 14 December 2020 resolved on the amendment to the motion that a further report be brought back to Council.
15/02/2021	Hunters Hill Bridge Club - Licence Renewal	264/21	RESOLVED on the motion of Councillor Collins, seconded Councillor Miles 1. That the Hunters Hill Bridge Club ('Bridge Club') be allowed to continue its use of the Henley Community Centre ('Centre') under the existing terms and conditions until: a. A further report on this matter is brought back to Council; that the licence agreement is attached; b. Council resolves to adopt a new licence agreement; and c. the new licence agreement is executed. MOTION CARRIED UNANIMOUSLY	The Lease terms are still in negotiation. A report will be brought back to the May 2021 Meeting.
15/02/2021	Traffic Committee Item 3.4 Mary Street - Permissive 'No Stopping	268/21	RESOLVED on the MOTION of Deputy Mayor Sanderson, seconded Councillor Krassoi 1. The matter be defered and more information provided. MOTION CARRIED with the Mayor's casting vote	This matter was tabled at the Traffic Committee on March 18, 2021 and is due to be resolved at Council meeting on 19th April 2021
15/03/2021	Council Depot - Leasing Strategy	289/21	RESOLVED on the MOTION of Councillor Zac Miles, seconded Councillor Ben Collins 1. That Council note the report and actions currently being undertaken to lease the former depot premises for lease on the terms and conditions outlined below. 2. That a further report be submitted to Council following receipt of any appropriate and satisfactory offers to lease the site.	If satisfactory terms are received an agent will be selected in the week of 12-16 April and Marketing of the Depot will commence immediately following.

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			MOTION CARRIED	
15/03/2021	Hunters Hill Bike Plan	290/21	RESOLVED on the MOTION of Councillor Elizabeth Krassoi, seconded Councillor Justine McLaughlin 1. That the report be received and noted. 2. That Council adopt Hunters Hill Bike Plan. 3. That write to the members of the Bike Plan Working Party to advise of the outcome and thank them for their time and contribution. 4. That Council promote and sign post our existing bike route and that as each route is developed that we promote them to the community and our schools. MOTION CARRIED UNANIMOUSLY	*An acknowledge letter was sent to all members of the community who participated in the HHC Bike Plan submission and the Hunters Hill working group. A work program is drafted for FY21-22 capital works program to start the implementation of the Bike Plan Route and will communicate with local schools as needed.*
15/03/2021	Draft Plans of management to be referred to Crown Lands for endorsement	293/21	Resolved on the MOTION of Councillor Zac Miles, seconded Councillor Justine McLaughlin 1. That Council authorise the General Manager to submit the following i. draft Plan of Management for Crown Reserves – Park and Natural Areas ii. draft Plan of Management for Figtree Park and Gladesville Community Centre Reserves iii. draft Plan of Management for Henley Precinct Open Space to the Department of Planning, Industry and Environment – Crown Lands for endorsement prior to giving public notice of these draft Plans. 2. That Council proceed to public exhibition of these draft Plans of Management following endorsement by the Department of Planning, Industry and Environment – Crown Lands, unless there are any substantial changes to the draft Plans required by	With Crownlands for approval to exhibit.

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the Department that would require further consideration by Council.

3. That following the Public Exhibition of the 3 Plans of Management, Councillors be consulted about amendments responding to public consultation, before a further report is provided to Council.

MOTION CARRIED UNANIMOUSLY

ITEM NO	:	7.1
SUBJECT	:	QUESTION WITH NOTICE - COUNCILLOR JIM SANDERSON - HENLEY COMMUNITY CENTRE EVENING NOISE
STRATEGIC OUTCOME	:	COUNCIL PROVIDES ACCESSIBLE SERVICES AND FACILITIES TO RESIDENTS OF ALL ABILITIES
ACTION	:	MAXIMISE ACCESS TO AND USAGE OF COUNCIL'S COMMUNITY AND SPORTING FACILITIES
REPORTING OFFICER	:	JIM SANDERSON

Ref:510776

RECOMMENDATION

QUESTION:

I have received complaints from Henley residents about noise from users of Henley Community Centre on Saturday evenings, which I am told has on occasions extended well beyond 11:00 pm.

It would appear hire of this venue is governed by Council's *Hall Hire Terms and Conditions*, available at: https://www.huntershill.nsw.gov.au/wp-content/uploads/2020/01/Hall-Hire-Terms-and-Conditions.pdf

1. *Clauses 3 and 4 of the Hall Hire Terms and Conditions state:*

   The halls are not available for hire beyond the hour of 11.00 pm and Sunday evenings except with the express permission of Council.

   … all goods, properties or materials brought in by the Hirer or by any other person on behalf of the Hirer must be removed from the premises within thirty minutes after the expiration of the period of hire. …

   In the current calendar year, has Council granted express permission for use of the Henley Community Centre beyond 11:00 pm?

   What measures does Council have in place to ensure events conclude by expiration of the period of hire and hirers are packed up and out of the premises within thirty minutes after time?

2. *Clause 13 of the Hall Hire Terms and Conditions states:*

   The hirer must ensure that noise levels are kept to a minimum to avoid disturbance to others users and residents in adjoining areas. Noise levels must not exceed 60dbi at the edge of any sporting event. 60 DBI is equivalent to the noise made in a regular conversation.

   The use of sound amplification systems and microphones is prohibited unless prior approval is provided by the Council.

   During the current calendar year, has Council granted prior approval for use of sound amplification systems and microphones at the Henley Community Centre?

   If so, what conditions have been placed on the use of amplification systems?

3. *Does evening use of the Henley Community Centre comply with the conditions of the most recent development consent, particularly in relation to times of use and noise?*

   Are hirers made aware of relevant conditions of development consent, such as conditions relating to times of use and noise?

4. *Council's Hall Hire Terms and Conditions still refers to the Theatres and Public Halls Act 1980 [sic]. In fact the Theatres and Public Halls Act 1908 (NSW) was progressively repealed, with its full repeal by the Summary Offences Amendment (Minors in Sex Clubs) and Theatres and Public Halls Repeal Act 2001, with effect from 1 April 2002.*

When will Council's *Hall Hire Terms and Conditions* be amended to bring it up to date and brought to Council for adoption?

In the interim, what measures can be implemented to allow residents living near Henley Community Centre quiet enjoyment of their homes when events, particularly in the evening are held at this Council facility?

OFFICERS' RESPONSE:

Council Officers will provide a further report responding in detail to the matters raised. In the interim any noise or antisocial behaviour complaints should be referred to the Police.

ATTACHMENTS

There were no attachments to this report.

ITEM NO	:	7.2
SUBJECT	:	QUESTION WITH NOTICE - COUNCILLOR JIM SANDERSON - WOOLWICH MARINA COMPLIANCE WITH DEVELOPMENT CONSENT
STRATEGIC OUTCOME	:	COUNCIL PROVIDES ACCESSIBLE SERVICES AND FACILITIES TO RESIDENTS OF ALL ABILITIES
ACTION	:	MAXIMISE ACCESS TO AND USAGE OF COUNCIL'S COMMUNITY AND SPORTING FACILITIES
REPORTING OFFICER	:	JIM SANDERSON

Ref:511014

RECOMMENDATION

QUESTION:

On 21 April 2010, the Sydney East Planning Panel approved DA 2009-1128 for the construction of a floating marina for Woolwich Marina at 2C Margaret Street Woolwich, with conditions including: 'The sewage pump out shall be relocated to the western side of the northern arm of the pontoon' and 'be connected to the nearby pumping station on Margaret Street'; and 'Only two (2) berths shall be provided for vessels of length greater than 16 metres and not more than 18 metres in length to be moored in the wet berths'. Drawing Number 6557-01-002 Issue E, which was an attachment to the business paper for the Panel's meeting, showed the eastern side of the marina as 'NO BERTHING'.

On 13 October 2013, Council's Development Control Unit approved DA 2009-1128-3 a then Section 96 modification of development consent, with conditions including: permitting the floating Marina to have 36 Berths and conditions relating to parking including Condition 60 that:

> One of the 12 car parking spaces to be linemarked on Lot 3 in DP880264 shall be specifically identified for and used as a visitors car parking space and not to be used for employees or residents.

The Woolwich Marina complex is now home to 11 businesses – see website at https://woolwichmarina.com.au/contact.htm

Residents of Alfred and Margaret Streets are concerned that Woolwich Marina may not be operating in compliance with all aspects of the development consent and in particular that as some of the linemarked parking spaces are used for purposes other than motor vehicle parking, resulting in displacement of vehicles associated with the marina, which then park in surrounding streets.

Should there be other non-compliance with development consent that increases activity at the site there is concern that this will accentuate parking issues.

At Ordinary Meeting No 4449 held on 29 October 2018, Council at 339/18 Resolved on the motion of Clr Collins, seconded Clr Sanderson:

3.1 IMPROVING PARKING IN MARGARET STREET, WOOLWICH

That Council consults with residents to consider a combination of measures to improve parking and access for residents, including:

…

- Exploring whether Woolwich Marina is complying with its development consent with regard to off street parking …

It is recognised that some aspects about compliance with development consent will be a matter for maritime authorities but can Council investigate whether Woolwich Marina is complying with its development consent in respect of issues within its jurisdiction?

OFFICERS' RESPONSE:

Council Officers will write to the owner of the subject land expressing the issues raised and the matter will be investigated. A further report will be provide following this investigation.

ATTACHMENTS

There were no attachments to this report.

COUNCIL IN COMMITTEE OF THE WHOLE

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

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

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

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

RECOMMENDATION

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the *Local Government Act*, *1993* (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Committee of the Whole for the reasons specified below:

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

2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.

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

4 Pittwater Road, Gladesville

Prepared by: SJB Planning
Date prepared: March 2023
SJB Reference: 9354

Item #	Council Comment	Comments
1	*A completed City of Ryde application form for a Minor Planning Proposal, which is available on Council's website via this link: https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2022-07-planning-proposal-form.pdf*	A completed application form is provided with the amended planning proposal.
2	*Payment for a Minor Planning Proposal as per City of Ryde's fees and charges (currently $30,750, noting this will increase as of July 2023) to assess and process the application. Information relating to payment methods can be sought from Council's customer service staff on 9952 8222.*	Payment will be undertaken by Hunters Hill Council upon submission of the amended planning proposal and invoicing by City of Ryde Council.
3	*The Planning Proposal needs to be updated as per the following:*	
	To address the NSW Government's LEP Practice Note PN 16-00 by providing information relating to Council's interests in the land, i.e., how and when the land was first acquired. If the acquisition circumstances and details are not able to be provided, a brief summary of research undertaken and the information to hand should be provided.	Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hills Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at **Attachment 11**). The Planning Proposal report and **Attachment 9** has been updated accordingly.
	To confirm the easement details for Deposited Plan 390503, i.e., why was an easement created by transfer (D394665), what is the purpose of the easement and who benefits.	The nominated easement created by transfer (D394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at Attachment 11. Further, **Attachment 9** has been updated accordingly.
	To replace references to "Council" in order to clarify as to when the document is referring to Hunters Hill Council and/or the landowner and City of Ryde Council.	Noted. The planning proposal has been amended accordingly.
	To remove references to Willoughby Council.	Noted. The planning proposal has been amended accordingly.
	To ensure references to future development are worded in a manner consistent with the proposed outcomes noting the potential community interest in the proposal.	Noted. The planning proposal has been amended accordingly.
4	*As a guide, please note that timeframes for assessing and processing the Planning Proposal will be in accordance with the timeframes for a Basic Planning Proposal as outlined in the NSW Government's LEP Plan Making Guidelines that can be viewed via this link: https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/LEP-Making-Guideline.pdf*	Noted. The planning proposal has been amended accordingly.

City of Ryde

Lifestyle and opportunity at your doorstep

Mr Kieran Metcalfe
Strategic Planner
Hunter's Hill Council
22 Alexander Street
Hunters Hill NSW 2110

Email: kieran.metcalfe@pmhc.nsw.gov.au

27 February 2023

Our Ref: LEP2022/14/3

Dear Kieran,

Planning Proposal for the Reclassification of 4 Pittwater Road, Gladesville from Community to Operational

I refer to Hunter's Hill Council's draft Planning Proposal that was uploaded to the NSW Planning Portal to amend Schedule 4 of Ryde Local Environmental Plan 2014 to include reclassification of 4 Pittwater Road, Gladesville from Community to Operational.

Thank you for attending the pre-lodgement meeting for the proposal held on 23 February 2023 with City of Ryde staff. The purpose of this letter is to provide feedback on the application and to request additional information so that the proposal can be considered to be complete for the purposes of assessment.

As discussed at the meeting, the following is required:

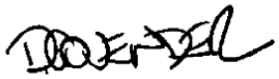
- A completed City of Ryde application form for a Minor Planning Proposal, which is available on Council's website via this link: <https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2022-07-planning-proposal-form.pdf>
- Payment for a Minor Planning Proposal as per City of Ryde's fees and charges (currently $30,750, noting this will increase as of July 2023) to assess and process the application. Information relating to payment methods can be sought from Council's customer service staff on 9952 8222.
- The Planning Proposal needs to be updated as per the following:
    - To address the NSW Government's LEP Practice Note PN 16-00 by providing information relating to Council's interests in the land, i.e., how and when the land was first acquired. If the acquisition circumstances and details are not able to be provided, a brief summary of research undertaken and the information to hand should be provided.
    - To confirm the easement details for Deposited Plan 390503, i.e., why was an easement created by transfer (D394665), what is the purpose of the easement and who benefits.
    - To replace references to "Council" in order to clarify as to when the document is referring to Hunters Hill Council and/or the landowner and City of Ryde Council.
    - To remove references to Willoughby Council.

- To ensure references to future development are worded in a manner consistent with the proposed outcomes noting the potential community interest in the proposal.

As a guide, please note that timeframes for assessing and processing the Planning Proposal will be in accordance with the timeframes for a Basic Planning Proposal as outlined in the NSW Government's LEP Plan Making Guidelines that can be viewed via this link: https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/LEP-Making-Guideline.pdf

If you have any further questions regarding the above matters, please contact Matthew Owens on 9952 6204.

Yours sincerely,



Dyalan Govender
Executive Officer City Places

LAND REGISTRY SERVICES

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Asst. Commr. Stamp Duties

R. P. 13

NEW SOUTH WALES

MEMORANDUM OF TRANSFER

(Real Property Act, 1900)

D394665

Seal £. s 5 0
Plan 12 6
Endorsement : 5 0
Certificate : :
£ 1/2/6
18.7.48

THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD (herein called transferror) being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject however, to such encumbrances, liens and interests as are notified hereunder in consideration of ONE THOUSAND POUNDS (£1000.0.0) (the receipt whereof is hereby acknowledged) paid to it by THE COUNCIL OF THE MUNICIPALITY OF HUNTER'S HILL (herein called transferree) do hereby transfer to the said transferree ALL SUCH its Estate and Interest in ALL the land mentioned in the schedule following :-

County	Parish	Reference to Title			Description of Land (if part only)
		Whole or Part	Vol.	Fol.	
Cumberland	Hunter's Hill	The Whole	5478	124	--- --- ---

RESERVING nevertheless to the transferror full and free right and liberty from time to time and at all times hereafter at its will and pleasure and with or without horses carts waggons motor vehicles machines plant tools and other apparatus and things which the transferror may consider expedient to enter along over and upon any part or parts of the land hereby transferred for the purpose of constructing in order to provide alternative means of ventilating the Northern Suburbs Ocean Outfall Sewer of the transferror as the transferror in its discretion may decide to do a ventilating shaft or a small vent or an induct point at or near the manhole on the said sewer as shown on the said plan marked "A" annexed hereto bearing 273 degrees 9 minutes 45 seconds and distant 39 feet 5 inches from the frontage of the land to Pittwater Road A N D the transferror HEREBY COVENANTS with the transferree that the transferror will before entering upon the said land in pursuance of the reservation hereinbefore contained give to the transferree except in cases of emergency reasonable notice of its intention so to do A N D in relation to the easement hereinbefore reserved to the transferror the transferree doth hereby covenant with the transferror :-

(1) That the transferree shall not have or at any time prefer any claim of any kind against the transferror in relation to any damage

Clement W. Weil
Mayor

PLAN REFILED IN PLAN ROOM AS F.P. 431997

117617

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to any property of the transferree occasioned by or in consequence of any act or default of the transferror or any of its servants or agents in connection with the exercise or intended exercise of any of the rights hereinbefore reserved to the transferror, and :

(2) That the transferree will not at any time hereafter erect or construct any building or structure whatsoever upon that part of the land hereby transferred which is situated within a radius of 10 feet from the centre of the manhole aforesaid, and ;

(3) That the transferree will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.

ENCUMBRANCES, &c., REFERRED TO

N I L.

SIGNED at Sydney the 30 day of May 1945.

The Common Seal of THE METROPOLITAN WATER, SEWERAGE AND DRAINAGE BOARD was affixed hereto in the presence of a quorum of the Board on the Thirtieth day of May 1945. AS WITNESS the hands of Andrew Noble Campbell and Robert Charles Forsyth two of the members in whose presence the seal was so affixed.

[signature]

[signature]

Transferror.

[signature]
SECRETARY, METROPOLITAN WATER, SEWERAGE & DRAINAGE BOARD.

The Common Seal of the Municipality of Hunter's Hill has been hereto affixed in pursuance of a resolution duly carried at a meeting held on 4th April, 1945.

MUNICIPALITY OF HUNTER'S HILL
ESTABLISHED JANY 5TH 1861

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

[signature]

Transferree.

Mayor.

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Memorandum of transfer of

Part of lots 4 & 5 in plan annexed to Tsfr. No 855680

(Pittwater Rd.)

Mun. of Ryde

(Reserving easement)

The Council of the Municipality of Hunter's Hill

Lodged by WINDEYER & CO.,
SOLICITORS,
25 O'CONNELL ST.? SYDNEY.

Particulars entered in Register Book
Vol. 5478, Fol 124

the 3rd June 1946 at
12 o'clock noon

J. Wells
Registrar General

C/S
Consent of Governor
WC

REGISTRAR GENERAL NEW SOUTH WALES

INDEXED
6 JUN 1946
BY
CHECKED BY

HUNTER'S HILL COUNCIL

ABN 75 570 316 011
TOWN HALL, ALEXANDRA STREET, HUNTERS HILL 2110
PO BOX 21, HUNTERS HILL 2110
TELEPHONE: (02) 9879 9400
EMAIL: council@huntershill.nsw.gov.au
WEB: www.huntershill.nsw.gov.au

24 April 2023

Sydney Water
PO Box 399
Parramatta NSW 2124

RE: Proposed Land Reclasification - 4 Pittwater Rd, Gladesville

I write with regard to a Hunters Hill Council (Council) proposal to seek reclassification of land at 4 Pittwater Rd, Gladesville (Lot 1 DP 816692) (the site) from 'Community' to Operational' land. The site is owned by Council and is within the Ryde City Council Local Government Area. This process would be undertaken through a Planning Proposal, with Council as the applicant, Ryde City Council as the Planning Proposal Authority (PPA) and the Department of Planning and Environment as the likely determining authority. Planning proposal documentation in relation to this matter is attached for review and consideration by Sydney Water.

The subject reclassification is being sought as the site has been identified by Council through Council's *'Fit for Future Improvement Proposal 2015'* as a potential asset for future redevelopment in conjunction with the Gladesville Master Plan. It can be noted that the reclassification does not include a proposal to develop or sell the land, which would need to be pursued as a separate process.

As part of the Planning Proposal process, Council is required to deal with interests in the land as required by the Department of Planning and Environment's LEP Practice Note: PN 16-001. In this instance, a specific interest which applies to the site is as follows:

- Dealing No. 394665 is a memorandum of Transfer of the land from the Metropolitan Water Sewerage and Drainage Board (MWS&DB) to Hunters Hill Council. This Dealing, amongst other matters, created an easement and also a restriction on the future use of the land as noted in "(3)" of the Dealing as stated below;

(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.

The abovementioned interest may restrict the use of the land solely for the use as a "Baby Health Centre" and, as such, this would restrict Hunters Hill Council from selling or developing the land for any other purpose.

As this restriction is an agreement between Council and the MWS&DB (now Sydney Water) it is considered appropriate that Council consult with Sydney Water regarding this restriction.

If Sydney Water seeks to maintain this restriction on the site, Council would seek to work with Sydney Water to better understand potential future uses of the site and mechanisms to achieve this in consideration of Sydney Water and Council strategic plans and strategies. If Sydney Water would

HUNTER'S HILL COUNCIL
ABN 75 570 316 011
TOWN HALL, ALEXANDRA STREET, HUNTERS HILL 2110
PO BOX 21, HUNTERS HILL 2110
TELEPHONE: (02) 9879 9400
EMAIL: council@huntershill.nsw.gov.au
WEB: www.huntershill.nsw.gov.au

be satisfied to release the restriction, confirmation to this effect in writing to allow Council to progress with the proposed reclassification would be greatly appreciated. Such correspondence would be submitted to the PPA to assist with consideration of the merits of the proposal as part of the planning proposal process.

Should you require any additional information in relation to this matter, please don't hesitate to contact me on 0439 621 925 or MetcalfeK@huntershill.nsw.gov.au.

Yours Sincerely

Kieran Metcalfe
Strategic Planner

Enc. 4 Pittwater Road Gladesville Planning Proposal Documentation

5 June 2023 Our Ref: 207262

Kieran Metcalfe
Strategic Planner
Hunters Hill Council
council@huntershill.nsw.gov.au

RE: Reclassification of land at 4 Pittwater Road, Gladesville.

Thank you for notifying Sydney Water at 4 Pittwater Road, Gladesville, which proposes the reclassification of residential land from 'Community' to 'Operational'. This land will be included within the future redevelopment in conjunction with the Gladesville Master Plan.

Sydney Water has reviewed the application based on the information supplied and provides the following comments.

Sydney Water does not object to the land being reclassified. However, we note that the proposed site is traversed by the Northern Suburbs Ocean Outfall Sewer (NSOOS) critical trunk sewer main (oviform 2819x2362) as well as a shaft to access the tunnel.

Approval from Sydney Water will be required if any planned works are to be built or constructed near or over the Sydney Water assets mentioned above. The following conditions will apply:

- 24/7 unrestricted safe access to the shaft and a maintenance zone is required around the shaft access hatch.
- If Sydney Water determines that this asset is within the building works zone of influence, given that the assets mentioned above are critical, a SEA submission will be required to assess the impact of ultimate state of development.

If The Hunters Hill Council require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Faith Tid-ang
Acting Commercial Growth manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150