

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

<b>ITEM</b>	<b>SUBJECT</b>	<b>PAGE</b>
ITEM 1	CONFIRMATION OF MINUTES	4
	MAYORAL MINUTE NO. 25/2022 - FAREWELL AND THANK YOU TO STEWART SEALE	4
ITEM 2	PLANNING PROPOSAL – RECLASSIFICATION OF RESIDENTIAL LAND FROM ‘COMMUNITY’ TO ‘OPERATIONAL’ – 28 HYNDS ROAD, BOX HILL (1/2023/PLP)	5
ITEM 3	PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN AND DRAFT VOLUNTARY PLANNING AGREEMENT – 7-15 COLUMBIA WAY, NORWEST (3/2022/PLP)	6
ITEM 4	GREATER CITIES COMMISSION – THE SIX CITIES REGION DISCUSSION PAPER (FP25)	7
ITEM 5	LTC RECOMMENDATIONS SEPTEMBER 2022 - OLD PITT TOWN ROAD BOX HILL - PROPOSED TEMPORARY MEDIAN ISLAND	8
ITEM 6	LTC RECOMMENDATION SEPTEMBER 2022 - CHELSEA AVENUE, BAULKHAM HILLS - PROPOSED CHANGES TO EXISTING ON-STREET PARKING RESTRICTIONS	8
ITEM 7	LTC RECOMMENDATIONS SEPTEMBER 2022 - WOODHILL STREET, CASTLE HILL – PROPOSED EXTENSION OF TIME FOR TEMPORARY ‘WORKS ZONE’	8
ITEM 8	LTC RECOMMENDATIONS SEPTEMBER 2022 - BRIDGEWOOD DRIVE, BEAUMONT HILLS – PROPOSED MARKED PEDESTRIAN CROSSING	9
ITEM 9	LTC RECOMMENDATIONS SEPTEMBER 2022 - FREE SETTLERS DRIVE, KELLYVILLE – PROPOSED ‘NO PARKING’ RESTRICTIONS	9
ITEM 10	LTC RECOMMENDATION SEPTEMBER 2022 - HECTOR COURT AND GRACE CRESCENT, KELLYVILLE - PROPOSED ROUNDABOUT	9
ITEM 11	LTC RECOMMENDATION SEPTEMBER 2022 – RIGHT TURN BAY – HIGHS ROAD, WEST PENNANT HILLS	9
ITEM 12	2021-2022 STATUTORY FINANCIAL STATEMENTS AND ANNUAL REPORT	9
ITEM 13	HILLS SHIRE PLAN 2022/23 – REVIEW 1	9
ITEM 14	BUDGET REVIEW AS AT 30 SEPTEMBER 2022	10
ITEM 15	TENDER T22-0219 - LEGAL SERVICES PANEL	10

---

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

<b>ITEM 16</b>	<b>PROPERTY DEALINGS RELATING TO DEVELOPMENT MATTERS</b>	<b>10</b>
<b>ITEM 17</b>	<b>INFORMATION AND STATUS REPORTS</b>	<b>10</b>
<b>CLOSED COUNCIL</b>		<b>11</b>
<b>ITEM 18</b>	<b>PROPERTY MATTER</b>	<b>11</b>

---

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

**488 PRESENT**

Mayor Dr P Gangemi (In the Chair)  
Clr M Hodges (Deputy Mayor)  
Clr R Boneham  
Clr Dr B Burton  
Clr R Tracey  
Clr J Cox  
Clr R Jethi  
Clr F De Masi  
Clr A Hay OAM

**489 APOLOGIES**

Clr M Blue  
Clr J Brazier  
Clr V Ellis  
Clr Dr M Kasby

**490 TIME OF COMMENCEMENT**

7.02pm

**491 TIME OF COMPLETION**

7.58 pm

**492 DECLARATIONS OF INTEREST**

Nil.

**493 ARRIVALS AND DEPARTURES**

Nil.

**494 DISSENT FROM COUNCIL'S DECISIONS**

Nil.

**495 ADJOURNMENT & RESUMPTION**

Nil.

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

*The Mayor advised in accordance with the Code of Meeting Practice that this meeting is being recorded.*

**ITEM-1 CONFIRMATION OF MINUTES**

A MOTION WAS MOVED BY COUNCILLOR COX AND SECONDED BY COUNCILLOR JETHI THAT the Minutes of the Ordinary Meeting of Council held on 11 October 2022 be confirmed.

THE MOTION WAS PUT AND CARRIED.

**496 RESOLUTION**

The Minutes of the Ordinary Meeting of Council held on 11 October 2022 be confirmed.

**APOLOGIES AND LEAVE OF ABSENCE**

A MOTION WAS MOVED BY COUNCILLOR HAY OAM AND SECONDED BY COUNCILLOR JETHI THAT the apologies from Councillors Blue, Brazier, Ellis and Dr Kasby and be accepted and leave of absence granted.

THE MOTION WAS PUT AND CARRIED.

**497 RESOLUTION**

THAT the apologies from Councillors Blue, Brazier, Ellis and Dr Kasby be accepted and leave of absence granted.

**MAYORAL MINUTE NO 25/2022 - FAREWELL AND THANK YOU TO STEWART SEALE**

A MOTION WAS MOVED BY THE MAYOR AND SECONDED BY COUNCILLOR JETHI THAT

1. This Mayoral Minute be received.
2. A letter of acknowledgement be sent to Mr Seale recognising his service and thanking him on behalf of The Hills Shire Council for his outstanding work.

THE MOTION WAS PUT AND CARRIED.

**498 RESOLUTION**

1. This Mayoral Minute be received.
2. A letter of acknowledgement be sent to Mr Seale recognising his service and thanking him on behalf of The Hills Shire Council for his outstanding work.

**SUSPENSION OF STANDING ORDERS**

A MOTION WAS MOVED BY COUNCILLOR HAY OAM AND SECONDED BY COUNCILLOR JETHI THAT standing orders be suspended to enable photos to be taken.

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

THE MOTION WAS PUT AND CARRIED.

**499 RESOLUTION**

Standing orders be suspended to enable photos to be taken.

*At 7.21pm standing orders were suspended.*

**RESUMPTION OF STANDING ORDERS**

A MOTION WAS MOVED BY COUNCILLOR HAY OAM AND SECONDED BY COUNCILLOR HODGES THAT standing orders be resumed.

THE MOTION WAS PUT AND CARRIED.

**500 RESOLUTION**

Standing orders be resumed.

*At 7.27pm standing orders were resumed.*

**ITEM 2 PLANNING PROPOSAL – RECLASSIFICATION OF RESIDENTIAL LAND FROM ‘COMMUNITY’ TO ‘OPERATIONAL’ – 28 HYNDS ROAD, BOX HILL (1/2023/PLP)**

A MOTION WAS MOVED BY COUNCILLOR HODGES AND SECONDED BY COUNCILLOR TRACEY THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

**501 RESOLUTION**

A planning proposal be forwarded to the Department of Planning and Environment for Gateway Determination to amend State Environmental Planning Policy (Precincts – Central River City) 2021, to reclassify a portion of 28 Hynds Road, Box Hill (Lot 2 DP 621465) from ‘community’ to ‘operational’, in accordance with the Local Government Act 1993.

*Being a planning matter, the Mayor called for a division to record the votes on this matter*

**VOTING FOR THE MOTION**

Mayor Dr P Gangemi  
Clr M Hodges  
Clr F De Masi  
Clr R Boneham  
Clr J Cox  
Clr R Jethi  
Clr Dr B Burton  
Clr R Tracey  
Clr A Hay OAM

**VOTING AGAINST THE MOTION**

None

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

**MEETING ABSENT**

Clr M Blue  
Clr J Brazier  
Clr V Ellis  
Clr Dr M Kasby

**ITEM 3 PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN AND DRAFT VOLUNTARY PLANNING AGREEMENT – 7-15 COLUMBIA WAY, NORWEST (3/2022/PLP)**

A MOTION WAS MOVED BY COUNCILLOR HODGES AND SECONDED BY COUNCILLOR DE MASI THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

**502 RESOLUTION**

1. The planning proposal for land at 7-15 Columbia Way, Norwest (Lot 2015 DP 857690 and Lot 200 DP 877496) be submitted to the Department of Planning and Environment for Gateway Determination.
2. Draft The Hills Development Control Plan 2012 Part D Section X – 7-15 Columbia Way, Norwest (Attachment 3) be publicly exhibited concurrent with the planning proposal.
3. Council accept, in principle, the draft Voluntary Planning Agreement (Attachment 4). The draft VPA be subject to legal review (at the cost of the Proponent) and then updated, prior to exhibition, to reflect the recommendations of the legal review and encompass the various options for the upgrade of Columbia Way which will be further investigated by Council officers (including partial or full construction by the Proponent), as discussed within this report. Following this, the draft Voluntary Planning Agreement be placed on public exhibition concurrent with the planning proposal and draft Development Control Plan.
4. Council receive a further report following the completion of exhibition of the planning proposal, draft Development Control Plan and draft Voluntary Planning Agreement and resolution of the investigations relating to the options for the upgrade of Columbia Way, as discussed within this report.

*Being a planning matter, the Mayor called for a division to record the votes on this matter*

**VOTING FOR THE MOTION**

Clr M Hodges  
Clr F De Masi  
Clr R Boneham  
Clr J Cox  
Clr R Jethi  
Clr A Hay OAM

**VOTING AGAINST THE MOTION**

Mayor Dr P Gangemi  
Clr Dr B Burton  
Clr R Tracey

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

**MEETING ABSENT**

Clr Dr M Kasby  
Clr V Ellis  
Clr M Blue  
Clr J Brazier

**ITEM 4                                    GREATER CITIES COMMISSION – THE SIX CITIES REGION  
DISCUSSION PAPER (FP25)**

A MOTION WAS MOVED BY COUNCILLOR TRACEY AND SECONDED BY COUNCILLOR COX THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

**503 RESOLUTION**

Council make a submission to the Greater Cities Commission in response to the exhibition of the Six Cities Region Discussion Paper, as set out within this report and associated attachments.

*Being a planning matter, the Mayor called for a division to record the votes on this matter*

**VOTING FOR THE MOTION**

Mayor Dr P Gangemi  
Clr M Hodges  
Clr F De Masi  
Clr R Boneham  
Clr J Cox  
Clr R Jethi  
Clr Dr B Burton  
Clr R Tracey  
Clr A Hay OAM

**VOTING AGAINST THE MOTION**

None

**MEETING ABSENT**

Clr M Blue  
Clr J Brazier  
Clr V Ellis  
Clr Dr M Kasby

**CALL OF THE AGENDA**

A MOTION WAS MOVED BY COUNCILLOR HAY OAM AND SECONDED BY COUNCILLOR HODGES THAT items 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 be moved by exception and the recommendations contained therein be adopted.

THE MOTION WAS PUT AND CARRIED.

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

**504 RESOLUTION**

Items 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 and be moved by exception and the recommendations contained therein be adopted.

**ITEM 5                                   LTC RECOMMENDATIONS SEPTEMBER 2022 - OLD PITT TOWN ROAD BOX HILL - PROPOSED TEMPORARY MEDIAN ISLAND**

**505 RESOLUTION**

1. Council approve the installation of a temporary median island and associated signposting and line marking on Old Pitt Town Road at the intersection of the new temporary road, as detailed in Attachment 1 to the report.
2. The temporary median island be removed by the developer at its cost following completion of the proposed intersection upgrade at Old Pitt Town Road, Valletta Drive and Mount Carmel Drive.

**ITEM 6                                   LTC RECOMMENDATION SEPTEMBER 2022 - CHELSEA AVENUE, BAULKHAM HILLS - PROPOSED CHANGES TO EXISTING ON-STREET PARKING RESTRICTIONS**

**506 RESOLUTION**

Council approve the removal of the existing signposted on-street parking restrictions on the eastern side of Chelsea Avenue, Baulkham Hills near Ackling street as detailed in Attachment 1 to the report.

**ITEM 7                                   LTC RECOMMENDATIONS SEPTEMBER 2022 - WOODHILL STREET, CASTLE HILL – PROPOSED EXTENSION OF TIME FOR TEMPORARY ‘WORKS ZONE’**

**507 RESOLUTION**

1. Council approve an extension of time for the operation of the temporary ‘Works Zone 7.00am - 5.00pm Monday-Saturday ‘restrictions at 1 Woodhill Street, Castle Hill until the end of April 2023.
2. The General Manager being given delegated authority to approve any future request for an extension to the ‘Works Zone’ on Woodhill Street up to a maximum of two months beyond the extension of time approved



**ITEM 8 LTC RECOMMENDATIONS SEPTEMBER 2022 - BRIDGEWOOD DRIVE, BEAUMONT HILLS – PROPOSED MARKED PEDESTRIAN CROSSING**

**508 RESOLUTION**

Council approve the upgrade of the existing Children's Flag Crossing on Bridgewood Drive, Beaumont Hills to a marked pedestrian crossing as detailed in Attachment 1 to the report.

**ITEM 9 LTC RECOMMENDATIONS SEPTEMBER 2022 - FREE SETTLERS DRIVE, KELLYVILLE – PROPOSED 'NO PARKING' RESTRICTIONS**

**509 RESOLUTION**

Council approve the installation of 'No Parking 8.00-9.30am School Days' restrictions on the northern side of Free Settlers Drive, Kellyville as detailed in Figure 4 in the report.

**ITEM 10 LTC RECOMMENDATION SEPTEMBER 2022 - HECTOR COURT AND GRACE CRESCENT, KELLYVILLE - PROPOSED ROUNDABOUT**

**510 RESOLUTION**

Council approve the design of the proposed roundabout at the intersection of Hector Court and Grace Crescent, Kellyville in accordance with Attachment 1 to the report.

**ITEM 11 LTC RECOMMENDATIONS SEPTEMBER 2022 - RIGHT TURN BAY – HIGHS ROAD, WEST PENNANT HILLS**

**511 RESOLUTION**

The installation of a Right Turn Bay on Highs Road, West Pennant Hills be endorsed in accordance with Attachment 1 of the report.

**ITEM 12 2021/2022 – STATUTORY FINANCIAL STATEMENTS AND ANNUAL REPORT**

**512 RESOLUTION**

The Financial Statements for the year ended 30 June 2022 including the Independent Auditor's Report and the Annual Report including the Disability Inclusion Action Plan Report, and The Hills Future 2036 Local Strategic Planning Statement Action Plan Report be received.

**ITEM 13 HILLS SHIRE PLAN 2022/23 – REVIEW 1**

**513 RESOLUTION**

The Operations Program Review 1 Report for the quarter ended 30 September 2022 be received.



---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

**CLOSED COUNCIL**

A MOTION WAS MOVED BY COUNCILLOR BONEHAM AND SECONDED BY COUNCILLOR HAY OAM THAT

1. The press and public be excluded from the proceedings of Closed Council in respect of Item 18 pursuant to the relevant Clauses of Section 10A, Clause 2 of the Local Government Act, 1993, as detailed in the following table.
2. Council withhold access to Item 18 in accordance with the following table and Section 11(2) of the Local Government Act.

<b>ITEM NO.:</b>	<b>18</b>
<b>SUBJECT:</b>	<b>PROPERTY MATTER</b>
<b>Associated Report:</b>	N/A
<b>Reason for Confidentiality:</b>	Information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
<b>Section:</b>	10A(2)(c)
<b>Public Interest</b>	On balance, the public interest in preserving the confidentiality about the financial negotiations and valuation details, contained within the report outweighs the public interest in maintaining openness and transparency in Council decision-making because the disclosure of this information would put the Council at a competitive disadvantage preventing it from achieving a “best value for money” outcome for the wider community.

THE MOTION WAS PUT AND CARRIED

**518 RESOLUTION**

1. The press and public be excluded from the proceedings of Closed Council in respect of Item 18 pursuant to the relevant Clauses of Section 10A, Clause 2 of the Local Government Act, 1993, as detailed in the following table.
2. Council withhold access to Item 18 in accordance with the following table and Section 11(2) of the Local Government Act.

**7.57pm Council entered into Closed Session.**

**ITEM 18                      PROPERTY MATTER**

A MOTION WAS MOVED BY COUNCILLOR TRACEY AND SECONDED BY COUNCILLOR HODGES THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 26 October 2022**

---

**519 RESOLUTION**

Council authorise the General Manager to enter into a Licence Agreement with TCS Australia Productions 2 Pty Ltd for the use of Council's land in keeping with the amended terms as detailed in this report.

**OPEN COUNCIL**

A MOTION WAS MOVED BY COUNCILLOR COX AND SECONDED BY COUNCILLOR HODGES THAT The meeting resume in Open Council

THE MOTION WAS PUT AND CARRIED.

**520 RESOLUTION**

The meeting resume in Open Council

At 7.58pm members of the gallery were invited back into the Council Chambers and the Mayor advised that during Closed Council one (1) resolution was passed. The General Manager read out the resolution for Item 18.

The Minutes of the above Meeting were confirmed at the Meeting of the Council held on 8 November 2022.

---

**MAYOR**

---

**GENERAL MANAGER**