



ORDINARY MEETING OF COUNCIL TO BE HELD ON TUESDAY, 18 MARCH 2025 AT 7:00 PM LEVEL 3, COUNCIL CHAMBER

A G E N D A

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NOTE: For Full Details, See Council's Website –
<https://www.krg.nsw.gov.au> under the link to business papers

The Livestream can be viewed here:
<https://www.krg.nsw.gov.au/Council/Council-meetings/Council-meeting-live-stream>

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In accordance with clause 3.23 of the Model Code of Meeting Practice, Councillors are reminded of the oath or affirmation of office made under section 233A of the Act, and of their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

Please refer to Part 4 of Council's Code of Conduct for Pecuniary Interests and Part 5 of Council's Code of Conduct for Non-Pecuniary Interests.

The Oath or Affirmation taken is as below:

Oath:

I *[name of Councillor]* swear that I will undertake the duties of the office of Councillor in the best interests of the people of the Ku-ring-gai Local Government area and the Ku-ring-gai Council, and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgement.

Affirmation:

I *[name of Councillor]* solemnly and sincerely declare and affirm that I will undertake the duties of the office of Councillor in the best interests of the people of the Ku-ring-gai Local Government area and the Ku-ring-gai Council, and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgement.

APOLOGIES

DECLARATIONS OF INTEREST

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

NOTE:

That in accordance with the provisions of Section 10 of the Local Government Act 1993, all officers' reports be released to the press and public, with the exception of following confidential report(s) and attachments:

C.1 Update on Council land acquisitions for open space

In accordance with 10A(2)(c):

NOTE:

That in accordance with the provisions of Section 10 of the Local Government Act 1993, all officers' reports be released to the press and public, with the exception of confidential attachments to the following General Business reports:

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

10

File: EM00046/1

Meeting held 18 February 2025

Minutes numbered 1 to 23

MINUTES FROM THE MAYOR

MM.1 Recognition of the service of Dr Anthony Rigney

31

File: CY00455/13

On behalf of Council and our community I would like to pay tribute to the invaluable contribution and service of Dr Anthony Rigney, who has recently stepped down as CEO of the KYDS organisation.

KYDS is the leading support organisation for young people experiencing mental health challenges in Ku-ring-gai.

Dr Rigney joined KYDS as the Clinical Services Manager in 2017 and since then has built an excellent clinical team at KYDS, earning the organisation a distinguished reputation within

the industry for its compassionate, accessible, and effective approach to supporting young people in crisis and their families.

Dr. Rigney's expertise and willingness to contribute across a wide range of projects have been highly sought after and deeply valued. He has been a steadfast supporter of Ku-ring-gai Council initiatives for young people, always advocating for the mental health and wellbeing of young people in our area.

In particular the support provided to the St Ives Youth Hub by Dr Rigney and the staff of KYDS has been greatly appreciated and we look forward to continuing this valuable partnership.

Dr Rigney's leadership and vision have played a pivotal role in shaping mental health services in this community, and the work he has done will continue to benefit many lives for years to come.

On behalf of our Council and our community, I extend our heartfelt thanks to Dr. Anthony Rigney. His leadership will be deeply missed, but his legacy will undoubtedly continue to inspire and shape the future of mental health services for young people in our area.

Recommendation:

That the Mayor write to Dr Rigney and enclose a copy of this Mayoral Minute.

PETITIONS

GENERAL BUSINESS

- i. The Mayor to invite Councillors to nominate any item(s) on the Agenda that they wish to have a site inspection.*
- ii. The Mayor to invite Councillors to nominate any item(s) on the Agenda that they wish to adopt in accordance with the officer's recommendation allowing for minor changes without debate.*

GB.1	Investment Report as at 28 February 2025	32
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File: FY00623/7

To present Council's investment portfolio performance for February 2025.

Recommendation:

That the summary of investments performance for February 2025 be received and noted; and that the Certificate of the Responsible Accounting Officer be noted and the report adopted.

GB.2	Youth Advisory Committee - Minutes of Meeting Tuesday 3 February 2025	40
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File: S04141

To provide Council with the minutes from the Youth Advisory Committee meeting held on 3 February 2025.

Recommendation:

- A. That Council endorse the minutes of the Youth Advisory Committee meeting held on 3 February 2025.
- B. That four (4) new members from the reserves list be appointed to the Youth Advisory Committee to replace members who are no longer able to participate in the committee.

GB.3 **Status of Women's Advisory Committee - Minutes of Meeting Tuesday 11 February 2025** **46**

File: S04141

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 11 February 2025.

Recommendation:

That Council endorse the minutes of the Status of Women's Advisory Committee meeting held on 11 February 2025.

GB.4 **Multicultural Advisory Committee - Minutes of Meeting 13 February 2025** **54**

File: S04141

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 13 February 2025.

Recommendation:

That Council endorse the minutes of the Multicultural Advisory Committee meeting held on 13 February 2025.

GB.5 **Arts and Culture Committee - Minutes of Meeting 17 February 2025** **61**

File: S04141

To provide Council with the minutes from the Arts and Culture Committee meeting held on 17 February 2025.

Recommendation:

That Council endorse the minutes of the Arts and Culture Committee meeting held on 17 February 2025.

GB.6 **Ku-ring-gai Traffic Committee - Minutes of Meeting 26 February 2025** **71**

File: CY00022/17

To consider the Minutes from the Ku-ring-gai Traffic Committee (KTC) Meeting held on 26 February 2025.

Recommendation:

- A. That Council receive and note the Ku-ring-gai Traffic Committee Minutes from 26 February 2025.
- B. That Council approve the recommendations of the Ku-ring-gai Traffic Committee.
- C. That the frequency of meetings of the Ku-ring-gai Traffic Committee change from quarterly to monthly (excluding December). The Committee would be able to postpone a meeting if there is insufficient business but would still meet at least once in each quarter on the remaining dates as set being 28/5/25, 27/8/25 and 26/11/25.

GB.7 **Delivery Program and Operational Plan: December 2024 Biannual report** **83**

File: FY00382/16

To report to Council on the progress of the Delivery Program 2022-2026 and Operational Plan 2024-2025, for the six-month period July to December 2024.

Recommendation:

That the report on the six-monthly progress review of the Delivery Program 2022-2026 and Operational Plan 2024-2025 for the period July to December 2024 be received and noted.

GB.8 **Norman Griffiths Oval Upgrade Project Update** **177**

File: S13191

The purpose of this report is for Councillor's to note that there will be a further, late report provided to the Ordinary Meeting of Council on 18 March 2025 detailing an update on the Norman Griffiths Oval Project.

Recommendation:

That this report be received and note that a further report will be provided as a late item for the Ordinary Meeting of Council on 18 March 2025.

GB.9 **Vernon Street Dog Park Lighting** **181**

File: S03670

The purpose of this report is to inform Council of a project timeline for completion to install cost-effective lighting in the Vernon Street South Turramurra dog off-leash area.

Further, this report will also outline how proposed minor works under the Parks Development Program are collated, considered and prioritised, including a schedule for FY26 that ensures allocation of Council's resources is transparent and equitable across all Council areas.

Recommendation:

- A. That Council install cost-effective lighting in the Vernon Street South Turramurra dog off-leash area subject to funding being made available in the Parks Development Program (114008) for FY26.
- B. That Council notes how proposed minor works under the Parks Development Program are collated, considered and prioritised that ensures allocation of Council's resources is transparent and equitable across all Council areas including a schedule for FY26, subject to funding being made available in the Parks Development Program (114008) for FY26.

GB.10 **Auluba Oval Facilities Upgrade Project** **188**

File: S02811

The purpose of this report is to provide an update on the proposed upgrade works on the amenities building at Auluba Oval South Turramurra.

Recommendation:

That the proposed upgrade works on the amenities building at Auluba Oval, South Turramurra proceed.

GB.11 **Planning Proposal for 77 Kulgoa Road Pymble** **193**

File: S14501

For Council to consider the private Planning Proposal for 77 Kulgoa Road, Pymble.

Recommendation:

That the Planning Proposal should proceed to Gateway Determination, subject to amendments.

GB.12 **Dual Occupancy Minimum Lot Size post-exhibition** **502**

File: S14428

To report on the public consultation and confirm a minimum lot size for dual occupancy development within Ku-ring-gai to forward to the NSW Department of Planning, Housing and Infrastructure.

Recommendation:

That Council endorse a 1015 sqm minimum lot size for dual occupancy development in Ku-ring-gai, and forward it to the Department of Planning, Housing and Infrastructure for finalisation.

That Council prepare DCP planning standards based on the minimum lot size.

GB.13 **Receipt of Letter of Offer to enter into a Planning Agreement with a Planning Proposal - 345 Pacific Highway Lindfield** **604**

File: S06198

To advise of the receipt of a letter of offer to enter into a Planning Agreement associated with a Planning Proposal to alter the planning controls at 345 Pacific Highway, Lindfield.

Recommendation:

That the letter of offer be noted, that authority be delegated to the General Manager and his staff to liaise with the proponents and their solicitors to progress the matter before reporting back to Council.

EXTRA REPORTS CIRCULATED TO MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 **Financial and Operational Review of Ku-ring-gai Council - Surviving in a Cost of Living Crisis** **613**

File: S14726

Notice of Motion from Councillors Pettett and Devlin dated 28 February 2025

We have seen a number of northern Sydney councils recently propose very large rate increase much to the anger and dismay of their residents. Northern Beaches Council has recently proposed a 39.6% rate increase and North Sydney Council proposing a massive 87% rate increase. These proposed rates rises have received widespread condemnation and has many people wondering how did things gets so bad in those councils whilst attracting much media attention across New South Wales. At its meeting on 27 November 2023, Willoughby Council selected a **15%** increase as its preferred rate rise option for 2024/25, which includes the NSW Government rate peg of 5%.

Let's look at other Sydney councils in 2023. We had the following

City of Canada Bay Council - **32.53% over four years**

Hornsby Shire Council - **31.05% over four years**

Strathfield Municipal Council - **92.83% over four years**

Woollahra Municipal Council - **22.23% over two years**

Source: Independent Pricing and Regulatory Tribunal NSW

Ku-ring-gai Council in its long-term plan has also flagged a potential 22% rate rise but has yet to determine whether or not to proceed with a special rate variation and what amount that increase might be. We are currently experiencing a long-prolonged cost of living crisis and we Council should endeavour to minimise any further rates burden on our residents.

Noting too, that 56% of Council's revenue is generated from rates & annual charges (Source: Ku-ring-gai Council: Annual Report 2023/24).

Our residents are demanding more from Council whilst many residents are suffering mortgage stress, cost of living pressures, how to put food on the table and how to pay their ever-increasing bills such as electricity and council rates. It is also important to note that in recent years, and in an attempt to alleviate the State Government's budgetary position as well as an unintended consequence of amendments to planning controls, there has been a significant cost shift on to Local Government, further straining an already stretched budget. Councils are faced with either increasing their revenue base or reducing the services and quality of facilities provided to the community. It is crucial that this Council ensures that it is operating as efficient as possible, before considering either of these two options.

Therefore, before proceeding down any special rate variation discussions with the community, Ku-ring-gai Council should be able to demonstrate to the community that the Council is running at its best both financially and operationally. Our staff are very passionate about doing their best and strongly adhere to the core values of the organisation. Council has a staff retention rate which is the envy of many other councils.

An external review may yield further efficiencies, financially and operationally, which may well avoid the need for a special rate increase.

Under the current challenging environment, we believe that there is no harm in running an Expressions of Interest (EOI) process to invite external parties to potentially look at Ku-ring-gai's financial records, processes and activities, and then present their recommendations on the best way forward. The process could be as follows:

1. Ku-ring-gai Council advertises an EOI process for third parties to review Ku-ring-gai's costs, operations, and future funding options. Parties have one month to respond.
2. Interested parties register their interest by which would contain such things as:
 - a. Their background, capabilities, and experience with the local government sector
 - b. An overview of Ku-ring-gai's challenges
 - c. Proposed scope of activity and anticipated costs
 - d. Any other relevant information
3. After the closing date of the EOI, council staff to provide each submission to the councillors in their entirety. Council staff may also provide a report and/or briefing on which party or parties, if any, they believe should be engaged for a further discussion on expected scope and costs of work.
4. Next steps would be decided by resolution of council in May or June 2025.

We, therefore, move that:

- A. Ku-ring-gai Council commences and advertises an Expression of Interest process, seeking the input of consultants on matters such as cost management, service delivery, funding options, project pipeline and talent retention/development;
- B. Residents are informed for example via the Council website, press releases and social media that EOI process is being undertaken for a Financial and Operational Review of Ku-ring-gai Council; and,
- C. For the May or June 2025 Ordinary Meeting of Council, staff provide the Councillors with the EOI submissions from each interested party as well as a report on whether, in their view, there should be a way forward to negotiate on scope and costs with one or more specific parties.

Recommendation:

That the above Notice of Motion as printed be adopted.

BUSINESS WITHOUT NOTICE – SUBJECT TO CLAUSE 9.3 OF CODE OF MEETING PRACTICE

QUESTIONS WITH NOTICE

QN.1 **Norman Griffiths Oval**

616

File: EM00046/2

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

CONFIDENTIAL BUSINESS TO BE DEALT WITH IN CLOSED MEETING

C.1 **Update on Council land acquisitions for open space**

File: S04601/16

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, in the opinion of the General Manager, the following business is of a kind as referred to in section 10A(2)(c), of the Act, and should be dealt with in a part of the meeting closed to the public.

Section 10A(2)(c) of the Act permits the meeting to be closed to the public in respect of information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

The matter is classified confidential because it deals with the proposed acquisition and/or disposal of property.

It is not in the public interest to release this information as it would prejudice Council's ability to acquire and/or dispose of the property on appropriate terms and conditions.

Report by Manager Property

David Marshall
GENERAL MANAGER

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MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 18 FEBRUARY 2025

- Present: The Mayor, Councillor Christine Kay (Chairperson)
Councillors M Devlin & J Pettett (Comenarra Ward)
Councillors I Balachandran & B Ward (Gordon Ward)
Councillors S Ngai & A Taylor (Roseville Ward)
Councillor M Smith (St Ives Ward)
Councillors C Spencer & K Wheatley (Wahroonga Ward)
- Staff Present: General Manager (David Marshall)
Director Community (Janice Bevan)
Director Corporate (Angela Apostol)
Director Development & Regulation (Michael Miocic)
Director Operations (Peter Lichaa)
Director Strategy & Environment (Andrew Watson)
Corporate Lawyer (Jamie Taylor)
Manager Corporate Communications (Virginia Leafe)
Manager Governance and Corporate Strategy (Christopher M Jones)
Governance Support Officer (Eliza Gilbank-Heim)

The Meeting commenced at 7:01PM

The Mayor offered the Acknowledgement of Country and Prayer.

APOLOGIES

File: S02194

Nil.

DECLARATIONS OF INTEREST

The Mayor referred to the necessity for Councillors and staff to declare a Pecuniary Interest/Conflict of Interest in any item on the Business Paper.

The General Manager declared a significant, pecuniary interest in MM.4 General Manager performance review panel members as it directly relates to his performance review. The General Manager will be leaving the room during debate on this item.

DOCUMENTS CIRCULATED TO COUNCILLORS

The Mayor referred to the documents circulated in the Councillors' papers and advised that the following matters would be dealt with at the appropriate time during the meeting:

Late Items: **MM.5 - Establishment of Ku-ring-gai Council Women's Leadership and Inspiration Award 2025** - Report by the Mayor, Councillor Kay dated 17 February 2025.

Memorandums: An explanatory memorandum for item GB.11 **Draft Submission - IPART Discussion Paper: Review of our approach to assessing contributions plans** from the Manager of Urban & Heritage Planning was circulated to the Mayor and Councillors on 18 February 2025.

CONFIRMATION OF MINUTES

01 **Minutes of Ordinary Meeting of Council**

File: EM00043/11/1

Meeting held 17 December 2024

Minutes numbered 233 to 249

Resolved:

(Moved: Councillors Wheatley/Balachandran)

That Minutes numbered 233 to 249 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

MINUTES FROM THE MAYOR

02 **2025 Australia Day Honours and Citizen of the Year Awards**

File: CY00785/4

Vide: MM. 1

I am pleased to inform you that two members of the Ku-ring-gai community, through their outstanding achievements and services to the community, have been awarded 2025 Australia Day Honours.

We are very proud to have these dedicated and talented Australians as members of the Ku-ring-gai community.

I would like to read to you the names of these Australia Day Honours recipients and, on behalf of Council, congratulate them on their excellent contributions to Australian society.

Mrs Jennifer Gai ANDERSON OAM, for service to the community of Ku-ring-gai
Mrs Jennifer Anderson OAM was a longstanding Ku-ring-gai Mayor and a Councillor between 2006 and 2021. In 2021 she became Ku-ring-gai's longest serving mayor, holding the position from 2011 to 2012, 2013 to 2015 and consecutive terms during 2016-2017, 2017-2019 and 2019-2021. In 2017 she was presented with the NSW Ministers' Award for Women in Local Government for her service to the Council. She is recognised as an Emeritus Mayor of Ku-ring-gai by the NSW Local Government Association and received the Excellence Award from Local Government NSW in 2021.

In addition to her contribution to local government, Mrs Anderson has a distinguished and wide-ranging record of service to numerous community organisations. She has served as a board member of the Hornsby Ku-ring-gai Women's Shelter; the Ku-ring-gai Youth Development Service; Ku-ring-gai Meals on Wheels; Eryldene Historic House; Tulkiyan Historic House; the NSW Parents Council and the NSW Federation of Parents' and Citizens' Association.

Mrs Anderson has been a Company Director of Ku-ring-gai Financial Services (Lindfield Community Bank) since 2023. She is a current Patron of the Hornsby Ku-ring-gai Women's Shelter, the Ku-ring-gai Historical Society and the Ku-ring-gai division of St John's Ambulance Brigade. She is also a former Patron of the Ku-ring-gai Horticultural Society, Gordon District Cricket Club and the Ku-ring-gai Amateur Swimming Club.

Mr Samuel Stuart CLARK AM AFSM, for distinguished service as a member of an Australian fire service

Mr Samuel Stuart Clark AM joined the Elouera Rural Fire Brigade in 1973 and has since served as a member of the Ku-ring-gai, Killara and Hornsby Communications brigades. He served as the Communications Brigade captain from 2017 to 2024 and is currently the Killara Brigade deputy captain and president.

Mr Clark has played a key role in the Killara Brigade's establishment, engaging both state and local governments to secure land and build a brigade station, delivering enhanced local firefighting capability. A respected senior member, he has given his time and legal expertise freely for the betterment of the NSW Rural Fire Service (NSW RFS), contributing to projects including the development of the Code of Conduct and Ethics, disciplinary processes, Brigade Constitutional reform and the Brigade Management Handbook.

Mr Clark has played an integral role in the establishment of the modern NSW RFS, mentoring generations of leaders and contributing to the professionalism for which the agency is now known. As the architect of the service's organisational structure, he worked with successive commissioners to implement necessary legislative and corporate changes to shape the service. The NSW RFS is indebted to Mr Clark for his unwavering commitment.

I also congratulate Ku-ring-gai Citizen of the Year winners for 2025:

Citizen of the Year	–	Madeleine Steel
Young Citizen of the Year	–	Matthew Hayes
Environmental Citizen of the Year	–	Sofia Zvolanek
Mayor's Award for an Outstanding Contribution by a Community Group	–	Hornsby Ku-ring-gai Women's Shelter

On behalf of Council, I congratulate all these award winners on their outstanding achievements.

Ku-ring-gai should be proud that it has citizens being recognised at the highest level for their selfless dedication, commitment and contribution to local, national and international communities.

Resolved:

(Moved: The Mayor Councillor Kay)

- A. That Council acknowledge the outstanding contribution made by these recipients of 2025 Australia Day Honours to the Ku-ring-gai community and to the well-being of our society.
- B. That the Mayor write to the recipients on behalf of Council to congratulate them on receiving their award, including a copy of this Mayoral Minute

CARRIED UNANIMOUSLY

03

Vale Geoffrey Bassar, An Inspirational Mentor For Youth

File: CY00455/13

Vide: MM.2

It is my sad duty to inform Council and our community of the passing of a much-loved mentor and passionate advocate for youth, Geoffrey Bassar.

Geoffrey passed away last month at the age of 95. During his long life he never stopped pursuing ways to support and encourage young people.

Born in Lithgow, Geoffrey became interested in community service at a young age, joining the APEX organisation in 1947.

He continued participating in APEX when he moved to Sydney for work and then joined Rotary.

Through his involvement with the Lindfield Rotary Club in the early 2000s, Geoffrey helped establish the KYDS youth counselling service in Lindfield.

From its inception KYDS fulfilled a deep need for youth-based mental health support, long before it was funded by various government agencies.

Thanks to Geoffrey's pioneering leadership, KYDS now provides a range of free counselling services to support young people aged 10-18 without the need for referrals, a health plan or even a Medicare card.

In Port Stephens where he eventually retired, he also pioneered the creation of a free youth mental health counselling service known as Jupiter.

Geoffrey's obituary had the words 'We thought he'd live forever', a testament to his energy, selflessness and inspirational presence in his family and the Port Stephens and Ku-ring-gai communities.

On behalf of Council and our residents, I extend our deepest condolences to his widow Nanette and sister Barbara, his children Ian, Elise, Susan and Pru and his nine grandchildren. Rest in peace Geoffrey, you will be missed.

Resolved:

(Moved: The Mayor Councillor Kay)

- A. That the Mayoral Minute be received and noted
- B. That we stand for a minute's silence to honour Geoffrey Bassar
- C. That the Mayor write to Geoffrey Bassar's family and encloses a copy of the Mayoral Minute

CARRIED UNANIMOUSLY

04

Memorandum of Understanding between Ku-ring-gai Council and the Ku-ring-gai Chamber of Commerce

File: S09435

Vide: MM.3

This Mayoral Minute seeks Council's endorsement of a draft Memorandum of Understanding (MOU) between Ku-ring-gai Council and the Ku-ring-gai Chamber of Commerce.

The intent of the MOU is to establish a formal collaborative relationship between Council and the Chamber, in the interests of stimulating local economic growth and assisting small to medium local businesses.

Since 2009 the Ku-ring-gai Chamber of Commerce has played a vital role in supporting local small businesses through networking opportunities and providing advocacy within the Ku-ring-gai area.

The Council has developed its own program of business support, delivering training programs, events, networking and professional development opportunities and providing information on other business support available through government agencies and associated organisations.

Council and the Chamber share a fundamental goal of fostering a thriving local business community and supporting a strong local economy. Given the complementary nature of their activities and shared goals, establishing a formal collaborative framework through an MOU presents a logical step forward.

The proposed MOU aims to:

- A. Provide a structured approach to strengthening connections and mutual collaboration
- B. Leverage the distinct strengths and resources of both organisations
- C. Heighten support for the local business community and raise awareness of the support available
- D. Foster stronger working relationships between the parties
- E. Establish clear protocols for collaboration

Similar arrangements are already established in neighbouring council areas, with Willoughby City Council and Hornsby Council having implemented MOUs with their respective Chambers of Commerce.

Such agreements facilitate collaboration while maintaining open channels for feedback and ideas.

As Mayor, I believe that strengthening relationships with organisations such as the Ku-ring-gai Chamber of Commerce will play an important role in promoting local businesses. It is a view that I am sure my Council colleagues also share.

Resolved:

(Moved: The Mayor, Councillor Kay)

- A. That Council endorse the draft Memorandum of Understanding between Ku-ring-gai Council and Ku-ring-gai Chamber of Commerce
- B. That the Mayor and General Manager are authorised to execute the MOU on behalf of Council
- C. That the General Manager or his delegate are to implement the collaborative framework outlined in the MOU

CARRIED UNANIMOUSLY

After declaring an interest in MM.4, the General Manager withdrew from Chambers during discussion.

05

General Manager performance review panel members

File: EM00046/1

Vide: MM.4

At the 17 October 2023 Council meeting, Council resolved to establish a selection panel to oversee the recruitment of a new General Manager with the assistance of an independent recruitment consultant. It was also agreed that the panel be comprised of the Mayor (then Councillor Sam Ngai), Deputy Mayor (then myself) and two other Councillors. Following a vote, Councillors Alec Taylor and Kim Wheatley were appointed to the panel.

Following the successful appointment of the General Manager, the selection panel reconvened to work with the external consultant and GM to develop a comprehensive performance agreement.

Under the Office of Local Government (OLG) Guidelines for the Appointment and Oversight of General Managers (**Attachment A1**), the governing body must establish a panel to undertake the General Manager's performance reviews. The guidelines state that "performance review panels should comprise of the mayor, the deputy mayor, another councillor nominated by council and a councillor nominated by the general manager". The General Manager has advised that he does not wish to nominate a panel member.

Performance must be reviewed at least annually against the agreed criteria for the position. The Guidelines recommend that full responsibility for performance management be delegated to the panel, including discussions about performance, any actions that should be taken and the determination of a new performance agreement.

Following the local government elections in September last year, I would like to provide new and returning Councillors with the opportunity to express an interest in joining myself and the Deputy Mayor on the panel.

As outlined in the Guidelines, all Councillors will be able to contribute to the review process by providing feedback on the General Manager's performance against the agreed performance criteria. The panel will report back to Council in a closed session on the findings and recommendations of the performance review, and further information about the process and timeframes will be communicated separately.

MOTION:

(Moved: The Mayor, Councillor Kay)

That Council:

- A. Delegate the review of the General Manager's performance to the panel comprised of the Mayor, Deputy Mayor and two Councillors
- B. Engage the independent external consultant to support the review

- C. Appoint Councillors Sam Ngai and Alec Taylor to the performance review panel.

AMENDMENT:

(Moved: Councillors Ngai/Spencer)

That Council:

- A. Delegate the review of the General Manager's performance to the panel comprised of the Mayor, Deputy Mayor and two Councillors
- B. Engage the independent external consultant to support the review
- C. Appoint Councillors Sam Ngai and Barbara Ward to the performance review panel.

The Amendment was put and declared **CARRIED UNANIMOUSLY**.

The Motion was put and declared **CARRIED UNANIMOUSLY**.

Resolved:

(Moved: Councillors Ngai/Spencer)

That Council:

- A. Delegate the review of the General Manager's performance to the panel comprised of the Mayor, Deputy Mayor and two Councillors
- B. Engage the independent external consultant to support the review
- C. Appoint Councillors Sam Ngai and Barbara Ward to the performance review panel.

CARRIED UNANIMOUSLY

The General Manager returned to Chambers.

06

Establishment of Ku-ring-gai Council Women's Leadership and Inspiration Award 2025

File: CY00074/17

Vide: MM.5

Council support is sought for the establishment of the Ku-ring-gai Council Women's Leadership and Inspiration Award 2025, aimed at recognising, and celebrating outstanding women in our community who demonstrate leadership, advocacy, and a commitment to advancing gender equality.

International Women's Day (IWD) provides an important opportunity to acknowledge and celebrate the contributions of women who make a meaningful impact in our community. Consistent with Ku-ring-gai Council's commitment to gender equality and women's empowerment, this award will highlight the achievements of local women who are dedicated to fostering positive change. This initiative aligns with the objectives of Council's Prevention of Violence Against Women Plan and broader national and state gender equality strategies. The establishment of this award reinforces Council's role in promoting gender equity and encouraging women's participation in leadership and community development.

The Ku-ring-gai Council Women's Leadership and Inspiration Award will recognise women aged 18 years or older who reside within the Ku-ring-gai Local Government Area and demonstrate exceptional leadership, advocacy, and dedication to advancing gender equality. Nominees must have made meaningful contributions in one or more of the following areas: addressing systemic barriers, supporting women in underrepresented fields, or empowering vulnerable women and girls. Sitting Local, State, or Federal politicians, current vice-regal officers, and current Council employees will not be eligible. A selection panel, chaired by the Mayor and comprising members of the Status of Women Advisory Committee and relevant staff, will assess nominations against clear criteria focused on leadership, advocacy, and community impact. Nomination guidelines and selection criteria will be developed to ensure a transparent and fair assessment process. Final eligibility assessment will include a referee check to ensure the integrity of the process.

The recipient will be recognised at the Council's International Women's Day celebration, with their achievements promoted throughout the year via Council's communication channels. This year, due to timing considerations the award will be aligned with another significant day related to women's causes. Nomination forms and supporting documentation will be required to provide a clear understanding of the nominee's contributions. The award will celebrate not only the recipient's accomplishments but also their role in inspiring others and fostering gender equity in the community.

At the Status of Women Advisory Committee meeting on Tuesday, 11 February, members strongly endorsed the proposal to establish the Ku-ring-gai Council Women's Leadership and Inspiration Award 2025. The establishment of this award represents a meaningful step in fostering gender equality and celebrating the contributions of women in our community. By providing recognition and a platform to amplify their work, the award will empower recipients and inspire future generations of women leaders. This initiative underscores Council's commitment to inclusivity, representation, and the advancement of women in leadership roles across various sectors.

Resolved:

(Moved: The Mayor, Councillor Kay)

That Council:

- A. Endorse the establishment of the Ku-ring-gai Council Women's Leadership and Inspiration Award, to be launched in 2025 and awarded annually at the

International Women's Day celebration or another significant day aligned with women's causes, as appropriate.

- B. Authorise the development of nomination guidelines and selection criteria to ensure a transparent and fair assessment process, to be reported back to Council for endorsement.
- C. Promote the award through Council's communication channels to maximise community engagement and recognition of outstanding women leaders.

CARRIED UNANIMOUSLY

PETITIONS

07

Petition to add more parking spots on Robert Street and stop the installation of a wombat crossing

File: TM4/17

Vide: PT.1

Petition to Ku-ring-gai Council

Principal petitioner: The Wyatt

We, the undersigned customers and community members, are writing to express our deep concern regarding the proposed installation of a wombat crossing on Robert Street, directly adjacent to The Wyatt cafe, located opposite the Gordon train station. While we appreciate the council's efforts to improve pedestrian safety, we believe the current plan will have significant negative impacts on the local businesses and community.

The Wyatt is a vital part of our community, serving local guests in their daily lives and providing a welcoming space for social connection. As a local community cafe, it plays an essential role in supporting neighbourhood engagement and small business vitality. The proposed loss of car parking spaces would further strain our ability to operate effectively and serve our customers.

The implementation of the wombat crossing as proposed will result in the loss of at least 2 vital car parking spaces in an area that already suffers from severe parking shortages (from the previous upgrade of the kerb blister, we lost 2 car spaces already). This issue has been a long-standing challenge for customers visiting local businesses, including The Wyatt. The further reduction of parking will:

- Make it increasingly difficult for local customers to find parking, discouraging them from visiting our establishments.
- Adversely impact our customer service and community engagement, as convenient access is essential for quick visits.
- Potentially cause a decline in customer footfall, negatively affecting our business viability and the livelihoods of staff.

We respectfully request the council reconsider the proposed wombat crossing placement and explore alternative solutions that balance safety improvements with local business needs. Specifically, we propose:

1. Evaluating other locations for the wombat crossing where it may cause less disruption to parking.
2. Adding 6 additional 1/2 P car parking spaces on Robert Street to compensate for the parking loss and better serve the community and local businesses.
3. Allocating some of the available funding to improve cleanliness and maintenance of public areas, including cleaning and upkeep of outdoor seating barriers (concert-style fencing) and other shared spaces that enhance the local environment and customer experience

While we recognize that this project is being funded by the NSW Government, we hope that the council will allocate the funding in a more reasonable and considerate manner that prioritizes both pedestrian safety and the accessibility needs of local businesses.

We believe these suggestions will enhance both pedestrian safety and accessibility without compromising the vitality of the local business community. We trust the Council will give due consideration to our concerns and suggestions. Thank you for your attention to this matter. We look forward to your prompt response and a collaborative resolution that benefits all stakeholders.

(99 signatures)

Resolved:

(Moved: Councillors Ward/Balachandran)

That the petition be received and referred to the appropriate Officer of Council for attention.

CARRIED UNANIMOUSLY

GENERAL BUSINESS

08

Minutes of Audit, Risk & Improvement Committee meeting held on 12 December 2024

File: CY00458/13

Vide: GB.1

To provide Council with the minutes from the Audit, Risk & Improvement Committee meeting held on 12 December 2024 for adoption.

Resolved:

(Moved: Councillors Taylor/Ward)

That the minutes from the Audit, Risk & Improvement Committee meeting held on 12 December 2024 be adopted.

CARRIED UNANIMOUSLY

09 **Audit, Risk & Improvement Committee - Extension of Appointment:
Independent Chair and Independent Member**

File: CY00458/12

Vide: GB.2

To consider offering an extension of appointment to the current Independent Chair and an Independent Member of Council's Audit, Risk & Improvement Committee.

Resolved:

(Moved: Councillors Taylor/Ward)

It is recommended that:

- A. The current Independent Chair of the Audit, Risk & Improvement Committee, is offered an extension of appointment for a period of 2 years commencing from 2 March 2025.
- B. The subject Independent Member of the Audit, Risk & Improvement Committee, is offered an extension of appointment for a period of 1 year commencing from 2 March 2025.

CARRIED UNANIMOUSLY

10 **Status of Women's Advisory Committee meeting minutes of 27
November 2024**

File: S13683

Vide: GB.3

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 27 November 2024.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council:

- A. Consider and endorse the minutes of the Status of Women's Advisory Committee meeting held on 27 November 2024.
- B. Acknowledge the resignation of Rhonda Smyth from the Status of Women's Advisory Committee.
- C. Endorse the appointment of Leanne Fry to the Status of Women's Advisory Committee.

CARRIED UNANIMOUSLY

11 **Heritage Reference Committee meeting minutes of 5 December 2024**

File: CY00413/12

Vide: GB.4

To have Council consider the minutes from previous Heritage Reference Committee ('HRC') meeting held on 5 December 2024.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council receive and note the HRC minutes from the meeting held on 5 December 2024.

CARRIED UNANIMOUSLY

12 **2024 - 2025 Budget Review - 2nd Quarter ended December 2024**

File: EM00046/1

Vide: GB.5

To inform Council of the results of the second quarter budget review of 2024/25 and proposed adjustments to the annual budget based on the actual financial performance and trend for the period 1 July 2024 to 31 December 2024.

Resolved:

(Moved: Councillors Taylor/Ward)

That the December 2024 Quarterly Budget Review and the recommended changes be received and noted.

CARRIED UNANIMOUSLY

13 **Analysis of Land and Environment Court Costs - 2nd Quarter 2024 to 2025**

File: FY00623/7

Vide: GB.6

To report legal costs in relation to development control matters in the Land and Environment Court for the quarter ended 31 December 2024.

Resolved:

(Moved: Councillors Taylor/Ward)

That the analysis of Land and Environment Court costs for the period ended 31 December 2024 be received and noted.

CARRIED UNANIMOUSLY

14 **Investment Report as at 31 December 2024**

File: FY00623/7

Vide: GB.7

To present Council's investment portfolio performance for December 2024.

Resolved:

(Moved: Councillors Taylor/Ward)

That:

- A. The summary of investments and performance for December 2024 be received and noted.
- B. The Certificate of the Responsible Accounting Officer be noted and the report adopted.

CARRIED UNANIMOUSLY

15 **Investment Report as at 31 January 2025**

File: FY00623/7

Vide: GB.8

To present Council's investment portfolio performance for January 2025.

Resolved:

(Moved: Councillors Taylor/Ward)

That:

- A. The summary of investments and performance for January 2025 be received and noted.
- B. The Certificate of the Responsible Accounting Officer be noted and the report adopted.

CARRIED UNANIMOUSLY

16

Disclosures of Interest Returns Register

File: EM00046/1

Vide: GB.9

To table Council's Clause 4.23 Disclosure of Interest Returns Register inclusive of the Returns made by Councillor Balachandran and Councillor Devlin in accordance with Schedule 1 of the Ku-ring-gai Council Code of Conduct (the Code).

Resolved:

(Moved: Councillors Taylor/Ward)

That the updated Disclosure of Interest Returns Register be noted.

CARRIED UNANIMOUSLY

17

Submission on the Office of Local Government's Proposed Amendments to the Model Code of Meeting Practice

File: EM00046/1

Vide: GB.10

To approve a submission to the Office of Local Government's (OLG) consultation on the proposed amendments to the Model Code of Meeting Practice.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council approve the draft submission to the OLG's consultation on the proposed amendments to the Model Code of Meeting Practice, at **Attachment A2**.

CARRIED UNANIMOUSLY

18 **Alternative Scenarios to the TOD SEPP - Project Update**

File: S14427

Vide: GB.12

To provide Council with an update on the development of alternative scenarios to the TOD SEPP.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council receive and note the update report on planning for alternative scenarios to the TOD SEPP.

CARRIED UNANIMOUSLY

19 **Draft Submission - IPART Discussion Paper: Review of our approach to assessing contributions plans**

File: S12758

Vide: GB.11

The purpose of this report is to put the draft response prepared by staff in response to IPART's invitation for submissions to Council for consideration.

Resolved:

(Moved: Councillors Balachandran/Wheatley)

- A. That Council resolve to forward the final draft submission to IPART as a formal submission ahead of the revised deadline for submissions of 21 February 2025.

- B. That the General Manager be authorised to make minor changes to the submission where they are of a minor or editorial nature and otherwise progress the interests of Council consistent within this matter.

CARRIED UNANIMOUSLY

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

20

Norman Griffiths Oval Upgrade Project Update

File: S13191

Vide: NM.1

Notice of Motion from Councillors Pettett and Devlin dated 31 January 2025

The Norman Griffiths Oval at West Pymble is currently undergoing a major upgrade. Council resolved in March 2023 to proceed with the project as planned. Acknowledging that there was some concern, the broader community was excited that this project was finally underway after many years in the pipeline. The Oval upgrade includes a new all-weather synthetic surface, new lighting and pathways, an electronic scoreboard and an improved drainage system, catering for environmental factors.

The initial total cost of the upgrade was estimated at \$3.3m, (later revised estimated budget is \$4.77m as of April 2024) with local football clubs contributing around \$1m in club funds and government grants. The current estimated budget of this upgrade as of January 2025 is yet to be advised. The latest update (Council's eNews 29th November 2024) has an estimated completion in mid-2025. The community is concerned about the significant budget blowout and substantial time-delays in completing this project.

Given the delays, cost and heightened community concern, it is prudent that Council provide greater transparency and understanding of the project management, and progress status of the upgrade works for Councillors and the community.

We, therefore, move:

That Council staff provide a detailed report to the Ordinary Meeting of Council in March 2025 about the cost and time to completion of the Norman Griffiths upgrade. The report to include, but not limited to, the following, some of which may include confidential information:

- A. Current cost versus budgeted cost;
- B. The nature of current variations under contention and associated costs. Including a forecast cost of completion;
- C. The status of the negotiations pertaining to aforementioned variations;

- D. Updated scope of works, specifying responsibilities for both Council and contractors;
- E. The timeframe in place to complete remaining works, including handover date and return to public use;
- F. The details of – if any – dealings with NSW Environmental Protection Agency;
- G. The details of – if any – dealings with Sydney Water;
- H. Full breakdown of all environmental protection provisions incorporated into the project, differentiating what was included in the initial design and what have been additional inclusions since construction began;
- I. Full breakdown of delays, detailing responsible party and cause; and but not limited to,
- J. The point at which – if necessary – that Council may need to decide to terminate the existing contract and pursue completion of works with other parties.

Resolved:

(Moved: Councillors Pettett/Devlin)

That the above Notice of Motion as printed be adopted.

CARRIED UNANIMOUSLY

21

Vernon Street Dog Park Lighting

File: S03670

Vide: NM.2

Notice of Motion from Councillors Pettett and Devlin dated 31 January 2025

The dog park on Vernon Street, South Turramurra, is well-used and is an integral open space for the secluded South Turramurra community. This park is allowing dogs to play and exercise safely in an off-leash area, as well as allowing residents to meet-up, socialise and support their physical and mental wellbeing.

This off-leash area requires appropriate lighting to allow usage in the evenings. As the days become shorter in the cooler months, and after day-light-savings ends, there are less hours available for dogs to be exercised as there is no lighting at this location. In winter there is no option to utilise the off-leash area after hours for those that come home from work after 5:00pm. This causes access and safety risks for the community. The off-leash area at Lofberg Oval West Pymble, for

example, is well utilised after hours because of the installation of appropriate cost-effective lighting which is on a timer.

MOTION:

(Moved: Councillors Devlin/Pettett)

- A. That Council install cost effective lighting in the Vernon Street South Turrumurra dog off-leash area, with a report outlining a project timeline for completion to the Ordinary Meeting of Council in March 2025.
- B. That the report outlines how proposed minor works are collated, considered and prioritised, including a schedule for FY26 that ensures allocation of Council's resources is transparent and equitable across all Council areas.

The Motion was put and declared **CARRIED UNANIMOUSLY.**

Resolved:

(Moved: Councillors Devlin/Pettett)

- A. That Council install cost effective lighting in the Vernon Street South Turrumurra dog off-leash area, with a report outlining a project timeline for completion to the Ordinary Meeting of Council in March 2025.
- B. That the report outlines how proposed minor works are collated, considered and prioritised, including a schedule for FY26 that ensures allocation of Council's resources is transparent and equitable across all Council areas.

CARRIED UNANIMOUSLY

22

Auluba Oval Facilities Upgrade Project

File: S02811

Vide: NM.3

Notice of Motion from Councillors Pettett and Devlin dated 31 January 2025

Council staff have been working with the Kissing Point Sporting Club since 2022 to upgrade the existing outdated change rooms and toilet amenities. The change rooms are used for both winter and summer sports, with the toilets also used by the public. Noting that there are no separate public toilets at the South Turrumurra shopping village precinct. These facilities are no longer fit for purpose and require a much-needed upgrade.

To date, several design configurations have been drafted by staff and explored with the football club. Each configuration had an approximate budget. Since 2022 building costs have escalated, and Councillors and the community need to be

informed of the current status of this project, including estimated costs, the program of works – noting a date for the resumption of public use, as well as the planning project responsibilities of Council and any contractor.

As we are now in early-2025, it is time to refocus efforts on this project, with a focus on delivery before the end of 2026.

We, therefore, move:

Council staff to provide a report to the Ordinary Meeting of Council in April 2025, which includes the following; but not limited to,

- A. Current plans for the upgrade;
- B. Budget estimates for the current proposal, and the funding source and any funding gap;
- C. The timeframe for the tender process, intended works program, and commencement and handover dates.

Resolved:

(Moved: Councillors Pettett/Devlin)

That the above Notice of Motion as printed be adopted.

CARRIED UNANIMOUSLY

BUSINESS WITHOUT NOTICE – SUBJECT TO CLAUSE 9.3 OF CODE OF MEETING PRACTICE

Nil.

QUESTIONS WITH NOTICE

Norman Griffiths Oval

File: EM00046/1

Vide: QN.1

QUESTIONS:

Questions from The Mayor, Councillor Kay dated 31 January 2025

1. What are the potential legal risks and liabilities of proceeding with the proposed work without obtaining an independent flood study that includes Probable Maximum Flood (PMF) assessment (as required by Regulation

171A of the EPA regulations), especially important in the event of continued flooding, water pollution or damaging environmental impact?

2. Has an independent expert provided any written confirmation or formal "sign-off" that the design will actually work as a 2.4 million litre detention tank?
3. Has a formal written opinion of the cost to completion of the current design, including a financial risk analysis quantifying additional cost blowouts, been obtained? If so, what are these projected cost?
4. What would be the cost of installing a natural turf surface at Norman Griffiths Oval given the works already completed, and would it lower the financial and environmental risks associated with the project?
5. Has a pollutant load analysis been undertaken for the oval?
6. Has council examined the environmental impact of any changes to groundwater seepage associated with the aquifer referred to in ecologist Roger Lembits report sent to council staff and councillors in 2023?
7. Has Council conducted a survey of Quarry Creek's water path to establish a benchmark for assessing future flood impacts on water flow?

Answer by the General Manager:

There will be a written response for these questions on the Agenda for the March Ordinary Meeting of Council.

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

Nil.

The Meeting closed at 7:51

The Minutes of the Ordinary Meeting of Council held on 18 February 2025 (Pages 1 - 30) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>.

General Manager

Mayor / Chairperson

MAYORAL MINUTE

RECOGNITION OF THE SERVICE OF DR ANTHONY RIGNEY

On behalf of Council and our community I would like to pay tribute to the invaluable contribution and service of Dr Anthony Rigney, who has recently stepped down as CEO of the KYDS organisation.

KYDS is the leading support organisation for young people experiencing mental health challenges in Ku-ring-gai.

Dr Rigney joined KYDS as the Clinical Services Manager in 2017 and since then has built an excellent clinical team at KYDS, earning the organisation a distinguished reputation within the industry for its compassionate, accessible, and effective approach to supporting young people in crisis and their families.

Dr. Rigney's expertise and willingness to contribute across a wide range of projects have been highly sought after and deeply valued. He has been a steadfast supporter of Ku-ring-gai Council initiatives for young people, always advocating for the mental health and wellbeing of young people in our area.

In particular the support provided to the St Ives Youth Hub by Dr Rigney and the staff of KYDS has been greatly appreciated and we look forward to continuing this valuable partnership.

Dr Rigney's leadership and vision have played a pivotal role in shaping mental health services in this community, and the work he has done will continue to benefit many lives for years to come.

On behalf of our Council and our community, I extend our heartfelt thanks to Dr. Anthony Rigney. His leadership will be deeply missed, but his legacy will undoubtedly continue to inspire and shape the future of mental health services for young people in our area.

RECOMMENDATION:

That the Mayor write to Dr Rigney and enclose a copy of this Mayoral Minute.

Councillor Christine Kay
Mayor

INVESTMENT REPORT AS AT 28 FEBRUARY 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present Council's investment portfolio performance for February 2025.

BACKGROUND:

Council's investments are reported monthly to Council in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's Investment Policy.

COMMENTS:

The net return on investments for the financial year to the end of February 2025 was \$6,937,000, against the revised budget of \$6,933,000 giving a year-to-date favourable variance of \$4,000.

RECOMMENDATION:

That the summary of investments performance for February 2025 be received and noted; and that the Certificate of the Responsible Accounting Officer be noted and the report adopted.

PURPOSE OF REPORT

To present Council's investment portfolio performance for February 2025.

BACKGROUND

Council's investments are reported monthly to Council in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's Investment Policy.

COMMENTS

Investment Portfolio Performance Snapshot

The table below provides the investments portfolio performance against targets identified in Council's Investment Policy as well as other key performance indicators based on industry benchmarks.

Performance Indicator & Policy Targets	Indicator	Details
Portfolio Performance vs. Benchmark	✓	Council's investment performance aligned with the Industry benchmark
Monthly Investment Income vs. Revised Budget	✓	Council's income from investments exceeded monthly revised budget
Investment Policy Compliance:		
Legislative Requirements	✓	Fully compliant
Portfolio Credit Rating Limit	✓	Fully compliant
Institutional Exposure Limits	✓	Fully compliant
Term to Maturity Limits	✓	Fully compliant

Cumulative Investment Returns against Revised Budget

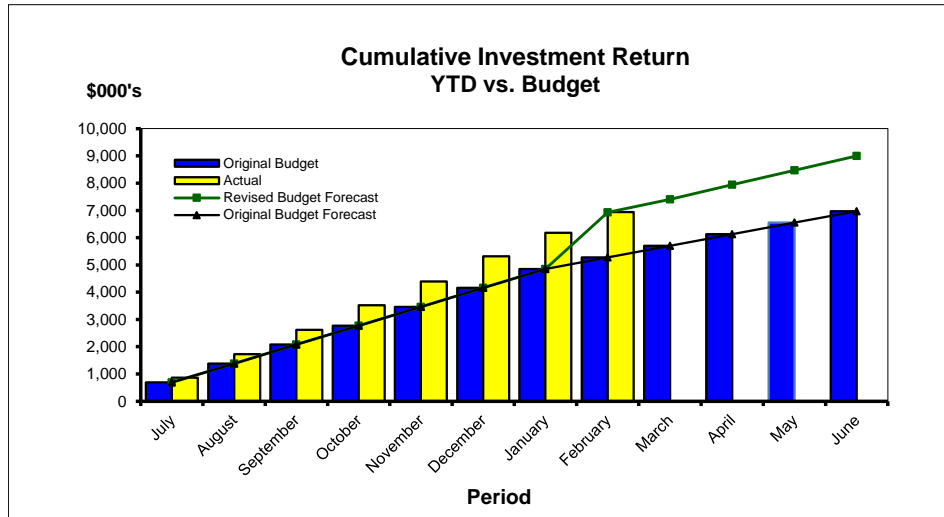
The net return on investments for the financial year ending 28 February 2025 was \$6,937,000, compared to the revised budget of \$6,933,000, resulting in a favourable year-to-date variance of \$4,000. It must be noted that a budget adjustment has been reflected in the Quarterly Budget Review in February 2025 to align with the actual investment return.

\$000's	Feb-25 Year To Date
Investment Return	6,937
Revised Budget	6,933
Variance	4

Item GB.1

FY00623/7
6 February 2025

A comparison of the cumulative investment returns against year-to-date revised budget is shown in the chart below.



Cash Flow and Investment Movements

Council's total cash and investment portfolio as at 28 February 2025 was \$207,610,000 compared to \$204,638,000 at the end of January 2025, a net cash inflow of \$2,972,000 were mainly due to third instalment of rates income.

During the month, one investment has matured, two new investments were made in February 2025.

Investment Name	Investment Rating (S&P)	New/Re-Investments \$' 000	Investments Matured/Sold \$' 000	Interest Rate %
Bank of China 3 Month Term Deposit	A	0	9,800	5.02
Rabobank Australia 5 Year Term Deposit	A-	6,000	0	5.10
ING Bank 1 Month Term Deposit	A+	6,000	0	4.30
TOTAL		12,000	9,800	

Investment Performance against Industry Benchmark

Overall, the investment performance in February was above the industry benchmark.

The benchmark is specific to the type of investment and the details are provided below. AusBond Bank Bill Index is used for all Council's investments.

Table 1 - Investments Performance against Industry Benchmarks

Investment Type	Annualised FEB 2025 YTD Return %	Annualised Industry Benchmark %	Variance %
At Call/Cash/Term Deposits/FRNs (Benchmark is AusBond Bank Bill Index)	4.85	4.51	0.34

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Table 2 below provides a summary of all investments by type and performance during the month.

Table 2 - Investments Portfolio Summary during February 2025

Investment Name	Investment Rating	Invested at 28-Feb-2025 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 28-Feb-2025 \$000's	Maturity
At Call/Cash Account**							
Westpac At-Call	AA-	5,204	0.00	0.00	2.51	5,204	At Call
Westpac Bank Deposit Max-I Investment	AA-	5,709	0.47	5.39	2.75	5,709	At Call
Westpac Bank Deposit Transport NSW Grant (LCH)	AA+	62	0.10	1.28	0.03	62	At Call
AMP Bank EASYSaver Account	BBB+	396	0.22	3.09	0.19	396	At Call
Sub Total		11,371				11,371	
Term Deposits							
ING Bank 1 Month Term Deposit	A+	6,000	0.35	4.30	2.89	6,000	Mar-25
MyState Bank 1 Year Term Deposit	BBB+	5,000	0.42	5.15	2.41	5,000	Mar-25
ING Bank 1 Year Term Deposit	A+	5,000	0.42	5.21	2.41	5,000	Apr-25
Northern Territory Treasury Corporation Bond 4 Year	AA-	3,500	0.09	1.10	1.69	3,500	May-25
Rabobank Australia 1 Year Term Deposit	A+	5,000	0.43	5.31	2.41	5,000	May-25
Rabobank Australia 1 Year Term Deposit	A+	5,000	0.43	5.31	2.41	5,000	May-25
ING Bank 2 Year Term Deposit	A	5,000	0.44	5.41	2.41	5,000	Jun-25
Rabobank Australia 1 Year Term Deposit	A+	5,000	0.45	5.50	2.41	5,000	Jun-25
Rabobank Australia 1 Year Term Deposit	A+	6,000	0.44	5.38	2.89	6,000	May-25
National Australia Bank 1 Year Term Deposit	AA-	5,000	0.44	5.37	2.41	5,000	Jun-25
Bank of Queensland 3 Year Term Deposit	BBB+	4,000	0.36	4.40	1.93	4,000	Jul-25
Bank of Queensland 3 Year Term Deposit	BBB+	4,000	0.37	4.50	1.93	4,000	Aug-25
National Australia Bank 1 Year Term Deposit	AA-	6,000	0.41	5.00	2.89	6,000	Aug-25
Bank of Queensland 3 Year Term Deposit	BBB+	5,000	0.40	4.95	2.41	5,000	Feb-26
ING Bank 3 Year Term Deposit	A	5,000	0.43	5.30	2.41	5,000	Jun-26
P&N Bank 3 Year Term Deposit	BBB	5,000	0.45	5.50	2.41	5,000	Jul-26
Westpac 5 Year Term Deposit	AA-	4,000	0.21	2.50	1.93	4,000	Feb-27
Rabobank Australia 3 Year Term Deposit	A+	5,000	0.42	5.12	2.41	5,000	May-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.48	1,000	Sep-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.48	1,000	Sep-27
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.41	5,000	Feb-28
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.20	2.41	5,000	Jun-28
Rabobank Australia 5 Year Term Deposit	A+	5,000	0.42	5.20	2.41	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A+	6,000	0.42	5.15	2.89	6,000	Feb-29
ING Bank 5 Year Term Deposit	A+	5,000	0.42	5.13	2.41	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A+	3,000	0.44	5.35	1.45	3,000	Apr-29
Rabobank Australia 5 Year Term Deposit	A+	6,000	0.40	4.85	2.89	6,000	Aug-29
Rabobank Australia 5 Year Term Deposit	A+	6,000	0.42	5.10	2.89	6,000	Feb-30
Sub Total		131,500				131,500	
Investment Name	Investment Rating	Invested at 28-Feb-2025 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Jan-2025 \$000's***	Maturity
Fixed & Floating Rate Notes (FRNs)							
Westpac Fixed Rate Senior Medium Term Notes	AA-	3,200	0.23	2.77	1.54	3,200	Mar-25
Royal Bank of Canada 3 Year Fixed Cover Bonds	AAA	4,600	0.31	3.79	2.22	4,631	May-25
Mutual Bank 1 Year Floating Bond	BBB+	3,000	0.44	5.55	1.45	3,000	May-25
NAB 3 Year Fixed Senior Bond	AA-	4,599	0.33	4.08	2.22	4,624	May-25
UBS 5 Year FRN	A+	1,300	0.43	5.39	0.63	1,304	Jul-25
Commonwealth Bank 3 Year Fixed Senior Note	AA-	3,499	0.35	4.32	1.69	3,564	Aug-25
Suncorp Bank 3 Year Fixed Senior Note	A+	2,000	0.37	4.50	0.96	2,038	Aug-25
Mystate Bank 3 Year Senior FRN	BBB+	1,500	0.47	5.83	0.72	1,500	Oct-25
Suncorp-Metway Ltd 3 Year Fixed Covered Bond	AAA	2,200	0.41	4.96	1.06	2,237	Oct-25
Bendigo Bank 5 Year FRN	BBB+	1,700	0.41	5.01	0.82	1,715	Dec-25
Suncorp-Metway Limited 5 Year FRN	AA-	4,500	0.42	5.30	2.17	4,672	Jan-27
Commonwealth Bank 5 Year Fixed Senior Note	AA-	3,494	0.37	4.55	1.68	3,569	Aug-27
AMP Bank 3 Year FRN	BBB+	3,400	0.48	5.84	1.64	3,439	Aug-27
ANZ Bank 5 Year Senior FRN	AA-	800	0.46	5.61	0.39	800	Mar-28
Bank of Queensland 5 Year Floating Covered Bond	AAA	1,750	0.45	5.70	0.84	1,775	May-28
Bendigo Bank 5 Year Floating Covered Bond	AAA	2,800	0.47	5.68	1.35	2,838	Jun-28
Suncorp Metway 5 Year Floating Covered Bond	AAA	3,000	0.45	5.58	1.45	3,031	Jul-28
Commonwealth Bank of Australia 5 Year Senior FRN	AA-	5,000	0.44	5.43	2.41	5,097	Aug-28
ANZ 5 Year FRN Senior	AA-	4,200	0.45	5.45	2.02	4,231	Sep-28
Rabobank Australia 5 Year Fixed MTNs	A+	4,000	0.42	5.15	1.93	4,136	Feb-29
Suncorp Metway 5 Year Fixed MTNs	AA-	1,597	0.40	4.89	0.77	1,629	Mar-29
Rabobank Australia 5 Year Senior MTN	A+	2,600	0.44	5.41	1.25	2,612	Jul-29
Sub Total		64,739				65,642	
Total Portfolio		207,610		4.91	100.00	208,513	
Matured/Traded Investments - Weighted YTD Average Return (%)				4.66			
Weighted Average Overall Return Year To date (%)				4.85			

* Weighted average returns.

** Funds in at-call/short term accounts are working funds kept for the purpose of meeting short term cash outflow requirements. Large balance for the month is due to planned property acquisitions. At-call investments portfolio is being monitored on a regular basis to ensure funds are reinvested at higher rates when opportunities arise, whilst also keeping an adequate balance for short-term cash outflows.

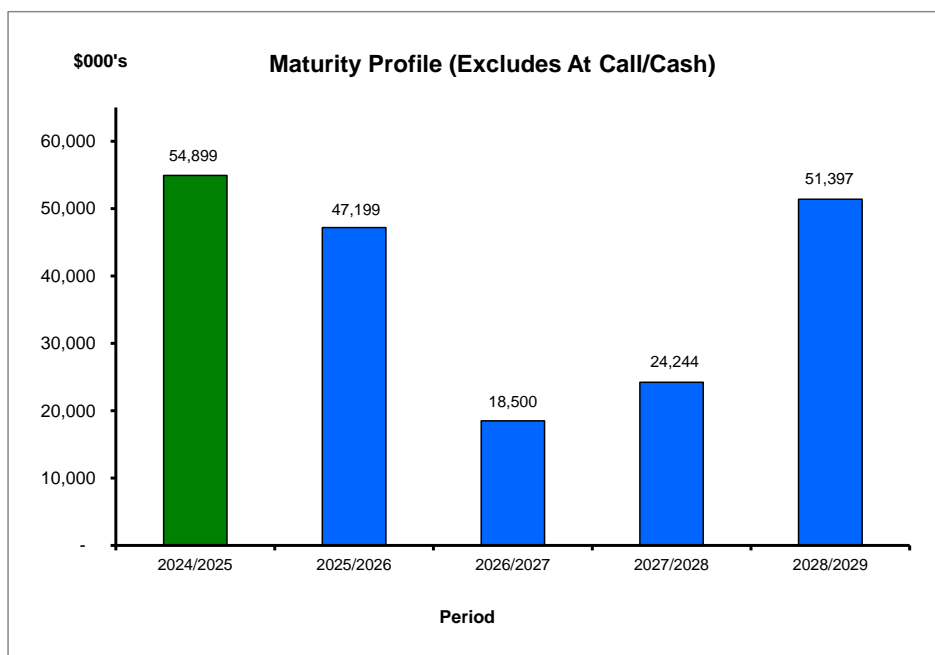
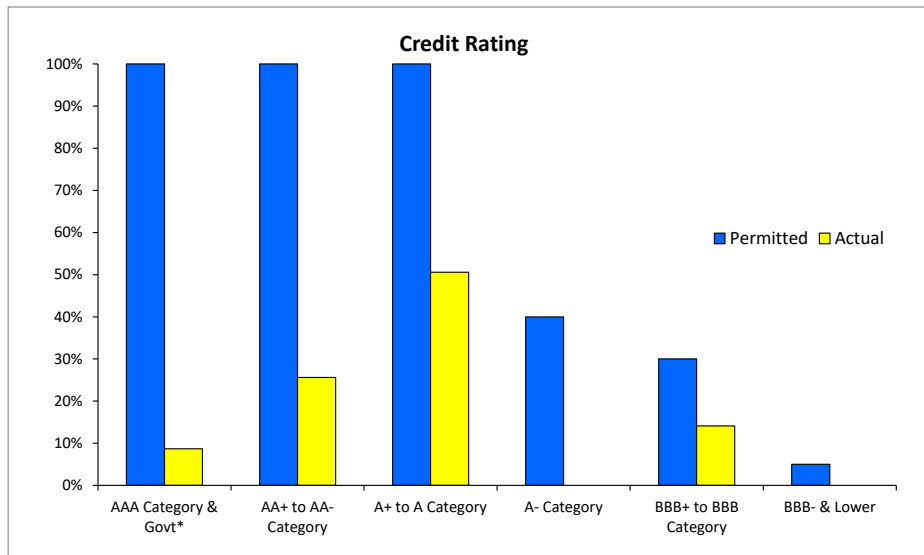
*** Market Values as at 28 February 2025 were not available at the time of writing the report.

Investment by Credit rating and Maturity Profile

The allocation of Council's investments by credit rating and the maturity profile are shown below:

Rating Group	Permitted	Actual	Permitted Less Actual
AAA Category & Govt*	100%	9%	91%
AA+ to AA- Category	100%	26%	74%
A+ to A Category	100%	51%	49%
A- Category	40%	0%	40%
BBB+ to BBB Category	30%	14%	16%
BBB- & Lower	5%	0%	5%

* Government guaranteed ADI deposits (first \$250,000 investment that Council holds with any bank, credit union, and building society)



INTEGRATED PLANNING AND REPORTING

Leadership & Governance

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
L2.1 Council rigorously manages its financial resources and assets to maximise delivery of services	Council maintains and improves its long-term financial position and performance	Continue to analyse opportunities to expand the revenue base of Council

GOVERNANCE MATTERS

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (General) Regulation 2005 and Council's Investment Policy.

Section 212 of the Local Government (General) Regulation 2005 states:

- (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.*

RISK MANAGEMENT

Council manages the risk associated with investments by diversifying the types of investment, credit quality, counterparty exposure and term to maturity profile.

Council invests its funds in accordance with The Ministerial Investment Order.

All investments are made with consideration of advice from Council's appointed investment advisor, CPG Research & Advisory.

FINANCIAL CONSIDERATIONS

The revised budget for interest on investments for the financial year 2024/2025 is \$8,999,900. Of this amount approximately \$4,903,200 is restricted for the benefit of future expenditure relating to development contributions, \$2,090,900 transferred to the internally restricted Infrastructure & Facility Reserve, and the remainder of \$2,005,800 is available for operations.

SOCIAL CONSIDERATIONS

Not applicable.

ENVIRONMENTAL CONSIDERATIONS

Not applicable.

COMMUNITY CONSULTATION

None undertaken or required.

INTERNAL CONSULTATION

None undertaken or required.

Certification - Responsible Accounting Officer

I hereby certify that the investments listed in the attached report have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government General Regulation 2005 and Council's Investment Policy.

SUMMARY

As at 28 February 2025:

- Council's total cash and investment portfolio is \$207,610,000, an increase of \$2,972,000 from the previous month due to third instalment of rates income.
- The net return on investments for the financial year to the end of 28 February 2025 was \$6,937,000 against the revised budget of \$6,933,000, resulting in a favourable year-to-date variance of \$4,000. It must be noted that a budget adjustment has been reflected in the Quarterly Budget Review in February 2025 to align with the actual investment return.

RECOMMENDATION:

That:

- A. The summary of investments and performance for February 2025 be received and noted.
- B. The Certificate of the Responsible Accounting Officer be noted and the report adopted.

Tony Ly
Financial Accounting Officer

Angela Apostol
Director Corporate

Mette Kofoed
Acting Manager Finance

YOUTH ADVISORY COMMITTEE - MINUTES OF MEETING TUESDAY 3 FEBRUARY 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the minutes from the Youth Advisory Committee meeting held on 3 February 2025.

BACKGROUND:

Council is required to consider and endorse minutes from the Youth Advisory Committee.

COMMENTS:

A number of items were discussed at the inaugural Youth Advisory Committee meeting including governance matters, roles and responsibilities of committee members, the Youth Forum on 26 February, and 2025 Youth Week celebrations.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

- A. That Council endorse the minutes of the Youth Advisory Committee meeting held on 3 February 2025.
- B. That four (4) new members from the reserves list be appointed to the Youth Advisory Committee to replace members who are no longer able to participate in the committee.

PURPOSE OF REPORT

To provide Council with the minutes from the Youth Advisory Committee meeting held on 3 February 2025.

BACKGROUND

Council is required to consider and endorse minutes from the Youth Advisory Committee, and to make them publicly available via Council's website.

COMMENTS

A number of items were discussed at the inaugural Youth Advisory Committee meeting including governance matters, the roles and responsibilities of committee members, the Youth Forum on 26 February and 2025 Youth Week celebrations.

Committee members recommend that four (4) new members be appointed to the Youth Advisory Committee from the reserve list, in the priority order identified by the selection panel. The vacancies resulted from members relocating to other states for personal and study purposes.

INTEGRATED PLANNING AND REPORTING

Diversity and inclusiveness

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C4.1: Harmonious communities that understand, value and accept each other, and embrace our evolving cultural identities.	C4.1.2: Expanded programs and events support our diversity.	C4.1.2.1: Deliver cultural and community programs and events that celebrate our diversity.

GOVERNANCE MATTERS

The Youth Advisory Committee operates within a framework prescribed by the Terms of Reference consistent with Council's Code of Conduct, confidentiality and record management policies and procedures.

RISK IMPLICATION STATEMENT

There are no significant risks that arise from the recommendations contained in this report.

FINANCIAL CONSIDERATIONS

The Committee is an Advisory Committee and does not have the power to incur expenditure or to bind Council. There are no financial impacts associated with this report.

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Internal consultation is not required for this report.

SUMMARY

The inaugural Youth Advisory Committee meeting covered topics such as governance matters, committee members' roles and responsibilities, the Youth Forum on 26 February and the 2025 Youth Week celebrations.

The Committee recommended appointing four (4) new members from the reserve list to fill vacancies caused by members relocating to other states for personal and study purposes.

RECOMMENDATION:

- A. That Council endorse the minutes of the Youth Advisory Committee meeting held on 3 February 2025.
- B. That Council endorse the appointment of four (4) new Youth Advisory Committee members from the reserve list in the priority order identified by the selection panel.

Lily Giles
Youth Services Coordinator

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Attachments: A1 [↓](#) Youth Advisory Committee Minutes 3 February 2025 2025/060612

**MINUTES OF YOUTH ADVISORY COMMITTEE
HELD ON MONDAY, 3 FEBRUARY 2025**

Present: Nihal Bains
Angelina Barnsdall
Sophie Cattle
Josephine Crooker
Kay Lynn Goh
Amelia Hague
Matthew Hayes
Jack Okill
Mishaal Omair

Staff Present: Director Community, Janice Bevan
Youth Services Coordinator, Lily Giles
Manager of Community Development, Danny Houseas
Manager of Governance and Corporate Strategy, Chris Jones
Community Development Officer, Caine Wilkins

Others Present: Mayor Cr Christine Kay
Councillor Indu Balachandran
Councillor Matthew Devlin

Apologies: Jiayi Fang
Kevin Hao

The Meeting commenced at 3:35 PM

WELCOMES AND INTRODUCTIONS

- Mayor Christine Kay congratulated the Committee Members for their successful appointment.
- Comment from Cr Balachandran about the significance of their role in shaping positive impacts for young people in the region.
- Committee members provided individual introductions.

GOVERNANCE

Facilitated by:

- Chris Jones, Manager Governance and Corporate Strategy
 - Lily Giles, Youth Services Coordinator
- Chris Jones provided a brief overview on relevant Governance policies and processes.
- Members were reminded they are representatives of Ku-ring-gai Council in the community and must behave respectfully and ethically with each other and other community members.
 - The Committee noted that this term's membership is for one year.

20250203-YAC-Mins-2025/013359/1

- The Committee noted that feedback about the nature, structure and overall feedback of the Committee's Terms of Reference should be provided to Lily at the end of the term.
- Lily Giles provided the members an overview of the position description of the Chairperson and Deputy Chairperson:
Role and responsibilities include:
 - Chair meetings, sub-committee meetings or working groups.
 - Chairperson will demonstrate strong communication, leadership and organisational skills.
 - Chairperson must attend all meetings and demonstrate commitment.
 - Deputy chairperson will support the Chairperson and step into these responsibilities when necessary.
- Voting on the Chairperson will commence at the next meeting. Committee members will prepare a 1–2-minute pitch on eligibility. Voting through secret ballot.

INFORMATION SESSION:

Facilitated workshops - Youth Forum

Facilitated by Lily Giles, Youth Services Coordinator

- Lily Giles provided a brief overview of the Youth Forum
 - Wednesday 26 February, 9am - 2.30pm, St Ives Community Centre.
- A facilitated activity was conducted to gather input about various event elements and areas requiring youth input.

Suggestions from members included:

1. Present short video interviews from committee members and friends. Engaging and funny videos on youth advocacy and Ku-ring-gai.
2. Improve the atmosphere of the venue with posters of young leaders, quotes and decorative lights.
3. Facilitate a quiet space for breaks during the event.
4. Include sensory support at roundtables.
5. Provide agendas and run-sheets for participants.

Facilitated workshop- Youth Week

Facilitated by:

- Lily Giles, Youth Services Coordinator
- Caine Wilkins, Community Development Officer
- NSW Youth Week period Wednesday 8 April to Thursday 17 April 2025.
- A facilitated activity was conducted to gather input about the design themes for Council's promotional materials and a youth-led activity to host during the week.

Suggestions from members included:

1. Design themes should include cartoon-like figures, not real people, colour choices of orange, dark-pink, cool tones like blue, purple, green. The poster should include a little bit of information with a QR code.
2. Primary event idea includes an outdoor battle of the bands event, with market stalls. Small collection of youth entrepreneurs and businesses. An afternoon into evening event.
3. Secondary event suggestion, an outdoor cinema.

GENERAL BUISNESS

Committee meeting dates

The Committee recommended that a survey be sent out to all members to find appropriate dates and times for future meeting dates.

Committee vacancy

The Committee noted that four new members from the reserves list will be recommended to Council for approval to join the Committee. A report will be submitted for consideration at the March Council meeting.

Communication Permission

Committee members received permission notes to authorise the sharing of communication details for the purposes of the Committee.

The meeting closed at 5:39pm

STATUS OF WOMEN'S ADVISORY COMMITTEE - MINUTES OF MEETING TUESDAY 11 FEBRUARY 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 11 February 2025.

BACKGROUND:

Council is required to consider and endorse minutes from the Status of Women's Advisory Committee, and to make them publicly available via Council's website.

COMMENTS:

A number of items were discussed at the meeting including planning for Council's upcoming International Women's Day Forum, Council's inaugural International Women's Day Award – *The Ku-ring-gai Council Women's Leadership and Inspiration Award*, progress against Council's Prevention of Violence Against Women Action Plan, and Equity by Design principles.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That Council endorse the minutes of the Status of Women's Advisory Committee meeting held on 11 February 2025.

PURPOSE OF REPORT

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 11 February 2025.

BACKGROUND

Council is required to consider and endorse minutes from the Status of Women's Advisory Committee, and to make them publicly available via Council's website.

COMMENTS

A number of items were discussed at the meeting including planning for Council's upcoming International Women's Day Forum, Council's inaugural International Women's Day Award – *The Ku-ring-gai Council Women's Leadership and Inspiration Award*, progress against Council's Prevention of Violence Against Women Action Plan, and Equity by Design principles.

INTEGRATED PLANNING AND REPORTING

Diversity and inclusiveness

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C4.1: Harmonious communities that understand, value and accept each other, and embrace our evolving cultural identities.	C4.1.1: Barriers to social inclusion and participation, and access to social services and community facilities are reduced.	C4.1.1.2: Implement programs in response to Development identified community needs that promote social inclusion.

GOVERNANCE MATTERS

The Status of Women's Advisory Committee operates within a framework prescribed by Terms of Reference consistent with Council's Code of Conduct, confidentiality and record management policies and procedures.

RISK IMPLICATION STATEMENT

There are no significant risks that arise from the recommendations contained in this report.

FINANCIAL CONSIDERATIONS

The Committee is an advisory committee and does not have the power to incur expenditure or to bind Council. There are no financial impacts associated with this report.

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Internal consultation is not required for this report.

SUMMARY

The meeting covered planning for Council's International Women's Day Forum and Award, progress on the Prevention of Violence Against Women Action Plan, and the Equity by Design principles.

RECOMMENDATION:

That Council endorse the minutes of the Status of Women's Advisory Committee meeting held on 11 February 2025.

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Attachments: A1 [↓](#) SWAC_11022025_MIN 2025/062281

**MINUTES OF STATUS OF WOMEN'S ADVISORY COMMITTEE
HELD ON TUESDAY, 11 FEBRUARY 2025**

Present: Mayor, Christine Kay (Chairperson) (St Ives Ward)
Councillor, Indu Balachandran (Deputy Chairperson) (Gordon Ward)
Councillor, Barbara Ward (Gordon Ward)
Rowenna Allabush, Community Member
Michele Bell, Community Member
Adrienne Bennett, Community Member
Samantha Bing, Community Member
Angela Budai, Community Member
Unis Goh, Community Member
Arti Kumria, Community Member
Peta-Jane Maynard, Community Member
Susan Parker, Community Member – Online
Jebby Philips, Community Member
Karthika Sivarajan, Community Member
Madeleine Steel, Community Member
Jessica Stone-Herbert, Community Member – Online

Staff Present: Director Community, Janice Bevan
Manager Community Development, Danny Houseas
Manager Urban Planning, Antony Fabbro
Manager People and Culture, Jennifer Keato
Community Development Officer, Kim Harris
Community Development Officer, Caine Wilkins
Urban Design Project Officer, Fae Sarshoghi

Others Present:

Apologies: General Manager, David Marshall

The Meeting commenced at 1:05 PM

DECLARATIONS OF INTEREST

No interest was declared.

MATTERS ARISING FROM PREVIOUS MEETING

No matters arising from the previous meeting.

NOTING OF MINUTES

Minutes of Status of Women's Advisory Committee

File: S13683

Meeting held 27 November 2024

Minutes numbered SWAC01 to SWAC02

20250211-SWAC-Mins-2025/046232/1

The Committee Recommends:

That Minutes numbered SWAC01 to SWAC02 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

International Women's Day Forum 2025 - Power Point presentation by Kim Harris

File: S13683

Format for the IWD Forum:

The forum will be on Thursday 6 March at the Pymble Golf Club from 12.00pm. The venue has capacity for 120 guests (12 tables of 10).

Janice Bevan will be the MC for the Forum and the Mayor will provide the Welcome and Acknowledgement of First Nations people.

Jebby Philips confirmed that Juanita Phillips has agreed to be the Keynote speaker.

Committee members will be invited to be hosts and/or facilitators at each table. There will be set questions for guests to discuss and explore. Committee members who volunteer to facilitate will receive a detailed briefing on facilitation processes to ensure inclusive participation from all attendees.

There will also be a session for the school students, who participated in the 2024 Next Generation Forum on respectful relationships, to provide feedback and actions to date.

The MC will provide a summary of the round table discussions at the conclusion of the forum.

Feedback from the Committee about the 2024 IWD event:

In general, feedback from the committee was very positive, noting that the registration process was well-organised and straightforward.

Suggestions included:

- Exploring different entertainment options.
- Improving communication and engagement between table facilitators and attendees, including those living with disabilities.
- Wider variety and/or higher quality of food options.
- Some students at the table appeared shy or hesitant to contribute, possibly due to the complexity of the discussions.
- Committee members expressed interest in being involved earlier in the planning of future IWD events, with suggestions for future speakers emphasising the inclusion of local heroines.

Suggestions for 2025 IWD Celebration:

- Table facilitators could also serve as hosts, welcoming guests and assisting them with seating upon arrival.
- During the discussion, a committee member highlighted concerns about poor behaviour among local young men in the community, emphasising the importance of addressing consent and respectful relationships in future forums. They also

suggested involving men in these discussions to explore ways to address these issues effectively.

There is also a need to clarify how the output from the roundtable discussions will be utilised.

- Greater efforts should also be made to engage people living with disabilities in the roundtable discussions.
- Revision to the wording of the round table discussion question: shift the emphasis from "How can we best engage men in addressing violence against women?" to "How can we engage men in fostering more respectful relationships?".
- Ensure round table discussion questions align with the actions outlined in Council's Family and Domestic Violence Action Plan.

RECOMMENDATION:

For members to note the progress on planning for the International Women's Day event.

International Women's Day Award 2026

File: S13683

The Mayor announced her proposal to introduce an International Women's Day Award – *The Ku-ring-gai Council Women's Leadership and Inspiration Award*.

The award will be formalised through a Mayoral Minute at the February meeting of Council. While the award will typically be presented at the International Women's Day celebration in March each year, it is proposed that the 2025 Women's Leadership and Inspiration Award be presented later in 2025, ideally at an event or significant time that is aligned with women's matters.

RECOMMENDATION:

For members to acknowledge and support the International Women's Day Award.

Prevention of Violence Against Women Action Plan - Power Point presentation by Kim Harris

File: S13683

Progress on delivered actions and upcoming actions on the plan

Delivered actions included:

- Establishment of the Status of Women's Advisory Committee.
- Launch of Council's Family and Domestic Violence resource webpage.
- Implementation of the Sixteen Days of Activism program against violence towards women in partnership with various organisations.
- Ongoing participation in the Hornsby Ku-ring-gai Domestic Violence Network.
- Partnership with Lifeline to deliver domestic violence awareness training for the community.
- Walk the Talk event, involving eight local organizations, councillors, community members, and local high school students.
- Jess Hill, author of *See What You Made Me Do*, talk at the Gordon Library.
- Next Generation Forum for local high school students on respectful relationships.

It was noted that collecting data on domestic and family violence (DFV) victims has been challenging, and council has reached out to local organizations to share their data. This information will be used to inform future Family and Domestic Violence Action Plans, develop strategies, and apply for funding to address emerging needs.

Upcoming actions include:

- International Women's Day celebration on 6 March 2025.
- Community consultation on how council can best acknowledge Domestic Violence. Remembrance Day on 7 May, which will be incorporated into the 2025 International Women's Day celebration.
- CALD Domestic Violence information sessions.
- Grant writing workshops and annual community grants, with Family and Domestic Violence as a priority under the Community Development category.

Manager of People and Culture, Jennifer Keato, shared that Domestic and Family Violence (DFV) will be integrated into council's induction program for new staff. She also outlined upcoming training for council's senior executive team, managers, and staff through the White Ribbon organisation, aimed at better equipping staff with the knowledge and skills to address DFV. The issue of gender equality versus gender equity was discussed, and it was suggested that gender equity-related statistics within the council be reported to the committee at future meetings.

Committee members suggested further training for the community could include:

- Additional Lifeline DV Aware training targeted at sporting group leaders, committee members, school leaders, etc., potentially aligned with Equal Pay Day in August.
- Providing a platform for storytelling around Domestic and Family Violence (DFV) in the community.
- Provide data identifying hotspots in Ku-ring-gai to raise community awareness of Domestic Violence (DV).
- Increase Community DFV awareness through further DFV training opportunities.
- Training topics could include coercive control and financial planning for women experiencing financial abuse.

RECOMMENDATION:

For members to note the progress of the Prevention of Violence Against Women Action Plan.

Equity by Design Principles

File: S13683

Committee member Rowenna Allabush shared an overview of the Equity by Design Principles which focusses on the seven switches of public area of design principles. The plan explains the need to engage people with the end-to-end design, make sure people's views are visible, health and safety are not compromised, and people are invested and empowered. Design for affordable housing principles and how they can be brought into council's housing policy and how they can impact Ku-ring-gai. Areas of priority for housing are for essential workers and women over the age of 65 years. 71% of essential

workers who work in Ku-ring-gai don't live in the area due to housing affordability. More affordable and social housing is required to meet the demand.

The committee members noted that some community members are only a few steps away from homelessness, and it is challenging to find local services to assist people in this situation. They also recommended that council encourage the NSW Government to adopt "Livable Housing Design Guidelines silver standards" in future planning to ensure housing is accessible, such as wide doorways for wheelchairs. It was suggested that community members be consulted first to determine their housing needs, ensuring the right types of housing are developed.

RECOMMENDATION:

For members to note the Equity by Design Principles.

GENERAL BUSINESS

Mayor Christine Kay recommended Homelessness and *Dressed for Success* to be included in the next meeting agenda.

A committee member invited everyone to The Hummingsong Choir event, where approximately 700 women will be performing a free concert on Saturday, 8th March, from 4:30 pm to 5:00 pm on the Chatswood Concourse steps.

OTHER BUSINESS

N/A

Future Meeting Dates:

File: S13683

- Tuesday, 6 May 2025, at 6:00 PM
- Tuesday, 5 August 2025, at 10:00 AM
- Tuesday, 4 November 2025, at 6:00 PM

RECOMMENDATION:

That the above dates be received and noted

The Meeting closed at 2:40PM

MULTICULTURAL ADVISORY COMMITTEE - MINUTES OF MEETING 13 FEBRUARY 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 13 February 2025.

BACKGROUND:

Council is required to consider and endorse minutes from the Multicultural Advisory Committee, and to make them publicly available via Council's website.

COMMENTS:

A number of items were discussed at the meeting including planning for the Ku-ring-gai Multicultural and Gai-mariagal festivals, Lunar New Year celebrations, Council's progress on the draft Multicultural Inclusion Plan, planning for Refugee Week and expressions of interest process for the second term of the Multicultural Advisory Committee.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That Council endorse the minutes of the Multicultural Advisory Committee meeting held on 13 February 2025.

PURPOSE OF REPORT

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 13 February 2025.

BACKGROUND

Council is required to consider and endorse minutes from the Multicultural Advisory Committee, and to make them publicly available via Council's website. The Multicultural Advisory Committee minutes have been confirmed by the Multicultural Advisory Committee members prior to being presented to Council.

COMMENTS

A number of items were discussed at the meeting including planning for the Ku-ring-gai Multicultural and Gai-mariagal festivals, Lunar New Year celebrations, Council's progress on the draft Multicultural Inclusion Plan, planning for Refugee Week and expressions of interest process for the second term of the Multicultural Advisory Committee.

In accordance with the Multicultural Advisory Committee's Terms of Reference, as outlined in the Council Advisory and Reference Committee Guideline: *the term of office for committee members is the duration of the Council term, plus up to six months.*

Multicultural Advisory Committee members were informed that expressions of interest for the Committee's second term will open in March 2025, with details on the reapplication process to be provided once it begins.

INTEGRATED PLANNING AND REPORTING

Diversity and Inclusiveness

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C4.1: Harmonious communities that understand, value and accept each other, and embrace our evolving cultural identities.	C4.1.1: Barriers to social inclusion and participation, and access to social services and community facilities are reduced.	C4.1.1.2: Implement programs in response to identified community needs that promote social inclusion.

GOVERNANCE MATTERS

The Multicultural Advisory Committee operates within a framework prescribed by Terms of Reference consistent with Council's Code of Conduct, confidentiality and record management policies and procedures.

RISK IMPLICATION STATEMENT

There are no significant risks that arise from the recommendations contained in this report.

FINANCIAL CONSIDERATIONS

The Committee is an advisory committee and does not have the power to incur expenditure or to bind Council. There are no financial impacts associated with this report.

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Consultation was undertaken with Governance and Corporate Strategy regarding the expression of interest process and the Council Advisory and Reference Committee Guideline.

SUMMARY

The meeting discussed planning for the Ku-ring-gai Multicultural and Gai-mariagal festivals, Lunar New Year celebrations, the draft Multicultural Inclusion Plan, Refugee Week, and the expression of interest process for the second term of the Multicultural Advisory Committee.

RECOMMENDATION:

That Council endorse the minutes of the Multicultural Advisory Committee meeting held on 13 February 2025.

Leonie Endacott
Community Development Officer - Disability
Services

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Attachments: A1 [↓](#) MCAC_13022025_MIN 2025/061356

MINUTES OF MULTICULTURAL ADVISORY COMMITTEE HELD ON THURSDAY 13 FEBRUARY 2025

- Present: Councillor Barbara Ward (Chairperson)
Councillor Indu Balachandran (Deputy Chairperson)
Mayor Councillor Christine Kay
Dr Maria Amigo, Community Member
Sunminder Bains, Community Member
Feilin Chan, Community Member
Anthony Pang, Community Member
Inga Rosenberg, Community Member
Hornsby Ku-ring-gai Multicultural Network Chair, Uma Menon
- Staff Present: Director Community, Janice Bevan
Manager Community Development, Danny Houseas
Community Development Officer, Leonie Endacott
Events Co-ordinator, Mardi Pistachia
- Apologies: Hwa-Sur Hahn, Community Member
Karthika Sivarajan, Community Member
Jingni Shen, Community Member
Manager Governance and Corporate Strategy, Christopher M Jones
Manager Events and Visitor Experience, Melanie Morson

The Meeting commenced at 1:06 PM

DECLARATIONS OF INTEREST

There were no Declarations of Interest.

MATTERS ARISING FROM PREVIOUS MEETING

Nil

NOTING OF MINUTES

MCAC
01

Minutes of Multicultural Advisory Committee

File: S04141

Meeting held 6 August 2024

Minutes numbered MCAC07 to MCAC08

The Committee Recommends:

That Minutes numbered MCAC07 to MCAC08 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

GENERAL BUSINESSMCAC
02**Multicultural Festival 2025**

File: S04141

*Vide: GB.1***Leonie Endacott – Community Development Officer, Ku-ring-gai Council**

Leonie Endacott provided an overview of 2 key focus areas for the Ku-ring-gai Multicultural Festival to be held on 23rd March 2025 at the St Ives Showground

- Overview of the results of the survey conducted with members of the Multicultural Advisory Committee, and the survey conducted with Ku-ring-gai residents.
- Overview of the planning for the Multicultural Festival to be held on 23 March 2025 at the St Ives Showground.

Suggestions from the Multicultural Advisory Committee:

- The committee expressed general satisfaction with the progress made so far and is enthusiastic about participating in the upcoming festival.
- The creation of digital content such as Vox Pops could be considered as a means of engaging young people and serve as a record of the event.
- A statement at the event, or alternative messaging, regarding the aims and objectives underpinning the Festival should be clearly communicated at the Festival.
- Council could provide an identifying item, for example a T-shirt or badge, for members of the Multicultural Advisory Committee to wear at the festival allowing them to serve as ambassadors.

Mardi Pistachia – Events Coordinator, Ku-ring-gai Council

- Mardi Pistachia provided an overview of Council's Lunar New Year program, noting that the 12 events attracted an estimated 5,600 people combined.
- Preliminary planning for the Gai-Mariagal Festival which occurs from 26 May (National Sorry Day) to 13 July (NAIDOC Week) was shared with the members.

The Committee Recommends:

That the above points be received and noted.

MCAC
03**Multicultural Inclusion Plan**

File: S04141

*Vide: GB.2***Danny Houseas – Manager Community Development, Ku-ring-gai Council**

- Danny Houseas provided an overview of the Council's strategic goals for fostering an inclusive Ku-ring-gai. These goals are aimed at embedding diversity, equity, and inclusion across all aspects of Council's operations, services, and community engagement. Key priorities include promoting

leadership in diversity, embedding inclusion in strategic planning, enhancing communication, building a culturally diverse workforce, celebrating cultural diversity through events, ensuring equitable access to services, and fostering civic engagement. Information was also presented on the following key areas:

- Overview of the relevant demographic statistics for the Ku-ring-gai local government area.
- Overview of the broader legislative and policy context for the Multicultural Inclusion Plan.
- Overview of the steps involved in the development of Council's draft Multicultural Inclusion Plan.
- Overview of the seven goals of the draft Multicultural Inclusion Plan.
- Overview of proposed monitoring and reporting mechanisms for the draft Multicultural Inclusion Plan.

Suggestions from the Multicultural Advisory Committee:

- Regular six-monthly updates could be included as a standing agenda item in Multicultural Advisory Committee meetings after the plan's adoption.
- Once the internal consultation has been completed, Multicultural Advisory Committee members will review the next draft of the Multicultural Inclusion Plan and provide feedback.

The Committee Recommends:

That the above points be received and noted.

MCAC
04

Refugee Week 2025

File: S04141

Vide: GB.3

Uma Menon – KNC CALD Community Engagement Coordinator, Chair Hornsby Ku-ring-gai Multicultural Network

Uma Menon provided an overview of the Hornsby Ku-ring-gai Multicultural Network and encouraged members to suggest potential speakers or ideas for Refugee Week activities in 2025, encouraging active participation in upcoming events. Her PowerPoint presentation covered the following key areas:

- Overview of the mission statement of the Hornsby Ku-ring-gai Multicultural Network.
- Overview of the history and member organisations of the Hornsby Ku-ring-gai Multicultural Network.
- Recognition of KNC Care's financial support of the Hornsby Ku-ring-gai Multicultural Network.
- Overview of the events supported by the Hornsby Ku-ring-gai Multicultural Network.
- Invitation for members to suggest speakers or ideas for Refugee Week commemorations to be held at Gordon or Hornsby.

The Committee Recommends:

The Multicultural Advisory Committee consider and share ideas to observe Refugee Week 2025.

MCAC
05**Community Membership review**

File: S04141

*Vide: GB.4***Danny Houseas – Manager Community Development, Ku-ring-gai Council**

Danny Houseas presented an overview of key details regarding the Multicultural Advisory Committee's membership review process.

- The Multicultural Advisory Committee Terms of Reference state: *The term of office for committee members will be for the term of Council, plus up to six months*
- Members of the committee are appointed by Council following an Expression of Interest process.
- Expressions of Interest for the upcoming term of the Multicultural Advisory Committee will be due in April 2025, in line with the Council resolution from October 2024.
- Current members are encouraged to re-apply to serve as committee members, and will be notified when Expressions of Interest nominations are available.
- Council is considering increasing the number of members from 10 to 15 and creating a reserve list to enhance representation and streamline the process for filling vacancies. Committee members were supportive of these initiatives.
- Council acknowledges and appreciates members for their contributions to the Multicultural Advisory Committee.

The Committee Recommends:

That the above points be received and noted.

MCAC
06**2025 Multicultural Advisory Committee meeting schedule**

File: S04141

Vide: GB.5

The meeting schedule for 2025 is:

- | | | |
|------------------|------------------------------------|-----|
| • Meeting one: | Thursday 13 th February | 1pm |
| • Meeting two: | Thursday 1 st May | 6pm |
| • Meeting three: | Thursday 14 th August | 1pm |
| • Meeting four: | Thursday 27 th November | 6pm |

The Committee Recommends:

That committee members to note the meeting schedule for 2025.

OTHER BUSINESS

N/A

The Meeting closed at 2.22PM

ARTS AND CULTURE COMMITTEE - MINUTES OF MEETING 17 FEBRUARY 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the minutes from the Arts and Culture Committee meeting held on 17 February 2025.

BACKGROUND:

Council is required to consider and endorse minutes from the Arts and Culture Committee, and to make them publicly available via Council's website.

COMMENTS:

The meeting was held at the Grace Cossington Smith Gallery, at Abbotsleigh School, Wahroonga. The gallery director, Mary Faith provided an introduction to the gallery, which was followed by discussion on items including programs at the Ku-ring-gai Art Centre, the Ku-ring-gai Art Society's upcoming 60 Year celebration, a Council events update, Arts and Cultural venues in Ku-ring-gai and the potential for an Arts Cultural Forum in 2025.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That Council endorse the minutes of the Arts and Culture Committee meeting held on 17 February 2025.

PURPOSE OF REPORT

To provide Council with the minutes from the Arts and Culture Committee meeting held on 17 February 2025.

BACKGROUND

Council is required to consider and endorse minutes from the Arts and Culture Committee, and to make them publicly available via Council's website.

COMMENTS

The Arts Cultural Advisory Committee meeting was held at the Grace Cossington Smith Gallery, at Abbotsleigh School, Wahroonga. A number of items were discussed at the meeting following an introduction of the gallery by the Director, Mary Faith. These included programs available at the Ku-ring-gai Art Centre, Ku-ring-gai Art Society's 60 Years celebration exhibition at Ku-ring-gai Art Centre, a Council events update, Arts and Cultural venues in Ku-ring-gai and discussion about the potential for an Arts Cultural Forum in 2025.

The Committee agreed that there was a lack of suitable venues for the arts cultural community and discussed the development of a multipurpose Arts and Cultural Hub for Ku-ring-gai. The Committee recommend that council consider the planning and resourcing of cultural venues in its strategic planning documents.

The Committee also agreed that an Arts and Cultural Forum would provide an opportunity for the wider arts community and engage in discussions around arts and cultural venues and suggested that the proposal for an Artist of the Year award be included for discussion at an Arts and Cultural Forum.

INTEGRATED PLANNING AND REPORTING

Community, People and Culture

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C4.1: Harmonious communities that understand, value and accept each other, and embrace our evolving cultural identities.	C4.1.2: Expanded programs and events support our diversity.	C4.1.2.1: Deliver cultural and community programs and events that celebrate our diversity.

GOVERNANCE MATTERS

The Arts and Culture Committee operates within a framework prescribed by Terms of Reference consistent with Council's Code of Conduct, confidentiality and record management policies and procedures.

RISK IMPLICATION STATEMENT

There are no significant risks that arise from the recommendations contained in this report.

FINANCIAL CONSIDERATIONS

The Committee is an Advisory Committee and does not have the power to incur expenditure or to bind Council. There are no financial impacts associated with this report.

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Internal consultation is not required for this report.

SUMMARY

The Arts Cultural Advisory Committee meeting was held at the Grace Cossington Smith Gallery, at Abbotsleigh School, Wahroonga. Items discussed at the meeting included programs available at the Ku-ring-gai Art Centre, Ku-ring-gai Art Society's 60 Years celebration exhibition at Ku-ring-gai Art Centre, a Council events update, Arts and Cultural venues in Ku-ring-gai, and discussion about the potential for an Arts Cultural Forum in 2025.

RECOMMENDATION:

That Council endorse the minutes of the Arts and Culture Committee meeting held on 17 February 2025.

Janice Bevan
Director Community

Attachments: A1 [↓](#) Arts and Culture Committee Meeting Minutes 17 February 2025

2025/061818

**MINUTES OF ARTS AND CULTURE COMMITTEE
HELD ON MONDAY, 17 FEBRUARY 2025**

- Present: Councillor Indu Balachandran (Chairperson)
James Austen, Community Member
Wendy Blaxland, Community Member
Andrea Doney, Community Member
Mary Faith, Community Member
Hong Huang, Community Member
Dee Jackson, Community Member
Anne Louise Cahill, Community Member
Shipra Shah, Community Member
- Staff Present: Director Community, Janice Bevan
Manager, Governance & Corporate Strategy, Chris Jones
Marketing and Programs Lead, Library and Art Centre, Sam Groth
Community Development Officer, Caine Wilkins
- Apologies: Councillor Barbara Ward (Deputy Chairperson)
Manager Visitor Experience and Events, Melanie Morson
Manager Library Services, Michelle Swan-Beardmore
Tony Bates, Community Member
Michelle Cahill, Community Member
Lee Johnston, Community Member (resigned from committee)
Johnathan Karanikas, Community Member
Tom Sweeney, Community Member

The Meeting commenced at 5:08 PM

DECLARATIONS OF INTEREST

No interest was declared.

MATTERS ARISING FROM PREVIOUS MEETING

NOTING OF MINUTES

Minutes of Arts and Culture Committee

File: S14547
Meeting held 4 November 2024
Minutes numbered ACC01 to ACC02

RECOMMENDATION:

That Minutes numbered ACC01 to ACC02 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

Guest Speaker

File: S14328

Vide: GB.1

Mary Faith, Director, Grace Cossington Smith Gallery and Community Member

- Mary Faith, Director, Grace Cossington Smith Gallery and Community Member introduced the Gallery and provided an overview of Gallery history, Heritage Status and 2025 Exhibition Calendar.
- Mary described the positive relationships and associations with the art sector in the neighbouring LGA of Hornsby.
- Mary advised that students gain regular exposure to artists presenting their work at the gallery, which is located on Abbotsleigh School grounds, and mentioned the upstairs artist studio utilised by year 12 HSC students from the school.
- Mary described upcoming exhibitions showcasing local artists and notes the Gallery has agency to determine its own exhibition programs
- Mary explained the Gallery's position was unique, being privately funded by Abbotsleigh
- The gallery will look at hosting more small events in the future.
- The Committee discuss the utilisation of the space as a multifunctional, versatile venue that has previously hosted a wedding and a Sean Tan exhibition last year, attracting public schools across the LGA and described an upcoming multimedia exhibition with projectors and smart TVs.

RECOMMENDATION:

For members to note.

Ku-ring-gai Art Centre

File: S14328

Vide: GB.2

Sam Groth, Marketing and Programs Lead, Library and Art Centre, Ku-ring-gai Council

- Sam Groth, Marketing and Programs Lead, Library and Art Centre, Ku-ring-gai Council, advised members of upcoming Programs and Exhibitions at the Ku-ring-gai Art Centre.
- Sam talked about the very successful Art Centre Opening Day earlier this year.
- Adults have the opportunity to engage in a tester class at the Art Centre to gauge interest prior to committing to a 9-week term of classes. This has resulted in a significant increase in new enrolments.
- Sam Groth congratulated two committee members who lead a class at the Art Centre, for reaching the maximum enrolment in their term classes.
- Sam talked about the current *"Seeing Red"* exhibition at the Art Centre, featuring art showcasing Australia's outback and the Lunar New Year.

**Dee Jackson, President Ku-ring-gai Art Society/Committee Member
presenting on the Celebrating 60 Years Exhibition at the Ku-ring-gai Art
Centre.**

- Dee Jackson, President, Ku-ring-gai Art Society/Committee Member introduced the Celebrating 60 Years Exhibition at the Ku-ring-gai Art Centre, 11 April to 16 June 2025.
- There will be 22 art works from the talented artists from the Ku-ring-gai Art Society.
- Dee expressed gratitude towards the Art Centre and Ku-ring-gai Council, with specific thanks to the Committee Chair, Cr Balachandran and Director of Community, Janice Bevan, for their support to improve the heritage celebration.
- Dee noted the list of artist applications to be featured was heavily oversubscribed and advised that artists had either once lived in Ku-ring-gai area or were once affiliated despite their current location.
- Dee noted Ku-ring-gai and Hornsby Mayors have attended exhibitions in the past and the society's extensive records and documentation have been taken to the archives held by the State Library.

RECOMMENDATION:

For members to note.

Events Update

File: S14328

Vide: GB.3

Janice Bevan, Director, Community Ku-ring-gai Council

Janice Bevan, Director, Community, Ku-ring-gai Council, provided an Arts and Cultural Events update in place of the Manager of Visitor Experience and Events, Melanie Morson, Ku-ring-gai Council. Janice describes the following events:

Gai-mariagal Festival

- The Gai-mariagal Festival was founded in 2001 and aims to raise awareness of First Nations People living in the Northern Sydney region.
- The Festival starts on Sorry Day, 26 May and goes through to the end of NAIDOC Week the second week in July- 17 July 2025.
- The Festival committee includes local government, other agencies, businesses and numerous community groups with events to include workshops, art exhibitions, performances, films, talks, degustation and more.

Arts & Cultural Festival

- Celebrating the diverse and thriving arts and cultural community from 18 June - 24 July.
- The program will consist of a variety of events including local exhibitions, theatre performances, arts and creative workshops and film screenings. Ku-ring-gai's Arts and Cultural Festival aims to increase the awareness of arts and culture in our region, showcasing the rich culture of the area and fostering the capability of local talent.

Multicultural Festival

- A celebration of Ku-ring-gai's cultural diversity at St Ives Showground on Sunday 23 March. 10am - 3pm

- The festival will include a vibrant display of music and dance performances, interactive workshops and a variety of stalls featuring cultural wares, community information and culinary delights. There will be activities for children including craft, camel rides and mini train rides.

Heritage Festival

- The Ku-ring-gai Heritage Festival will return for its 4th year from 18 April to 19 May. Ku-ring-gai Council presents a program of events for the National Trust Australian Heritage Festival which explores the rich history of Ku-ring-gai and celebrates Indigenous, natural, built and cultural heritage. The Festival aims to provide the community with an understanding of the rich history of Ku-ring-gai, developing a deeper connection to the area. The event program will be hosted during the Australian Heritage Festival in partnership with the National Trust. The Festival will include digital photographic displays, open homes, historical talks, walking tours, readings, art workshop and fashion exhibitions from festival partners.

The Ravenswood Australian Women's Art Prize

- The Ravenswood Australian Women's Art Prize is the highest valued Art Prize for women in Australia and in 2025 with \$58,000 in prize money available.
- Entries Close – 5 March 2025 (12pm AEDST)
- Finalists Announced – 8 May 2025
- Opening Night – 20 June 2025 at Ravenswood School for Girls
- Exhibition of Finalists – 21 June to 7 July 2025 – Free Entry on Thursdays to Sundays
- The Committee commented on the placement of the events in winter and over school holidays. Some members identify this may be intentional to provide families not travelling during the holidays with entertainment and to provide activities in a generally sleepy part of the year.

RECOMMENDATION:

For members to note Arts and Culture Events.

Arts and Cultural Forum 2025

File: S14328

Vide: GB.4

Cr Balachandran, Ku-ring-gai Council and Committee Members

- The Committee Chairperson Cr Balachandran invited committee members to engage in discussion about objectives and interest for an Arts Cultural Forum in 2025, focusing on the most vital issues and needs of the arts community.
- Committee members advocated for the refurbishment and renovation of Marian Street Theatre or a functional equivalent, advising that it is increasingly hard to find a performance space and venues in the area that have suitable infrastructure and are financially accessible.
- Committee members expressed a strong need for a multipurpose Arts and Cultural Hub to accommodate the diverse range of arts and cultural groups in the community, encourage youth engagement, facilitate sector collaboration from varying forms of artists and integrate with festivals like Writers Festival or Sydney Festival.

- Committee members highlighted the success of Cultural Hubs in neighbouring LGAs in developing a relationship with audience through showcasing and fostering community talent and suggested they speak at the Forum.
- Committee members referenced a presentation from earlier meeting, considering the possibility of three options for a cultural multipurpose space and asked for an update on how this is progressing with council.
- The Committee agree the wider community needs to be brought into the conversation at The Forum to understand how a Cultural Hub would impact community.
- Cr Balachandran informed the Committee that council was working to retain the current DA for Marian Street Theatre and next steps will be evaluated at the council meeting in April.
- Committee members considered the Ku-ring-gai Art Centre was understated and it would be opportune to promote its services through the forum, with potential to host the forum at the Art Centre.
- Committee members recognised significant contributions from artists in the local community for Arts and Culture and proposed an award be integrated into the Forum. Multiple categories were suggested such as Arts Citizen of the Year, Art Contribution Award, Emerging Artists or Musician of the Year. The Committee concur awards support artists through profile building and increasing cultural capacity of the area.
- Committee Members discuss the relevance of a local Artist Directory. Director, Community, Janice Bevan, informed the Committee of previous discussions revealing the labour intensive and privacy risks associated with the Directory and advised a similar resource already in existence.

RECOMMENDATION:

- The Committee agree the most significant issue faced by the Arts and Culture Community is the lack of suitable venues and a multipurpose Arts and Cultural Hub. The Committee recommend Ku-ring-gai Council consider how this could be resourced.
- The Committee agreed that a forum would provide an opportunity to hear the voices of the wider arts community and engage the wider community in the value and impact of such a Hub for the whole community.
- The Committee recommend that an award for Artist of the Year be included at the Arts and Culture Forum.

Ku-ring-gai Council Strategic Plan

File: S14328

Vide: GB.5

Chris Jones, Manager, Governance and Corporate Strategy - Ku-ring-gai Council

- Chris Jones, Manager, Governance and Corporate Strategy, Ku-ring-gai Council, introduced the Ku-ring-gai Council Strategic Plan and informed the Committee of the frameworks enforced by the NSW Government that Council must follow in its creation and referenced the main priority areas revealed through community consultation.
- Chris described the community and expert consultation process undertaken to inform the Council Strategic Plan and advised that over 100 community members attended workshops and 200 responses to surveys.

- Chris informed the Committee that the Draft Council Strategic Plan will be open for Public Exhibition following the next Council Meeting on 15 April, and that a feedback mechanism will allow committee members to make suggestions.
- Chris referred to the Cultural Facilities Strategy, and the Committee recommended it be reviewed and recalculated.
- The Committee noted that in addition to the necessity for venues and a Cultural Hub, they would recommend the Council Strategic Plan includes opportunities to raise awareness of and celebrate the Arts.
- Chris Jones informed Committee Members that vibrant centres and creative spaces are one of the priorities for the Council Strategic Plan.

RECOMMENDATION:

- The Committee recommended the Council Strategic Plan address the lack of suitable venues and consider development of a multipurpose Arts and Cultural Hub.
- The Committee recommended that Council progress the development of the Cultural Facilities Strategy in the Council Strategic Plan.
- The Committee recommended that Council support raising awareness and celebrating the arts in the Council Strategic Plan.

OTHER BUSINESS

Wendy Blaxland and Tony Bates - Committee Members

- Wendy Blaxland individually reported the 'We ❤️ the Arts' event held by the Marian Street Theatre ACTION group as Tony Bates was an apology.
- The event was held at the Uniting Church given poor weather conditions.
- Performers included a 50 woman choir, 2 person dance group, two 4 and 5 year old violinists and 100 performers in total with 100 guests in the audience.
- Wendy considered that Marian Street Theatre appealed to a diverse range of audiences and artists, and many local residents and performers supported the plans for the Marian Street Theatre.

Dee Jackson - Committee Member

- Dee Jackson requested increased education for people from outside the area who are unsure how to manage green spaces or interact with wildlife.
- Director, Community, Janice Bevan, informed the Committee of many services that exist that would meet this need in the community.

Caine Wilkins - Community Development Officer, Ku-ring-gai Council

- Caine Wilkins provided an update on the Community Grants Program in Kim Harris' absence.
- Ku-ring-gai Council is inviting community groups and arts/cultural organisations to apply for the 2025 community grants opening in March.
- The grants provide the opportunity for community groups and arts/cultural organisations to develop exciting new, innovative programs that will further enhance the lives of Ku-ring-gai residents. Further details about on how to apply and the grant criteria will be available soon on council's website.
 - Arts and Cultural grants up to \$5000.
 - Community Development grants up to \$5000.
 - Small equipment grants up to \$2000.

Cr Indu Balachandran – Ku-ring-gai Council, Chair Arts and Culture Committee

- Cr Indu Balachandran advised the next meeting will be held at Ku-ring-gai Arts Centre, Roseville at a date to be decided in May.

Proposed dates:

1. Monday 05 May 2025, 5:00PM
2. Monday 12 May 2025, 5:00PM

Could members please advise their preference by Friday 7 March 2025.

The Meeting closed at 6.50pm

KU-RING-GAI TRAFFIC COMMITTEE - MINUTES OF MEETING 26 FEBRUARY 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider the Minutes from the Ku-ring-gai Traffic Committee (KTC) Meeting held on 26 February 2025.

BACKGROUND:

Council is required to consider and receive the Minutes of the Ku-ring-gai Traffic Committee and to make them publicly available via Council's website.

COMMENTS:

A number of agenda items were discussed at the Ku-ring-gai Traffic Committee Meeting. The Minutes of the meeting are attached.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

- A. That Council receive and note the Ku-ring-gai Traffic Committee Minutes from 26 February 2025.
- B. That Council approve the recommendations of the Ku-ring-gai Traffic Committee.
- C. That the frequency of meetings of the Ku-ring-gai Traffic Committee change from quarterly to monthly (excluding December). The Committee would be able to postpone a meeting if there is insufficient business but would still meet at least once in each quarter on the remaining dates as set being 28/5/25, 27/8/25 and 26/11/25.

PURPOSE OF REPORT

To consider the Minutes from the Ku-ring-gai Traffic Committee (KTC) Meeting held on 26 February 2025.

BACKGROUND

Council is required to consider and receive the Minutes of the KTC and to make them publicly available via Council's website. The KTC Minutes are confirmed by the voting members of the KTC prior to being presented to Council at an Ordinary Meeting of Council (OMC).

COMMENTS

The Ku-ring-gai Traffic Committee (KTC) Minutes from its meeting on 26 February 2025 under consideration are in **Attachment A1**.

The following items were discussed at the KTC meeting:

- GB1 - Eastern Road, Turramurra – proposed Wombat Crossing
- GB2 - Bobbin Head Road, North Turramurra – proposed Wombat Crossing
- GB3 - Bobbin Head Road, Pymble – proposed Wombat Crossing
- GB4 - Mudies Road, St Ives – proposed Wombat Crossing
- GB5 - Hunter Avenue, St Ives – proposed Wombat Crossing
- GB6 - Margaret Street, Roseville – proposed Wombat Crossing
- GB7 - Robert Street, Gordon – proposed Wombat Crossing

All of the items above were carried unanimously.

As noted in the Minutes of the KTC's meeting on 26 February 2025, the KTC discussed moving from quarterly to monthly meetings. Upon the recommendation of the Chair and supported by other Members, the KTC agreed to, on notice, review and recommend amending the meeting schedule to monthly (excluding December). The Committee would be able to postpone a meeting if there is insufficient business but would still meet at least once in each quarter on those dates already set.

Council at the OMC on 17 December 2024 resolved Vide GB.5 (ref. CY00022/16) to set the KTC's meeting dates quarterly for 2025, with those dates being 26/2/25, 28/5/25, 27/8/25 and 26/11/25.

Subject to Council's consideration of this item, the first monthly meeting would be in April 2025.

INTEGRATED PLANNING AND REPORTING

Local Road Network

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
T2.1 The local road network is managed to achieve a safe and effective local road network	T2.1.1: Safety and efficiency of the local road and parking network have improved and traffic congestion is reduced.	T2.1.1.2: Continue to implement the 10-year Traffic and Transport Program.

GOVERNANCE MATTERS

The Ku-ring-gai Traffic Committee is an advisory body only, with no decision-making powers. It is a technical review committee that advises the Council on matters related to regulation of traffic that are referred to it by Council.

RISK IMPLICATION STATEMENT

There are no material risks that arise from the recommendations contained in this report. Minor issue may occur, but these can be managed within Council's current policies, procedures, resources and budget.

FINANCIAL CONSIDERATIONS

All items, except item GB2 and GB5 will be fully funded by TfNSW under its Road Safety Program. TfNSW will contribute \$198,133 for Item GB5 under its Get NSW Active Program, with any remaining costs to be funded by Council. Item GB2 is currently unfunded.

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Directly affected residents have been consulted for all of the items considered. In addition, the proposals were advertised on the Council website.

INTERNAL CONSULTATION

The Ku-ring-gai Traffic Committee includes Councillors and is facilitated by Council staff and Councillors. Where relevant, consultation with other departments may occur.

SUMMARY

Council is required to consider and receive the minutes of the KTC and to make them publicly available via Council's website. KTC minutes are confirmed by KTC prior to being presented at and Ordinary Meeting of Council. These minutes are now being referred to Council.

RECOMMENDATION:

- A. That Council receive and note the Ku-ring-gai Traffic Committee Minutes from 26 February 2025.
- B. That Council approve the recommendations of the Ku-ring-gai Traffic Committee.
- C. That the frequency of meetings of the Ku-ring-gai Traffic Committee change from quarterly to monthly (excluding December). The Committee would be able to postpone a meeting if there is insufficient business but would still meet at least once in each quarter on the remaining dates as set being 28/5/25, 27/8/25 and 26/11/25.

Michael Foscett
Team Leader Traffic

Attachments: A1 [↓](#) Ku-ring-gai Traffic Committee Minutes - 26 February 2025 2025/061442

Minute

KU-RING-GAI COUNCIL

**MINUTES OF KU-RING-GAI TRAFFIC COMMITTEE
HELD ON WEDNESDAY, 26 FEBRUARY 2025**

Present: Ku-ring-gai Council (Councillor Matt Devlin, Chairperson (Comenarra Ward)) via Teams
Transport of NSW (Mr Joshua Mesiti)
Representing Police Local Area Command Ku-ring-gai (Snr Const Steven Henri)
Representing Police Local Area Command North Shore (Sgt Ryan Edwards)
Representing Member for Davidson (Mr Michael Lane)
Representing Member for Wahroonga (Mr Michael Lane)

Staff Present: Director Operations (Peter Lichaa)
Manager Traffic and Transport (Mr Deva Thevaraja)
Team Leader Traffic (Mr Michael Foskett)
Team Leader Regulation (Tony McCormack)
Administration & Traffic Support Officer (Michelle Regan)

Others Present: The Mayor, Ku-ring-gai Council (Councillor Christine Kay)
Northside Montessori School (Mr Ian Carlson)
Ku-ring-gai High School (Mr Stephen Plummer)
Bike North (Mr David Thomson)

Apologies: Member for Wahroonga (Mr Alister Henskens)

*The Meeting commenced at 9:03 AM
The Chairman welcome those present and acknowledged The Mayor's attendance*

DECLARATIONS OF INTEREST

No interest was declared.

This is page 1 of the Minutes of Ku-ring-gai Traffic Committee held on 26 February 2025 and presented for confirmation on 18 March 2025.

20250226-KTC-Mins-2025/047028/1

Minute

KU-RING-GAI COUNCIL

GENERAL BUSINESS

KTC01 Eastern Road, Turramurra

File: TM10/17

Vide: GB.1

To consider a proposal to construct a raised wombat crossing on Eastern Road at Hastings Road, Turramurra.

The Committee's Comments:

The Manager Traffic and Transport provided background information on this item.

The Committee discussed the proposal and recommended the proposal be approved.

The Committee Recommends:

That the existing pedestrian refuge island on Eastern Road at Hastings Road, Turramurra, along with an upgrade to the existing street lighting, be replaced with a raised Wombat crossing, subject to the approval of the detailed design by TfNSW.

CARRIED UNANIMOUSLY

KTC02 Bobbin Head Road, North Turramurra

File: TM10/17

Vide: GB.2

To consider a proposal to construct a raised Wombat Crossing on Bobbin Head Road, North Turramurra.

The Committee's Comments:

The Manager Traffic and Transport invited Mr Stephen Plummer, Principal, Ku-ring-gai High School, to join the meeting. The Manager Traffic and Transport provided background information on this item.

Mr Stephen Plummer spoke in support of the pedestrian crossing at the location. He commented student numbers at the school continue to grow and a lack of crossing is dangerous to students. Currently parents drop off children in the turning circle, despite it being signposted as 'No Stopping', as they are not

This is page 2 of the Minutes of Ku-ring-gai Traffic Committee held on 26 February 2025 and presented for confirmation on 18 March 2025.

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Minute

KU-RING-GAI COUNCIL

prepared to drop children off on the other side of the road. This has resulted in several near misses. A pedestrian crossing would allow students to be dropped off and cross the road safely. There is also a hospital across the road from the school and patients and staff need to cross the road to access the bus.

The Manager Traffic and Transport tabled an email from a parent at the high school in support of the pedestrian crossing.

The representative for the Member for Davidson questioned whether the cost of the works could be justified.

The Team Leader Regulation proposed that 'No Parking' restrictions during school peak times be considered, so students could be picked up and dropped off opposite the school.

The Committee discussed this proposal and noted issues with the turning circle. and recommend this project be approved, subject to consideration of adjustments to the detail design to incorporate the drop off zone.

The Committee Recommends:

- A. That the existing pedestrian refuge island located outside Ku-ring-gai High School on Bobbin Head Road, North Turramurra, be replaced with a raised Wombat Crossing, and that the street lighting at the site be upgraded. That the detailed design consider providing a pick-up and drop-off zone.
- B. That the Principal of Ku-ring-gai High School be informed of Council's decision.

CARRIED UNANIMOUSLY

KTC03 Bobbin Head Road, Pymble

File: TM7/17
Vide: GB.3

To consider a proposal to construct a raised Wombat Crossing on Bobbin Head Road, south of Selwyn Street, Pymble.

The Committee's Comments:

The Chairperson introduced Mr Ian Carlson, Board Secretary, Northside Montessori School.

Manager Traffic and Transport provided background information on this item.

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20250226-KTC-Mins-2025/047028/3

Minute

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Mr Ian Carlson advised that the school has grown significantly from 180 to 280 students and caters for primary and high school aged students. This has increased pedestrian traffic around the school. He commented that students take classes in Bannockburn Oval, and partake in activities outside of the school and a pedestrian crossing is needed. Parents have reported multiple near misses involving pedestrians outside the school.

The Committee discussed the proposal and recommended the proposal be approved. Representing Member for Wahroonga advised The Member for Wahroonga recommend this proposal be approved.

The Committee Recommends:

- A. That, subject to available funding, the existing pedestrian refuge island outside Northside Montessori School on Bobbin Head Road, Pymble, be replaced with a raised Wombat crossing.
- B. That the street lighting at the site be upgraded in conjunction with the replacement of the existing pedestrian refuge island with a raised Wombat Crossing.
- C. That Adam Scotney, Principal Northside Montessori School, be notified of Council's decision

CARRIED UNANIMOUSLY

KTC04 Mudies Road, St Ives

File: TDA145/24
Vide: GB.4

To consider a proposal to construct a raised wombat crossing on Mudies Road at Memorial Avenue, St Ives.

The Committee's Comments:

Manager Traffic and Transport provided background information on this item.

The Representative for Davidson queried the benefits of a raised pedestrian crossing.

The Representative for Transport for NSW (TfNSW) advised a preference for raised pedestrian crossings and this has become a safety standard around schools. TfNSW funding has been approved for a raised pedestrian crossing, and if there

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was a change in the scope of the design, TfNSW could not guarantee funding would be maintained.

The Committee discussed the proposal recommend that this proposal be approved.

The Committee Recommends:

That the existing pedestrian refuge island on eastern leg of Mudies Road at Memorial Avenue, St Ives be replaced with a raised Wombat crossing, subject to the approval of the detailed design by TfNSW.

CARRIED UNANIMOUSLY

KTC05 Hunter Avenue, St Ives

File: TM9/17
Vide: GB.5

To consider a proposal to install a raised Wombat Crossing on Hunter Avenue at Yarrabung Road, St Ives.

The Committee's Comments:

Manager Traffic and Transport provided background information on this item.

The Chairperson noted that previous designs for an at-grade crossing received objections. However, no negative responses have been received with the proposed upgrade and relocation of crossing.

The Representative for Davidson agreed that the proposed location of the wombat crossing was the most suitable location.

The Committee discussed the proposal recommend that this proposal be approved.

The Committee Recommends:

That a raised Wombat crossing, along with new street lighting, be constructed on Hunter Avenue at Yarrabung Road, St Ives, subject to the approval of the detailed design by TfNSW.

CARRIED UNANIMOUSLY

This is page 5 of the Minutes of Ku-ring-gai Traffic Committee held on 26 February 2025 and presented for confirmation on 18 March 2025.

20250226-KTC-Mins-2025/047028/5

Minute

KU-RING-GAI COUNCIL

KTC06 Margaret Street, Roseville

File: TM8/17

Vide: GB.6

To consider a proposal to construct a raised Wombat Crossing on Margaret Street at Archbold Road, Roseville.

The Committee's Comments:

Manager Traffic and Transport provided background information on this item.

The Chairperson commented that the location may cause concerns and northbound traffic on Archbold Road turning into Margaret Street may hold up traffic.

Representative from TfNSW mentioned the crossing needed to be set back at least 6 metres from the intersection. However, there is a concern that moving the crossing even further back may take the crossing away from the pedestrian desire line.

Director Operations noted there is scope to move the crossing further into Margaret Street. However, this may impact the tree canopy, and pedestrian fencing would be required to channel people to cross at the pedestrian crossing.

The Committee discussed the proposal and recommend the crossing be moved further back in Margaret Street and pedestrian fencing installed.

The Committee Recommends:

That a raised Wombat Crossing, along with new street lighting, be constructed on Margaret Street at Archbold Road, subject to the approval of the detailed design by TfNSW.

CARRIED UNANIMOUSLY

KTC07 Robert Street, Gordon

File: TM4/17

Vide: GB.7

To consider a proposal to construct a raised Wombat Crossing on Robert Street at Werona Avenue, Gordon.

The Committee's Comments:

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20250226-KTC-Mins-2025/047028/6

Minute

KU-RING-GAI COUNCIL

Manager Traffic and Transport provided background information on this item

The Chairperson noted there had been petition concerning loss of parking to surrounding businesses. To address this issue, the plan had been amended to provide an additional 2 short-term parking spaces on Werona Avenue. This meant there was an overall gain of one parking space.

Transport for NSW advised there were no concerns with the crossing, however, recommended further community consultation in relation to parking.

The Chairperson agreed with TfNSW for the community consultation concerning parking and to hold the matter pending future consultation.

The Committee Recommends:

- A. That a raised Wombat crossing, along with new street lighting, be constructed on Robert Street, subject to the approval of the detailed design by TfNSW, and further consultation with affected businesses and residents regarding the amended proposal.
- B. That the results of the consultation be referred to the next Traffic Committee Meeting

CARRIED UNANIMOUSLY

OTHER BUSINESS

Robert Street, Gordon – Petition Letter

Manager Traffic and Transport tabled a petition letter on behalf of Councillor Barbara Ward from businesses in Robert Street, Gordon.

Barra Brui Crescent and Eastern Arterial Road, St Ives

Member for Davidson

Manager Traffic and Transport tabled a letter received from Mr Markham requesting signalised traffic lights at the intersection. In order to commence design process, traffic committee will need to approve.

Bike North Attendance as Observer

Chairperson

The Chairperson introduced Mr David Thomson from Bike North, as an observer and advised Bike North would like to join the Committee as in previous years.

Manager Traffic and Transport advised that Bike North was in attendance at previous Committee meetings and attendance was ceased.

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Mr David Thomson advised he represents Bike North which is a community group of 500 members and organise recreational interest for riders in the area. Bike North is involved in nine Council's across Sydney and had attended meetings in previous years. Bike North has been a member of the Active Transport committee and will be a member of the expanded Smart Transport Advisory Committee which looks at topics to assist the community such as E-bike trails, children travelling school and electric car charges. Bike North has added value in the past to enhance the work of the Traffic Committee.

The Chairperson commented the Committee will discuss Bike North's attendance at future meetings and will make a decision following the meeting.

Committee Meeting Dates

The Committee discussed moving from quarterly to monthly meetings, upon the recommendation of the Chair and supported by other Members. The Mayor noted that the GB.5 of the OMC in December 2024 set the Committee's quarterly meeting dates for 2025, and the Committee agreed to, on notice, review and recommend amending the meeting schedule to monthly (excluding December). The Committee would be able to postpone a meeting if there is insufficient business but would still meet at least once in each quarter on those dates already set.

The Meeting closed at 10.25AM

DELIVERY PROGRAM AND OPERATIONAL PLAN: DECEMBER 2024 BIENNIAL REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report to Council on the progress of the Delivery Program 2022-2026 and Operational Plan 2024-2025, for the six-month period July to December 2024.

BACKGROUND:

Section 404 of the *Local Government Act 1993* requires a progress report to be presented to Council, with respect to the principal activities detailed in the Delivery Program, at least every 6 (six) months.

COMMENTS:

This report provides a summary of progress results for one-year tasks and four-year term achievements contained in the Delivery Program 2022-2026 and Operational Plan 2024-2025.

RECOMMENDATION:

That the report on the six-monthly progress review of the Delivery Program 2022-2026 and Operational Plan 2024-2025 for the period July to December 2024 be received and noted.

PURPOSE OF REPORT

To report to Council on the progress of the Delivery Program 2022-2026 and Operational Plan 2024-2025, for the six-month period July to December 2024.

BACKGROUND

Council adopted the current Delivery Program 2022-2026 and Operational Plan 2024-2025 in June 2024. A progress report must be presented to Council on the principal activities in the Delivery Program every 6 months. Progress on the Operational Plan is also included in the review due to the plan's important contribution to the Delivery Program, and to provide Council with a comprehensive view of progress for the period.

This report provides comments on the progress of one-year tasks and four-year term achievements, overall percentage achievement statistics and exception reporting for those items behind schedule in the Delivery Program and Operational Plan. Information is presented under the 6 themes in the Delivery Program and Operational Plan.

Item GB.7

FY00382/16

Council has received quarterly budget reports during 2024-2025 to provide data on the financial position of Council in terms of its income and expenditure, as well as the status of its adopted capital works program. The December 2024 quarter budget review was reported to Council's Ordinary Meeting of 18 February 2025.

A new Community Strategic Plan (CSP), Resourcing Strategy and Delivery Program and Operational Plan are currently in development and will be provided at the April meeting for Council's consideration and approval to release for public exhibition. The first report against these new plans will be published in early 2026.

COMMENTS

The December biannual report (**Attachment A1**) presents the organisation's progress against term achievements and tasks in the Delivery Program and Operational Plan.

Reasons for delays and remedial actions are provided for term achievements and tasks behind schedule. Explanatory comments are provided for performance indicators not achieved.

Summary of performance

The following table provides the summary of results at the end of the reporting period:

Item	Green traffic light /tick	Amber traffic light	Red traffic light	White traffic light
Tasks	94%	2.5%	3.5%	Nil
Term Achievements	92%	8.0%	0%	Nil

Explanation of traffic lights/ticks

Tick/ green traffic light – completed (tick) or progressed to schedule (green traffic light).

Amber traffic light - Behind schedule (delayed progress with remedial action required.)

Red traffic light - Significantly behind schedule with actions to address issues included.

White traffic light – Council resolved to not proceed, place on hold or work cannot progress as a direct result of Council's decision. There were nil tasks or term achievements with a white traffic light in the reporting period.

Performance against term achievements

92% of the 63 term achievements were satisfactorily progressed at the end of December 2024. This is a very satisfactory result for the December review. Remedial actions are included in the commentary for 8% (5) of term achievements not progressed to schedule.

Performance against one-year tasks

Item GB.7

FY00382/16

94% of the 200 one-year Operational Plan tasks were reported as progressing to schedule at the end of December 2024 with 2.5% (5) tasks behind schedule and 3.5% (7) tasks significantly behind schedule. Despite the delayed tasks, the overall result is very satisfactory.

Remedial actions are included in the commentary for tasks reported as not progressing to schedule for the reporting period.

Key achievements

Key achievements for the six-month reporting period included the following:

➤ Housing policy

- Reached agreement with the NSW Government through the Land and Environment Court regarding the development of alternative locally responsive planning controls in the TOD precincts at Roseville, Lindfield, Killara and Gordon.
- Completed significant work on the development of land use strategies and plans in response to the Transport Oriented Development (TOD) program. This has included the development and public exhibition of alternative TOD land use options around Roseville, Lindfield, Killara and Gordon stations.
- The consultation and communications program for the TOD alternatives included a major mailout to residents, managing resident enquiries, drop-in sessions, public forums (in person and online), a printed and online brochure, press ads, social media posts and presentations.

➤ Community engagement

- Comprehensive community engagement programs were completed for the TOD scenarios and development of a new Community Strategic Plan as well as engagement for local centre upgrades, streetscape and traffic works, surveys of youth and art centre and library users and policy updates.
- Community engagement undertaken as part of the development of a new Community Strategic Plan included community forums attended by 100 participants, an online platform attracting over 3,000 visits and a survey which captured the views of 170 residents.
- Established a staff community engagement champions group who meet regularly to discuss engagement projects and areas for improvement.
- Completed a youth survey and held a workshop at Lindfield Learning Village to contribute to the development of the Community Strategic Plan and for discussions at the youth forum in February 2025.

➤ Urban planning and heritage

- Completed two heritage studies to inform alternative scenarios for housing density increases in Ku-ring-gai. These studies independently checked the area listings and boundaries and found new evidence for the relative rareness of Ku-ring-gai's areas compared to others in Sydney.
- Commenced a new 7.11 Contributions Plan which provides funds towards the cost of providing local public infrastructure and facilities.

➤ Housing affordability

- An Affordable Housing Policy was prepared and endorsed for public exhibition in December 2024.

➤ **Environmental protection**

- Implementation and monitoring of the Urban Forest Strategy and administration of policies and processes to identify and manage urban canopy.
- A draft Green Grid Strategy was endorsed for public exhibition at the December Ordinary Meeting of Council.
- The Earthwatch Biodiversity Monitoring Day was held at West Pymble Village Green Tiny Forest.

➤ **Sustainability and climate change**

- High utilisation of Council's public EV chargers with each charger being used around 8 hours every day indicating strong community uptake and support.
- Installation of new public electric vehicle chargers at the Ku-ring-gai Fitness & Aquatic Centre (KFAC), Turramurra Library, and the North Turramurra Recreation Area. A solar shade was also installed at KFAC to demonstrate the pairing of solar and electric vehicle charging technology.
- Decreased emissions from electricity, gas and transport.
- Continued success in using recycled water on Council's sporting facilities and full reliance on sewer mining plants at both golf courses.
- Shared resources and advice on building successful Net Zero community strategies across the local government sector.
- Held a Bushfire Expo at West Pymble, where community members were able to speak to experts about how to protect their homes and family. This event was supported by the Sydney North Health Network.

Recreation, open space and community facilities

- Completed works at Pymble Town Hall.
- Completed major upgrades at Eldinhope Green (Wahroonga) and Hassall Park (St Ives) including construction of accessible and inclusive facilities.
- Completed the acquisition of three properties for future open space and roads.

➤ **Local roads and pedestrian facilities**

- Secured additional funding of \$815K from Transport for NSW (TfNSW) towards the Eastern Road HPAA project.
- Completed three wombat crossings Lady Game Drive (Lindfield), Bangalla Street (Warrawee) and Rosedale Road (St Ives) and received additional funding of \$76,000 to upgrade street lighting.
- Received \$2.33 million funding to complete pedestrian crossing facilities at several locations through The Federal Road Safety Program.
- Secured \$470,000 in funding to complete several Black Spot projects during the financial years 2024/25 and 2025/26.

➤ **Community events**

- Delivered Australian Citizenship Ceremonies welcoming 156 new citizens.
- Established a new partnership with Aboriginal Affairs NSW receiving a \$3,000 grant for the NAIDOC Week program.
- Expanded delivery of Indigenous programs and events at Ku-ring-gai Wildflower Garden and St Ives Showground including Season of Ngoonungi Nature Play, Aunty Time, School Holiday Aboriginal Bush Skills, a Children's Fauna and Bushfoods Experience, children's

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sand stories, Deadly Ed traditional indigenous games, children's weaving, a Bushfoods Experience and a traditional dance workshop.

- Over 42,000 people attended events in Ku-ring-gai including community run events the St Ives Food & Wine Fair, and Wahroonga Village Fair. Other major events held in Ku-ring-gai were the Wahroonga Food & Wine Festival and the popular trail running event Bare Creek Trail Run.
- A variety of events were held at the St Ives Showground and Ku-ring-gai Wildflower Garden including the Gai-mariagal Festival, Eco Festival, Wildflower Garden Open Day (Teddy Bears Picnic), multiple weekend commercial ski gear and rug sales, annual 3-day St Ives Orchid Fair, the new trail running event Sydney Ultra Marathon, the Sydney Backyard UltraTuffnutterz inflatable obstacle course, Sydney Trail Series, \$2 ride amusement fair, St Ives Christmas Market and an outdoor production called the Snow Queen. Three weddings were held at Caley's Pavilion and general hire of picnic areas was strong across both venues.

➤ **Volunteering**

- Implemented new safety culture software to improve risk management and reporting processes for environmental volunteers.

➤ **Community programs**

- Established a Youth Advisory Committee with the objective of improving youth participation and engagement in future service provision, offering young people a vital platform for civic involvement.
- The Youth Advisory Committee Engagement Plan received 445 responses to assist in the future work of the Committee and preparation of a Youth Plan and long term strategic planning for the local government area.
- Received official endorsement for the Ku-ring-gai Dementia Friendly Community Action Plan by Dementia Australia.
- Held successful events on Dementia Awareness, Duty of Care, in-home support, rights and advocacy, Body Image and Eating Disorder Awareness and a Brain Health Summit.
- Aged Services Programs are reaching more older people with new attendees making up around 15% at each activity.

➤ **Business support**

- Launch of 2030 Visitor Economy Strategy.
- Engaged with the business community on various Council projects and identified collaborative opportunities that would allow local businesses to provide input on centre upgrades and improvements.
- Completed engagement with the business community for the Community Strategic Plan about current and future challenges and opportunities for the future.
- Delivered four face-to-face and nine virtual business sessions including three half day marketing training sessions, and the 'Mental Health and Financial Wealth' program delivered with the MAP Institute, which looked at wellbeing, cash flow and costs management.
- The Better Business Partnership website was significantly improved and increased engagement with the business sector.

➤ **Service improvements**

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FY00382/16

- Progressed service reviews of development assessment processes, sports fields and communications/community engagement.
- Completed NSW Planning Portal integration
- Completed internal audits on property management and records management.

➤ **Workforce**

- Established the Early Career Program, policy and procedure. This program aims to provide career and professional development opportunities for graduates, undergraduates, trainees and apprenticeships.
- Delivered a tailored organisational wide risk training program to enhance risk awareness and risk management capabilities

➤ **Governance**

- Council supported the successful delivery of the 2024 Local Government Elections and induction of new and returning councillors.
- Completed preparation of Council`s Annual Report 2023-2024 and State of Our Ku-ring-gai Report 2021-2024 which were both presented to and endorsed by Council in November 2024 and published on Council`s website.
- Council improved accessibility and transparency by publishing the video of Council forums to the website and enabling speakers to address Council via Zoom.
-

Challenges

The primary challenge during this period was the need to prioritise the development of alternative Transport Oriented Development (TOD) scenarios. This significantly impacted progress on other planned projects

INTEGRATED PLANNING AND REPORTING

Theme 6 - Leadership

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
L1.1: A shared long-term vision underpins strategic collaboration and partnerships and builds leadership capacity.	L1.1.1: The priorities of our community, as reflected in the Community Strategic Plan, inform Council's policy development, decision-making and program delivery.	L1.1.1.3: Provide regular reporting to the community on performance and progress against Council's Delivery Program and Operational Plan.

GOVERNANCE MATTERS

The Local Government Act requires a progress report to be presented to Council on the principal activities detailed in the Delivery Program and Operational Plan at least every six (6) months. This

requirement is met through the biannual reports presented to Council for the six-month periods July to December and January to June each year.

RISK MANAGEMENT

Consistent with the *Local Government Act 1993*, the preparation, reporting and consideration by Council on the progress of the Delivery Program and Operational Plan is undertaken every six (6) months through biannual reports.

FINANCIAL CONSIDERATIONS

There are no direct financial considerations associated with the adoption of the recommendations contained within this report. A report on the December quarterly budget review for 2024-2025 was presented to Council's Ordinary Meeting of 18 February 2025 (Item GB.5).

ENVIRONMENTAL CONSIDERATIONS

There are no specific environmental impacts associated with the preparation of this report.

COMMUNITY CONSULTATION

Although no specific community consultation was undertaken for the preparation of this report, community engagement and consultation played a significant role in the delivery of services, programs, projects and actions as detailed in the bi-annual progress report.

INTERNAL CONSULTATION

All Departments have provided status updates and comments on the progress of term achievements and tasks as provided at **Attachment A1**.

SUMMARY

This report provides progress results for one-year tasks and four-year term achievements contained in the Delivery Program 2022-2026 and Operational Plan 2024-2025 for the December Biannual review period.

A very satisfactory result was achieved for the review period with 94% of Operational Plan tasks progressed to schedule or completed and 92% of term achievements progressed to schedule at the end of December 2024.

RECOMMENDATION:

That the report on the six-monthly progress review of the Delivery Program 2022-2026 and Operational Plan 2024-2025 for the period July to December 2024 be received and noted.

Christopher M Jones
Manager Governance & Corporate Strategy

Helen Lowndes
Integrated Planning Coordinator

2025/061087



REVISED DELIVERY PROGRAM 2022 – 2026 AND OPERATIONAL PLAN 2024 – 2025







DECEMBER 2024 BI-ANNUAL REPORT

1 JULY – 31 DECEMBER 2024

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Kuring-gai Council – December 2024 Bi-annual Report

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About this report






Ku-ring-gai Council's Delivery Program 2022-2026 and Operational Plan 2024-2025 were adopted in June 2024. The combined document includes:

- Four-year Term Achievements, outlining what Council intends to do during its term of office to progress the Community Strategic Plan 'Ku-ring-gai 2032'.
- One-year Operational Plan Tasks that detail the projects, programs and services that will be undertaken during 2024-2025.
- Performance Indicators that are reported annually as part of the June bi-annual reporting.

This report is presented under the following six themes:

	Community, people and culture		Natural environment
	Places, spaces and infrastructure		Access, traffic and transport
	Local economy		Leadership

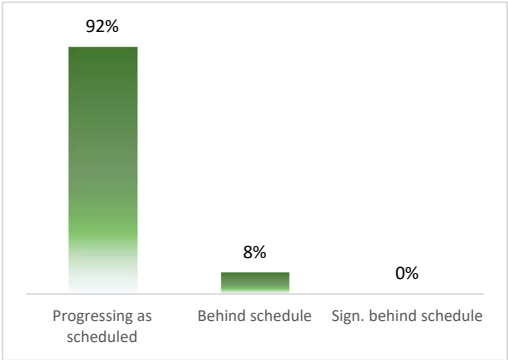
Progress comments are provided against reportable items using the traffic light framework below:

	Status	Description
	Completed	Term achievement/task has been completed.
	Progressing as scheduled	Term achievement/task progressed as scheduled.
	Behind schedule	Delayed performance progress with remedial action required.
	Significantly behind schedule	Performance issues resulting in major delays. Actions to address issues to be included.
	On hold	Council resolved to not proceed or place the task/term achievement on hold, or the task/term achievement cannot progress as a direct result of a Council resolution.

Performance summary snapshot

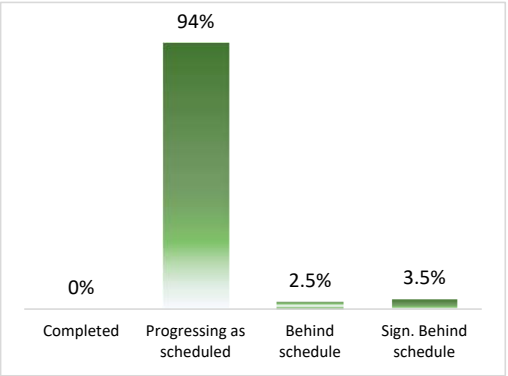
Delivery Program 2022 - 2026

92%
TERM ACHIEVEMENTS PROGRESSING AS
SCHEDULED



Operational Plan 2024 - 2025






94%
TASKS COMPLETED OR PROGRESSING
AS SCHEDULED








Performance summary by theme

All departments have provided status updates on the progress of Delivery Program term achievements and Operational Plan tasks. Commentary is provided for those not progressing as scheduled including the reasons for delays and proposed remedial actions. Tasks and term achievements indicated as 'on hold' are not included in overall performance calculations.

Delivery Program term achievement performance by theme

Theme	Term Achievements					
	 Completed	 Progressing as scheduled	 Behind schedule	 Significantly behind schedule	 On hold	Total no.
Community, People and Culture	0	9	1	0	0	10
Natural Environment	0	10	0	0	0	10
Places, Spaces and Infrastructure	0	14	2	0	0	16
Access, Traffic and Transport	0	6	1	0	0	7
Local Economy	0	5	1	0	0	6
Leadership	0	15	0	0	0	15
Total no.	0	59	5	0	0	64
Performance: 92% progressing as scheduled (59/64).						

Operational Plan task performance by theme


Theme	Tasks					
	 Completed	 Progressing as scheduled	 Behind schedule	 Significantly behind schedule	 On hold	Total no.
Community, People and Culture	0	34	1	1	0	36
Natural Environment	0	29	0	0	0	29
Places, Spaces and Infrastructure	0	60	3	5	0	68
Access, Traffic and Transport	0	12	1	0	0	13
Local Economy	0	11	0	1	0	12
Leadership	0	50	0	0	0	50
Total no.	0	196	5	7	0	208
Performance: 94% completed or progressing as scheduled (196/208).						

Exception report



The Exception Report highlights term achievements and tasks that are behind schedule, significantly behind schedule or placed on hold by Council resolution (amber, red or white traffic lights). Commentary includes the reasons for delays and proposed remedial actions.

THEME 1: COMMUNITY, PEOPLE AND CULTURE

Term Achievement Exceptions



Code	Description	Progress	Comments
C1.1.1	Innovative and effective community engagement that increases opportunities for participation by all members of the community. Signoff Authority: <i>Director Community</i>		Progress is behind schedule. Council has engaged with the community on key matters including the NSW Government Housing Policy and Council's draft Community Strategic Plan. Council continued to support committees and the Community Engagement Champions group was established. Regular progress on Council's community engagement activities is now reported to the General Manager and Directors Group. Reason While significant community engagement projects were advanced or completed during the reporting period overall progress of the Term Achievement was impacted by delayed preparation of the draft Ku-ring-gai Reconciliation Action Plan. This was due to complex higher priority planning investigations required in response to the State Government's Transport Oriented Development (TOD) and Dual Occupancy policies. Remedial Action The Ku-ring-gai Council Reconciliation Action Plan will be progressed in the following reporting periods.

Operational Plan Task Exceptions



Code	Description	Progress	Comments
C1.1.1.6	Prepare a draft Ku-ring-gai Council Reconciliation Action Plan. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 10%	Completion of the consultant brief was delayed during the reporting period due to complex and higher priority land-use planning investigations required in response to the State Government's Transport Oriented Development (TOD) and Dual Occupancy policies. Reason Higher priority planning investigations and responses required to State Government policy changes. Remedial Action The work will be continued as soon as the immediate deadlines on the TOD and Dual Occupancy policies are achieved.
C6.1.2.4	Complete flood risk management studies in consultation with the Flood Risk Management Committee and investigate priority management actions. Signoff Authority: <i>Manager Environment & Sustainability</i>	 40%	The Middle Harbour Northern Catchments Flood Study finalisation was delayed by the consultant and following delivery of the final report in November issues were identified with the data hand-over. A request to clarify the data and address issues with the hand-over was sent to the consultant in December. The Lane Cove Northern Catchments Flood Study final draft delivery has been pushed back due to a delay in finalising the Norman Griffiths field upgrade design levels. The Lane Cove Southern Catchments Flood Study is progressing as much as possible noting the delays to the other studies currently being undertaken. Reason The Middle Harbour Northern Catchments Flood Study finalisation was delayed by the consultant and following delivery of the final report in November issues were identified with the data hand-over. Remedial Action A request to clarify the data and address issues with the hand-over was sent to the consultant in December.







THEME 3: PLACES, SPACES AND INFRASTRUCTURE

Term Achievement Exceptions

Code	Description	Progress	Comments
P2.1.1	Land use strategies, plans and processes are in place to protect existing character and effectively manage the impact of new development. Signoff Authority: Director Strategy & Environment		Progress is behind schedule. The implementation of the Local Strategic Planning Statement (LSPS) has continued but limited progress on the local character controls has been made due to staff from Urban Planning focussing on the development of the alternative Transport Oriented Development (TOD) plans. Reason During the reporting period, Urban Planning staff have focussed on the development of the alternative TOD plans. Remedial Action Following the finalisation of the TOD alternatives, work can commence on the local character controls in the Development Control Plan (DCP).
P7.1.2	The renewal of Marian Street Theatre is substantially completed. Signoff Authority: Director Strategy & Environment		Progress is behind schedule. A report was presented to Council in October which detailed the likely costs and timetable to redevelop the Marian Street Theatre in accordance with Development Application (DA0144/20) and the actions to be taken to achieve substantial commencement by 19 August 2026. Reason During the reporting period, planning and legal advice was sought in relation to the Development Application. Remedial Action Council is awaiting advice on opportunities for limited works to preserve the development consent for the theatre.


Operational Plan Task Exceptions

Code	Description	Progress	Comments
P1.1.1.9	Develop and implement a volunteer based Treecare program to assist in the protection, enhancement and monitoring of selected indigenous canopy trees in key locations. Signoff Authority: Manager Environment & Sustainability	 45%	Progress on development of the Treecare Program included: * a 6-week block planned for each school term delivered by a volunteer and nursery officer. Gordon Recreation Grounds is the first site proposed with a different park to be utilised each term. * development of a brochure for the Duke of Edinburgh Treecare Program, promoted to schools and parents, and planned to commence in February. * promotion of the program to retirees as part of a Senior Citizen Science project suggested by the University of 3rd Age. The project to be presented during the Seniors Festival in March. Reason A Council working group continued to build consensus around parameters and use of volunteers. Marketing and advertising of treecare in parks has not as yet gained sufficient awareness amongst target audiences. Remedial Action An advertising/promotion plan has been agreed and will start in January - specifically aimed at schools and senior citizens.
P2.1.1.3	Investigate the inclusion of Local Character Controls within the Ku-ring-gai Development Control Plan. Signoff Authority: Manager Urban & Heritage Planning	 25%	Limited progress has been made on the development of local character controls to be included in the Ku-ring-gai Development Control Plan (DCP). Reason Staff from Urban Planning have been focussed on the development of the alternative TOD plans. Remedial Action The development of local character controls for inclusion in the DCP will progress following the finalisation of the TOD scenarios.


Code	Description	Progress	Comments
P4.1.1.1	Oversee and monitor the implementation of the Ku-ring-gai Public Domain Plan. Signoff Authority: Manager Urban & Heritage Planning	 30%	Bi-monthly meetings have been set up between Strategy and Environment and Operations teams to monitor progress of projects. Detail design and construction of a number of key public domain projects has been considerably delayed, including: * Bedes Forest park expansion * Lindfield streetscape improvements * Gordon north streetscape (including Fitzsimons Lane and Pacific Highway). Reason Detail design and construction of key public domain projects has been delayed due to the preparation of alternative TOD scenarios. Remedial Action A new permanent position for a Public Domain Coordinator has been established and will be advertised in first half of 2025.
P4.1.1.5	Actively engage with residents, key agencies, landholders, businesses and other stakeholders to assist with the delivery of the streetscape projects. Signoff Authority: Manager Urban & Heritage Planning	 35%	No progress on this task during reporting period. A new permanent position for a Public Domain Coordinator has been created to manage this task. Reason Staff have been focused on preparing alternative TOD scenarios during the reporting period. Remedial Action A new permanent position for a Public Domain Coordinator has been created.
P4.1.1.6	Prepare detail design plans for priority streetscapes in Pymble, Roseville, St Ives and Turramurra. Signoff Authority: Manager Urban & Heritage Planning	 35%	No progress on this task during the reporting period. Reason Staff resources have been focused on preparing alternative TOD scenarios. Remedial Action A new permanent position for a Public Domain Coordinator has been created.
P4.1.1.10	Progress delivery of works for Fitzsimons Lane/ Merriwa Street (east)/Pacific Highway (north), Gordon. Signoff Authority: Head Project Design	 30%	The 90% detail design package was expected to be received in late November and should include arborist recommendations and utility reports provided by the sub consultant. However, the final package has not yet been delivered by the consultant, who have advised issues with staffing have led to further delays. Reason The Lead Consultant has repeatedly failed to meet the program's documentation standards. Remedial Action Council is currently in negotiations to address this non-compliance and ensure project progress.
P6.1.1.14	Prepare a masterplan for the former Gordon Bowling Club site (4 Pennant Avenue Gordon) for public open space uses. Signoff Authority: Manager Urban & Heritage Planning	 40%	Work has commenced including: * establishing project working group * preparation of site survey * preparation of arborists report. Stage 1 community engagement has been delayed due to staff being allocated to alternative projects. Reason Work involved on the preparation of alternative TOD scenarios has impacted the delivery of this task during the reporting period. Remedial Action A new permanent position for a Public Domain Coordinator has been established. The position will be advertised in the first half of 2025.
P7.1.2.1	Progress of the Marian Street Theatre renewal project is subject to Council resolutions. Signoff Authority: Director Strategy & Environment	 40%	In line with resolutions of Council (July: Min 153, and October: Min 207), staff have investigated options to preserve the development consent for the theatre, however construction works continue to be unfunded. Reason Council is investigating an appropriate package of works that if implemented could preserve the existing development consent. Remedial Action Council will continue to review options whilst awaiting advice on the matter.

THEME 4: ACCESS, TRAFFIC AND TRANSPORT

Term Achievement Exceptions


Code	Description	Progress	Comments
T1.1.4	<p>The community is informed and educated about transport options and encouraged to use active and alternative forms of transport.</p> <p>Signoff Authority: <i>Director Strategy & Environment</i></p>		<p>Progress is behind schedule.</p> <p>The annual Ride2Work day was due to be held in October 2024 but unfortunately Council was not able to participate due to competing priorities.</p> <p>Reason</p> <p>Key strategic transport planning staff were focussed on the Transport Oriented Development (TOD) alternatives which has impacted progress during the period.</p> <p>Remedial Action</p> <p>Staff may be able to promote/ deliver the 2025 Ride2School event in March following progress of work undertaken on the NSW Government's TOD SEPP and Council's alternative scenarios.</p>

Operational Plan Task Exceptions


Code	Description	Progress	Comments
T1.1.4.1	<p>Deliver education and awareness programs focused on alternatives to private car use, including walking and cycling.</p> <p>Signoff Authority: <i>Manager Urban & Heritage Planning</i></p>	 45%	<p>The annual Ride2Work day was held in mid-October 2024, but it was not possible to plan for this event.</p> <p>Reason</p> <p>Planning work and other commitments around the NSW Government's TOD SEPP and Council's alternative scenarios meant that it was not possible to commit to this event.</p> <p>Remedial Action</p> <p>There may be an opportunity to promote the Ride2School event in 2025, which normally occurs in March. If workloads around NSW Government's TOD SEPP and Council's alternative scenarios ease in the first quarter of 2025, and frees up resources, this is an event that staff may be able to promote/deliver.</p>

THEME 5: LOCAL ECONOMY

Term Achievement Exceptions

Code	Description	Progress	Comments
E1.1.2	Strategies and plans are in place that support business growth. Signoff Authority: Director Strategy & Environment		Progress is behind schedule. A feasibility of Gordon hub was prepared and a briefing to Councillors held. No progress was made on the new Employment Lands Strategy as the implications of the NSW Government imposed Transport Oriented Development (TOD) program need to be taken into consideration. Reason The TOD program employment lands (commercial development) implications need to be taken into consideration for the new Employment Lands Strategy. Remedial Action The new strategy will be deferred until updated employment lands information can be sourced from the final TOD alternative scenario.

Operational Plan Task Exceptions

Code	Description	Progress	Comments
E1.1.2.2	Prepare a new Employment Lands Strategy in accordance with Department of Planning, Housing and Infrastructure (DPHI) guidelines. Signoff Authority: Manager Urban & Heritage Planning	 0%	No progress has been made this reporting period due to the implications of the NSW Government imposed TOD program. Reason Council is awaiting revised population projections once the TOD alternatives are finalised. Remedial Action The project will be revisited once the TOD alternatives are finalised.

Full reporting by theme

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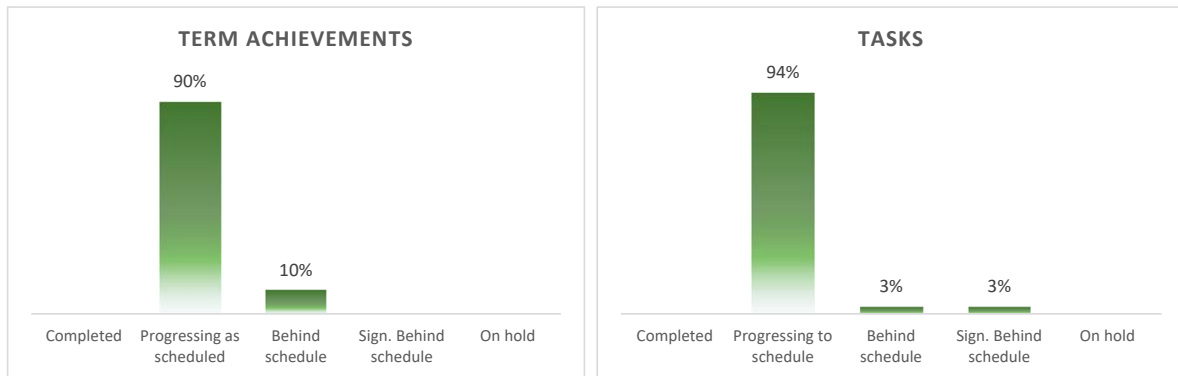


THEME 1

COMMUNITY, PEOPLE AND CULTURE

A healthy, safe, and diverse community that respects our history, and celebrates our differences in a vibrant culture of learning.

Performance summary



Key achievements

- Community engagement completed in areas including Transport Oriented Development Scenarios, the Community Strategic Plan, centre upgrades, streetscape and traffic works, surveys of youth and art centre and library users, and policy updates.
- Established a group of staff community engagement champions who are trained in community engagement and meet to discuss projects and areas for improvement.
- Established a Youth Advisory Committee. This Committee will improve youth participation and engagement in future service provision, offering young people a vital platform for civic involvement.
- Thomas Carlyle Children's Centre has partnered with The George Institute for Global Health at University of NSW for their Intergenerational Program in which older adults will connect with our preschool children once per week for a two-hour session. The Program will monitor the relationship between the older adults' health and the development of the pre-school children's skills.
- Ku-ring-gai young people won the 19-24 age category and the People's Choice category in a regional youth photography competition "Need A Lift" that celebrates positive mental health.
- Held the inaugural meeting of the Status of Women Advisory Committee.
- Completed a youth survey and held a workshop at Lindfield Learning Village to contribute to the development of the Community Strategic Plan and for discussions at the youth forum in February 2025.
- Worked with the CALD community to assist in planning the Multicultural Festival to be held in March 2025.
- Established the Community Engagement and Notification Register.
- Completed the 2024 Ku-ring-gai Community Grants Program with funds distributed to community groups to support a range of programs and activities aimed at improving the wellbeing of local residents.
- Increase of 17.2 % in customers visiting Council libraries and 24% in eResource usage (compared to the same time last year).
- Programs are reaching more older people, with new attendees making up around 15% at each activity, with senior's exercise classes consistently over-subscribed.
- Developed a booklet for seniors, with the support of a physiotherapist, on exercises at home aimed at improving their physical and mental health.
- Received official endorsement for the Ku-ring-gai Dementia Friendly Community Action Plan by Dementia Australia.
- Held successful events on Dementia Awareness, Duty of Care, in-home support, rights and advocacy, Body Image and Eating Disorder Awareness and a Brain Health Summit.

- Established a new partnership with Aboriginal Affairs NSW receiving a \$3,000 grant for the NAIDOC Week program.
- Delivered a diverse events program in Ku-ring-gai including the popular Spring Twilight Concert in the Park, Arts & Culture Festival, the Eco Festival, and The Ku-ring-gai Sculpture Trail.
- Delivered Australian Citizenship Ceremonies welcoming 156 new citizens.
- 88 volunteers were referred to local organisations for suitable volunteer roles.
- Implemented new safety culture software to improve risk management and reporting processes for environmental volunteers.
- Implemented new safety and security measures in the St Ives Village Green area in response to anti-social behaviour.
- Held a Bushfire Expo at West Pymble, supported by the Sydney North Health Network, where community members were able to speak to experts about how to protect their homes and family.


Challenges

- Delays to the Middle Harbour Northern Catchments Flood Study finalisation due to issues with the data hand-over.




Focus area: C1: Engagement and connectedness




Long-Term Objective: C1.1: An empowered community where opportunities are provided for all voices to be heard and participation and engagement are encouraged.

Term Achievement


Code	Description	Progress
C1.1.1	Innovative and effective community engagement that increases opportunities for participation by all members of the community. <i>Signoff Authority: Director Community</i>	
Comments Progress is behind schedule. Council has engaged with the community on key matters including the NSW Government Housing Policy and Council's draft Community Strategic Plan. Council continued to support committees and the Community Engagement Champions group was established. Regular progress on Council's community engagement activities is now reported to the General Manager and Directors Group. Reason While significant community engagement projects were advanced or completed during the reporting period overall progress of the Term Achievement was impacted by delayed preparation of the draft Ku-ring-gai Reconciliation Action Plan. This was due to complex higher priority planning investigations required in response to the State Government's Transport Oriented Development (TOD) and Dual Occupancy policies. Remedial Action The Ku-ring-gai Council Reconciliation Action Plan will be progressed in the following reporting periods.		

Operational Plan Tasks



Code	Description	Progress	Comments
C1.1.1.1	Liaise with staff to ensure the Community Engagement Policy and Community Engagement Strategy is understood and provide support as needed. <i>Signoff Authority: Manager Corporate Communications</i>	 50%	Staff are regularly supported with engagement in line with Council's Engagement Policy. In addition, the Community Engagement Strategy (CES) is now in final draft and will shortly be presented to Council for consideration prior to formal public exhibition and adoption. A Community Engagement Matrix has also been developed to support the Strategy. The Matrix outlines minimum standards for engagement on common council projects. The document is in draft until the CES is adopted. During the period many engagement projects were completed in areas including centre upgrades, streetscape and traffic works, surveys of youth and art centre and library users, and policy updates. The two largest projects related to the Transport Oriented Development Scenarios and the first phase of engagement for the new Community Strategic Plan.
C1.1.1.2	Establish a new group of engagement champions and deliver community engagement training where appropriate. <i>Signoff Authority: Manager Corporate Communications</i>	 50%	The Engagement Champions group is established and has had its first meeting. A full day's training with an external consultant is scheduled for late January 2025. The group will then meet quarterly to discuss community engagement matters including project overviews, lessons learnt and areas for improvement and support.
C1.1.1.3	Continue to enhance engagement with people with disabilities, culturally and linguistically diverse groups, LGBTQI+ and young people. <i>Signoff Authority: Manager Corporate Communications</i>	 50%	During the period a 15-member Youth Advisory Committee was established. This group will have its first meeting in February 2025. In addition, a youth survey was undertaken with almost 500 responses received from local young people. The results are being used to guide the development of the new Community Strategic Plan (CSP) and as a basis for discussions at the youth forum taking place in February 2025. The forum aims to examine a range of issues for young people which may include social and mental health issues, support for LGBTQI+ communities and other programs and facilities for youth. Staff also worked with Lindfield Learning Village and ran a half day presentation and workshop session with



			<p>approx. 180 year 7 and 8 students discussing youth engagement, facilities for young people and opportunities for the future. As with the Youth Survey outputs of this process will be used to inform CSP development.</p> <p>As part of planning for the Multicultural Festival taking place in March a survey was undertaken to capture feedback from the CALD community to assist in shaping the festival.</p> <p>Staff are also preparing for the review of the Disability Inclusion Plan that will be revised in the coming months.</p>
C1.1.1.4	<p>Monitor and report on the outcomes of community engagement and consultation.</p> <p>Signoff Authority: <i>Manager Corporate Communications</i></p>	 50%	<p>The process of monitoring engagement has been formalised during the period with the establishment of the Community Engagement and Notification Register. Every month the register is updated to reflect all upcoming, active and recently completed community engagement and notification projects and reported to senior management.</p> <p>During the period many engagement projects were completed in areas including centre upgrades streetscape and traffic works, surveys of youth and art centre and library users, and policy updates. The two largest projects related to the Transport Oriented Development Scenarios and the first phase of engagement for the new Community Strategic Plan.</p>
C1.1.1.5	<p>Support and implement Council adopted actions arising from the Multicultural Advisory Committee, Arts and Culture Advisory Committee and Status of Women's Advisory Committee.</p> <p>Signoff Authority: <i>Director Community</i></p>	 50%	<p>The Multicultural Advisory Committee, The Status of Women Advisory Committee and the Arts Culture Committee have met during this period and recommendations implemented. The Youth Advisory Committee was also established by Council and is scheduled to meet in early 2025.</p>
C1.1.1.6	<p>Prepare a draft Ku-ring-gai Council Reconciliation Action Plan.</p> <p>Signoff Authority: <i>Manager Urban & Heritage Planning</i></p>	 10%	<p>Completion of the consultant brief was delayed during the reporting period due to complex and higher priority land-use planning investigations required in response to the State Government's Transport Oriented Development (TOD) and Dual Occupancy policies.</p> <p>Reason Higher priority planning investigations and responses required to State Government policy changes.</p> <p>Remedial Action The work will be continued as soon as the immediate deadlines on the TOD and Dual Occupancy policies are achieved.</p>

Term Achievement

Code	Description	Progress
C1.1.2	<p>Increase opportunities for community connectedness, inclusiveness and a sense of belonging.</p> <p>Signoff Authority: <i>Director Community</i></p>	
<p>Comments</p> <p>Progressing as schedule.</p> <p>Council has made progress in strengthening community connectedness and inclusiveness through a range of programs, grants, training, and targeted initiatives for identified groups. Ongoing investments in these areas continue to empower residents, fostering participation, engagement, and a sense of belonging across all demographics.</p>		

Operational Plan Tasks

Code	Description	Progress	Comments
C1.1.2.1	<p>Resource and support local initiatives and volunteer organisations through the Ku-ring-gai Community Grants Program.</p> <p>Signoff Authority: <i>Director Community</i></p>	 75%	<p>The 2024 Ku-ring-gai Community Grants Program was completed, and funds distributed to community groups to support a range of programs and activities aimed at improving the wellbeing of local residents. Planning for the 2025 Ku-ring-gai Community Grants Program has commenced and due to begin in March 2025.</p>
C1.1.2.2	<p>Coordinate the Ku-ring-gai Volunteer Coordination Service to enhance the</p>		<p>Local volunteer organisations were supported through dissemination of updated policy information and</p>


	capacity of local organisations to deliver services to older and frail aged residents. Signoff Authority: <i>Manager Community Development</i>	50%	extensive promotion of their volunteer opportunities. From July to December 20 volunteer roles were advertised through the Ku-ring-gai Volunteer Referral Services; 88 volunteers were referred to local organisations for suitable volunteer roles based on their interests, skills and age. Four new organisations joined the Volunteer Hub. A Volunteer Hub Workshop was held with participating organisations in December to review its operation over the past 12 months and identify priority areas for 2025. The feedback was very positive, and organisations also had an opportunity to update their information in the 2025 Volunteer Booklet.
C1.1.2.3	Resource and support volunteers by providing information, training and participation opportunities and recognising their contribution to the community through the Ku-ring-gai Volunteer Hub. Signoff Authority: <i>Manager Community Development</i>	 50%	A training workshop on Dementia Awareness and Duty of Care was delivered to 33 volunteers in mid-November. Volunteer appreciation gifts were distributed to local organisations operating under the Commonwealth Home Support Program to support their end-of-year celebrations and assist with volunteer retention. Local volunteer organisations were resourced and supported during this period including volunteer recruitment, induction and management for a large-scale fun run in St Ives.
C1.1.2.4	Deliver environmental volunteering programs. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Over 700 environmental volunteers are involved in the following: * 98 Bushcare sites - 4 Parkcare sites, Streetcare sites - group and individual. Reduced from 28 to 10 as some recategorised as verge gardens, 2 closed due to safety issues and some became inactive. * 1 x propagation shed, 2 community gardens, 3 Trailcare sites, 5 Streamwatch sites - new one started at Rocky Creek - Terrumbine Reserve, Eastern Pygmy Possum monitoring, Native Bee Program. * Volunteer hours 1 July - 31 December approx. 9,000 with Spring being a very active time for programs. * Native bee splitting season end September to mid-November: 300 residents visited, 52 hives converted to honey collectors and retired from program allowing them to continue enjoy hobby of stingless bee keeping. 135 hives created from splits for foster program and sales. 13 volunteers contributed 210 hours helping with splitting and over 100 hours painting the hive boxes. 25 hives were distributed to residents. * Pool to Pond - collated biodiversity data ie a bat survey of micro bat activity, macro invertebrate sampling, water quality testing and sent reports to 18 P2P residents. * Key environmental staff presented at Wildthings Forum over 60 attendees. * 90 volunteers attended the end of year Thank You lunch at the Wildflower Garden. * National Tree Day - 80 volunteers planted 700 Tubestock St Ives Showgrounds. Assisted students at 4 local Schools to plant over 200 tubestock. * A how to collect honey from Native bees workshop was held with 20 attending. * 20 volunteers attended weeding and planting corporate days at Rushall Street Reserve and Bicentennial Park. * 30 Bushcare Convenors attended a forum to hear about the future of community nursery, Citizen Science engagement (using iNaturalist to record biodiversity on their site), survey results from Bushcare Site Management Plan survey - feedback on the process. * 15 volunteers who won Bushcare quiz were taken on guided walk Muogamarra Nature Reserve. * 2 environmental educational walks to highlight native fauna and flora, geology, aboriginal heritage attracted 30 residents. This was very popular with new residents with 4 organised during 2025. * 15 New volunteers attended Introduction to Bushcare, WH&S and native plant identification workshops. 6

			volunteers attended Streamwatch training. 25 attendees at Great Southern Bioblitz – a new species of millipede discovered at the Wildflower Garden!
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Focus area: C2: Housing choice

Long-Term Objective: C2.1: Housing choice and adaptability support the needs of a changing population.

Term Achievement

Code	Description	Progress
C2.1.1	Council's planning approach to the provision of housing across Ku-ring-gai is responsive and addresses the supply, choice and affordability needs of the community and the changing population. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as schedule. A draft Affordable Housing Options Paper and draft Affordable Housing Policy were prepared along with a Councillor Workshop. At the December 2024 Ordinary Meeting of Council, Council adopted the draft policy for public exhibition, and this will take place in early 2025.		


Operational Plan Tasks

Code	Description	Progress	Comments
C2.1.1.1	Monitor and process proponent led and Council's planning proposals for additional housing. <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 50%	During the reporting period, Council has considered and resolved to submit the following proponent led planning proposals to the Department of Planning, Housing and Industry for gateway determinations: * 51-53 Rohini Street Turramurra (Anglicare Rohini Village) - Submitted for gateway December 2024 * 1364-1392 Pacific Highway, 1, 3, 1A Kissing Point Road, Turramurra (Turramurra Plaza) - Waiting for amended planning proposal from proponent prior to submitting for gateway.
C2.1.1.2	Prepare Housing Affordability Policy and Strategy consistent with the Local Strategic Planning Statement (LSPS). <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 60%	Consultants Hill PDA were engaged to prepare an Affordable Housing Options Paper and draft Affordable Housing Policy. As part of the preparation of the draft policy, workshops were held with Councillors on 25 July and 7 November 2024. At the Council meeting of 17 December 2024, Council adopted the draft policy for exhibition. Exhibition will take place in early 2025.



Focus area: C3: Health and wellbeing

Long-Term Objective: C3.1: An equitable, inclusive and resilient community that cares and provides for its residents and embraces healthier lifestyles.

Term Achievement


Code	Description	Progress
C3.1.1	Council's policies, programs and advocacy address the social, information and health needs of all age groups, reduce disadvantage and address gaps in service provision. <i>Signoff Authority: Director Community</i>	
Comments Progressing as scheduled. Council continues to make progress in addressing the social needs of various population segments through targeted policies, programs, and advocacy that reduce disadvantage and address service gaps. Ongoing efforts are fostering an equitable, inclusive, and resilient community, with a strong focus on supporting healthier lifestyles and ensuring that residents have access to the resources and services they need.		

Operational Plan Tasks



Code	Description	Progress	Comments
C3.1.1.1	<p>Develop and implement effective plans, services and programs to proactively address the changing needs of the community including recommendations and programs identified in Council's Community Needs Analysis and Children's Services Needs Study.</p> <p>Signoff Authority: <i>Manager Community Development</i></p>	 50%	<p>Children Services: Children Services continued to work with the KU Inclusion Support Service to assist children with additional needs. Excursions within Vacation Care programs have engaged children in real-world learning experiences, including activities in creative arts, outdoor education, environmental sustainability, STEM and cultural exploration. These programs foster children's curiosity and cultivate a deeper understanding of the world around them. Vacation Care will be delivered across three locations during the summer period, providing local families and children with valuable support and learning experiences.</p> <p>Youth Services: Youth Services prioritised culturally inclusive programming to address the diverse needs of young people at St Ives and Gordon Youth Hubs. Initiatives have included Aunty Time for NAIDOC Week, ping pong competitions and social tennis for Cultural and Linguistically Diverse (CALD) young people, Christmas baking workshops and celebrations for local young people. During this reporting period, the Youth Advisory Committee was established, with 15 members appointed. This Committee will improve youth participation and engagement in future service provision, offering young people a vital platform for civic involvement. St Ives Youth Hub stakeholder engagement meetings were held to address the increased vulnerabilities of young people in St Ives and further engage them with local support services. Partnerships with Hornsby Police, Ku-ring-gai Youth Development Service (KYDS), St Ives High School, Ku-ring-gai Neighbourhood Centre and Streetwork have enhanced the St Ives Youth Hub model and co-ordinated community responses. The Youth Advisory Committee Engagement Plan received 445 responses to assist in the future work of the Committee and preparation of a Youth Plan, and the development of Council's Community Strategic Plan.</p> <p>Aged Services: Senior's social outings to places of interest with a group lunch, seniors' weekly 'balance and fitness' classes, back-care class and chair yoga, and the fortnightly chess club continued in July to December with many activities fully booked. Seminars on topics of interest to older people were provided, including information on accessing in-home services, and Rights and Advocacy. Approximately 50 people attended each seminar, including opportunities to connect with fellow attendees. End-of-Year celebrations included excursions and Chess Christmas Party aimed at preventing social isolation of older people in Ku-ring-gai and to improve their mental and physical health.</p>
C3.1.1.2	<p>Partner with key stakeholders to deliver community programs in response to identified community needs.</p> <p>Signoff Authority: <i>Manager Community Development</i></p>	 50%	<p>Aged and disability Services provided seminars including a Brain Health Summit attended by 180 people with speakers from University of NSW, Macquarie University and University of Sydney. The Rights and Advocacy Workshop presented with the support of Action for People with Disability and was attended by 30 people, many of whom were caring for a family member living with dementia or looking for avenues to resolve other issues.</p> <p>The Seniors Rights Service presented a seminar on In-home Support, with Commonwealth Home Support Program providers also in attendance to promote their services and talk to attendees during morning tea break. 48 seniors attended.</p>

			<p>A Carers' Pamper Day was run during National Carers Week in partnership with Gordon Uniting Church. All sessions of massage, facial, manicure, reflexology and meditation were fully booked, and participants could also speak to support services, and socialise over morning tea and lunch.</p> <p>Aged Services with the support of a physiotherapist developed a booklet for seniors on exercises that they can do at home aimed at improving their physical and mental health.</p> <p>Youth Services: St Ives and Gordon Youth Hub maintained outreach partnerships with services including Headspace, Sydney Drug Education Counselling Centre (SDECC), PCYC Hornsby, Raise Mentoring, KYDS and Streetwork. Over 150 young people engaged with these services across this reporting period. Outreach partnerships provide additional referral information and resources.</p> <p>During Body Image and Eating Disorder Awareness Week in September, Youth Services partnered with Empowering Parents in Crisis to run a program that included a documentary screening at Roseville Cinema for families and online webinar for young people. 97 people participated across these two activities.</p> <p>Partnerships also included Batyr, Butterfly Foundation and DDD Recovery.</p> <p>The NextGen Forum provided an opportunity for high school students to learn about healthy relationships, consent and setting boundaries online. 88 young people from Killara High School, Lindfield Learning Village, Pymble Ladies College and Knox Grammar participated. Partnerships also included education provider, Elephant Ed, KYDS, and Headspace.</p> <p>As part of the Need A Lift Youth Photography Competition, a regional project that celebrates positive mental health, young people were invited to submit an original photograph of the people, places or things that 'lift' their mood. Ku-ring-gai young people won the 19-24 and the People's Choice category. Partnerships included Community Drug Action Team (CDAT), Northern Sydney Local Health District (NSLHD), Headspace, Macquarie University, Willoughby, Lane Cove, Northern Beaches, Mosman, City of Ryde and North Sydney Councils.</p> <p>Children's Services: Thomas Carlyle Children's Centre has partnered with The George Institute for Global Health at University of NSW for their Intergenerational Program in which older adults will connect with our preschool children once per week for a two-hour session. There will be supervised activities and the Program will monitor the relationship between the older adults' health and the development of the pre-school children's skills. The program will run for 10 consecutive weeks commencing January 2025.</p>
C3.1.1.3	<p>Deliver accessible and inclusive library services to the community, including information and lending services, consistent with social justice principles.</p> <p>Signoff Authority: Manager Library Services</p>	 50%	<p>The first phase of Gordon refurbishment completion has resulted in a new service desk specially designed to invite customers to seek assistance from staff. The service desk facilitates staff to move around the library to provide more proactive customer service.</p> <p>A cumulative total of 237,079 customers visited the four library branches. Compared to last in the same period there was an increase of 17.2% in visitations. There was a slight reduction in total loans which was 300,895 compared to the same period for 2023-2024. The percentage of self-loans remained consistent.</p> <p>The clubs at various branches are well attended. Customers enjoy connecting with others through these clubs.</p> <p>Libraries were part of the Youth Services from the Council and welcomed Year 10 students for a voluntary placement. The students gained experience about work environments, how libraries function and enthusiastically participated the tasks given.</p>

Term Achievement

Code	Description	Progress
C3.1.2	Recreational and leisure opportunities are increased to promote wellbeing. <i>Signoff Authority: Director Community</i>	
Comments Progressing as scheduled. Council continues to expand the range of recreational and leisure opportunities to promote community wellbeing and support healthier lifestyles. These efforts contribute to building an equitable, inclusive, and resilient community where residents are empowered to lead active and fulfilling lives.		


Operational Plan Tasks

Code	Description	Progress	Comments
C3.1.2.1	Deliver healthy and active lifestyle programs and activities in collaboration with agencies and partners. <i>Signoff Authority: Manager Community Development</i>	 50%	The three Seniors' Functional Fitness classes remain popular with all classes fully booked, and an additional balance and strength class for seniors is planned for Term 1 2025. The Chair Yoga for Seniors class is fully booked and may require a second class in 2025. Active Ku-ring-gai classes as well as other local and online seniors' exercise groups were promoted to seniors. The Active Ku-ring-gai Program continues to successfully provide affordable exercises and activities, such as Tai Chi, yoga, band fit, social tennis, junior tennis and junior and intermediate golf, for all Ku-ring-gai residents. September school holiday activities included a new junior table tennis class, and the usual junior golf and tennis days.
C3.1.2.2	Ensure facilities are of a standard to support programs and events that improve the wellbeing of the community. <i>Signoff Authority: Head Project Design</i>	 50%	This year's program of works is tracking well. The Tender was completed for the 25m pool upgrade at the Ku-ring-gai Fitness and Aquatic Centre (KFAC) with works anticipated to begin in April 2025.


Focus area: C4: Diversity and inclusiveness


Long-Term Objective: C4.1: Harmonious communities that understand, value and accept each other, and embrace our evolving cultural identities.

Term Achievement


Code	Description	Progress
C4.1.1	Barriers to social inclusion and participation, and access to social services and community facilities are reduced. <i>Signoff Authority: Director Community</i>	
Comments Progressing as scheduled. Council is actively working to reduce barriers to social inclusion, participation, and access to essential services and community facilities. These efforts contribute to building harmonious communities that value diversity, foster understanding, and embrace our evolving cultural identities.		

Operational Plan Tasks


Code	Description	Progress	Comments
C4.1.1.1	Implement Council's Access, Disability and Inclusion Plan. <i>Signoff Authority: Manager Community Development</i>	 50%	Dementia Friendly Communities: * A Brain Health Summit was held with experts on Dementia and Chronic Traumatic Encephalopathy attended by approximately 180 people. * An Understanding Dementia booklet was produced and translated into simplified Chinese, Korean and Farsi. It was distributed to GP's and memory clinics, and is available to download from Council's website. The feedback from geriatricians, hospitals and memory clinics has been very positive and is proving to be a vital


			<p>resource for people living with dementia and their carers when newly diagnosed.</p> <p>* A trifold brochure on Chronic Traumatic Encephalopathy was produced and distributed to GP's. This brochure educates the public about the dangers of head trauma and provides information to people who may have symptoms regarding diagnosis and support services.</p> <p>* The Ku-ring-gai Dementia Friendly Community Action Plan was officially endorsed by Dementia Australia and Ku-ring-gai recognised as a Dementia Friendly Community.</p>
C4.1.1.2	<p>Implement programs in response to identified community needs that promote social inclusion.</p> <p>Signoff Authority: <i>Manager Community Development</i></p>	 50%	<p>Refugee Week: * Council in partnership with the Hornsby Ku-ring-gai Multicultural Network organised a Refugee Week celebration at the Gordon Baptist Church Community Centre. The event was attended by approximately 110 people representing various local organisations, community groups and residents.</p> <p>Multicultural Advisory Committee: * The Multicultural Advisory Committee endorsed Council's decision to provide \$50,000 for a Multicultural Festival and to promote social inclusion for all culturally and linguistically diverse communities living in Ku-ring-gai. To assist in the planning and design of the festival, a survey was administered seeking input from the public and local community groups on important features of the festival and encouraging broader participation. Additionally, a Multicultural NSW Stronger Together Festival grant was submitted in partnership with KNC Care.</p> <p>Toy Library: * Council in partnership with Early Ed and Playgroups NSW continued to operate a supported playgroup for children with additional needs or health care concerns. To further enhance the support to local families and children a toy library was added at the St Ives facility. The toy library is open to all families and children requiring additional developmental support and advice.</p>

Term Achievement

Code	Description	Progress
C4.1.2	<p>Expanded programs and events support our diversity.</p> <p>Signoff Authority: <i>Director Community</i></p>	
<p>Comments</p> <p>Progressing as scheduled.</p> <p>Council continued to deliver Australian Citizenship Ceremonies with 156 new citizens.</p> <p>A record 10 NAIDOC Week experience programs were delivered in a new partnership with Aboriginal Affairs NSW, Freshwater Education, Deadly Ed, Gawura Cultural Immersions which attracted 231 visitors.</p>		

Operational Plan Tasks


Code	Description	Progress	Comments
C4.1.2.1	<p>Deliver cultural and community programs and events that celebrate our diversity.</p> <p>Signoff Authority: <i>Manager Visitor Experience & Events</i></p>	 50%	<p>During the reporting period over 42,000 people attended events in Ku-ring-gai. This included the popular Spring Twilight Concert in the Park attracting over 2,800 visitors to Wahroonga Park.</p> <p>Australian Citizenship Ceremonies were delivered in July, August and November with 156 new citizens.</p> <p>The Arts & Culture Festival continued through to 24 July seeing 2,324 people attend events delivered by Council and partner organisations.</p> <p>The Eco Festival attracted 8,423 people attending 26 events.</p> <p>The Ku-ring-gai Sculpture Trail returned for its third year at the Wildflower Garden with professional and emerging artists submitting 39 sculptures for display. The trail ran through the month of September and attracted over 6,000 visitors.</p>

C4.1.2.2	Develop and deliver information collections, including local studies and electronic resources, that reflect cultural diversity and pride in local community. Signoff Authority: <i>Manager Library Services</i>	 50%	The Library Resource Project (Collections budget) is on track which included the addition of 26,893 items year to date (13,619 physical and 13,274 digital), ensuring all members of Ku-ring-gai have access to contemporary collections in branch and remotely for all ages and stages of life. The Library App increases community access of the collection 24/7. In the first half of 2024/25, 1,603 new devices have downloaded the app. A new Local History landing page has received 1,561 unique page views since the public launch in September 2024. This page been added to the library catalogue, highlighting local history collections and especially Ku-ring-gai's photograph collections. This functionality improves access to these collections by making them easier and intuitive to search for specific items. 303 items in Chinese were added to the collection between July and September 2024 to accommodate the 20% of Ku-ring-gai residents that are Chinese (Census 2021). Multicultural box service provision (in conjunction with State Library of NSW) is a vital service that allows the library to supply material in a range of different languages to any community member who needs it. In the first half of 2024/25, 53 boxes have already been supplied for a total of 1,140 titles. The most popular languages requested through the service have been Dutch, French, German, Hebrew, Hindi, Hungarian, Italian, Japanese, Korean, Persian, Portuguese, Russian, Sinhalese, Spanish and Ukrainian.
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Focus area: C5: Creativity


Long-Term Objective: C5.1: Our creativity and rich cultural diversity is promoted and celebrated.

Term Achievement

Code	Description	Progress
C5.1.1	Creativity and cultures are expressed through expanded programs and events. Signoff Authority: <i>Director Community</i>	
Comments Progressing as scheduled. Council continued its cultural connection and education with the delivery of the Gai-mariagal Festival. Creativity was celebrated with the delivery of the Arts & Cultural Festival with 2,324 visitors attending.		

Operational Plan Tasks


Code	Description	Progress	Comments
C5.1.1.1	Promote a range of events using Council channels including social media. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	Council continued to effectively promote Council's range of events through social media. Examples of key events promoted during this period include Twilight, Remembrance Day, Sustainable Futures Day, Sculpture Trail and Ku-ring-gai Arts and Cultural Festival.
C5.1.1.2	Promote opportunities for Indigenous and cultural groups to stage events consistent with Council's destination events program, including opportunities to partner with destination assets and other local government areas. Signoff Authority: <i>Manager Visitor Experience & Events</i>	 50%	The Gai-mariagal Festival continued within the period with the delivery of 10 NAIDOC week events supporting 3 Indigenous organisations including Freshwater Education, Deadly Ed, Gawura Cultural Immersions delivering a successful program of workshops attracting 231 visitors. The NAIDOC week events were funded by a successful grant from Aboriginal Affairs NSW of \$3,000. Chanukah on the Green was held on 25 December with over 2,500 people celebrating at St Ives Village Green. The Jewish community also held the Lighting of the Menorah on 18 December at Council Chambers with community and staff coming together for the ceremony. The Ku-ring-gai community groups held successful Christmas carol events at Cameron Park Turramurra, Bannockburn Oval Pymble and Roseville Park

			throughout December with approximately 1,300 people in attendance.
C5.1.1.3	Encourage and support participation in lifelong learning and community connection within broad cultural, creative and information programs. Signoff Authority: <i>Manager Library Services</i>	 50%	Library: * Adults & All Ages Programming In this period, we hosted 12 popular Tech Savvy Seniors sessions in Mandarin, Korean and English, helping more seniors gain essential tech skills. The success of this program means additional sessions have been supported in 2025 via funding from the State Library of New South Wales. We proudly launched the Welcome Here Project with Benjamin Law, fostering inclusivity within our community. Additionally, we participated in the World Health Organisation's 16 Days of Activism against Gender-Based Violence with a special event featuring Jess Hill, bringing attention to this critical issue. Adult programming averaged a robust attendance of 36.9 participants per session. * Children and Young Adults Programming Children's and young adults' programming continues to grow its engagement. This period saw record-breaking attendance at our HSC Lock-ins, where students used library spaces for focused study and had dinner provided in partnership with Youth Services. Evening Pyjama Storytimes have also become a hit, drawing families for engaging and cozy reading sessions. Overall, average attendance has increased to 16.91, a testament to the growing connection with our younger patrons and their families. Art Centre: The Art Centre made significant progress in community engagement this period, conducting detailed surveys that are already shaping the 2025 program offerings. This feedback-driven approach ensures the Centre continues to meet community needs and interests.



Focus area: C6: Safety and emergency management




Long-Term Objective: C6.1: A community that feels safe and is equipped to respond to risks to life and property from emergency events.



Term Achievement

Code	Description	Progress
C6.1.1	Programs are implemented to manage risks and impacts on public safety. Signoff Authority: <i>Director Development & Regulation</i>	
Comments Progressing as scheduled. The Compliance and Regulatory group continue to proactively monitor and respond to customer enquiries regarding a variety of issues. Some matters are very routine such as parking control, many others are concerned with land use, compliance with development controls, companion animals' management, dumping investigation and road related restrictions.		


Operational Plan Tasks

Code	Description	Progress	Comments
C6.1.1.1	Facilitate, resource and promote collaborative approaches to community safety that prevent anti-social behaviour and support local crime prevention initiatives. Signoff Authority: <i>Director Community</i>	 50%	A number of new safety and security measures have been implemented in the St Ives Village Green area in response to anti-social behaviour. This has included enhanced security camera coverage around the facilities, review of hub programming and policies and working in partnership with a range of stakeholders to provide additional programs and support to local young people. Regular attendance at Police Community Safety Meetings to address ongoing community safety issues and concerns continued. G2
C6.1.1.2	Crime Prevention Through Environmental Design (CPTED) principles are incorporated		Concept plans commenced or were completed for upgrades at Turramurra Eastern Road Shops, Ibbotson



	into the design and construction of Council's Capital Works. Signoff Authority: <i>Head Project Design</i>	50%	Park, Bannockburn Oval amenities, Mimosa Oval Playspace and Heritage Park. Detailed designs commenced or were completed for upgrades at St Ives Showground carpark, Auluba Oval amenities, Hassall Park stage 2 works, Lorraine Taylor Playspace, Wildflower Garden Natureplay Area, Bedes Forest Park, Gordon North Town Centre, Lindfield Town Centre, Caley's Pavilion Boardwalk, Comenarra Oval Playspace, Dumaresq St Greenspace and Sequoia Close Playspace. Construction completed for upgrades at Eldinhope Green playspace, Hassall Park stage 1 works and Roseville Arts Centre.
C6.1.1.3	Implement the Companion Animals Management Plan 2020-2025, having due regard for any new controls imposed via amended relevant legislation. Signoff Authority: <i>Manager Compliance & Regulation</i>	 50%	Council has received a total of 366 companion animal requests for the reporting period 1 July to 31 December 2024. The majority of these requests relate to barking dog and roaming dog complaints. Council received 131 barking dog matters and 53 complaints concerning roaming dogs. Barking dog complaints are generally very resource consuming with Officers spending time establishing the basis of the complaint and assisting with appropriate outcomes. 45 dog attacks were reported, generally the attacks were between dogs, with no reports of human injuries reported. Ku-ring-gai currently has 7 dogs with Menacing Orders and 6 dogs with Nuisance Orders residing in the area. Owners of these dogs must take special precautions when taking their dogs in public areas. Our lifetime registration rate currently is 93.4%, which is very encouraging and assists greatly in Council being able to return lost pets home to their owners directly. 23 animals were impounded. On 30 November 2024, The Mayor, Cr Kay, was invited to attend the Northern Suburbs Dog Training Club, at St Ives Show ground to present Dogs and their Owners with Ku-ring-gai Canine Good Citizen Awards. These awards are designed to encourage responsible pet ownership. This partnership has been in existence for many years and has dual benefit.
C6.1.1.4	Ensure all buildings and multioccupancy residential buildings are compliant with Council's Annual Fire Safety Program. Signoff Authority: <i>Manager Compliance & Regulation</i>	 50%	The Essential Services Register (ES) is updated and maintained daily to reflect new Essential Services Licences for properties captured, added and/or removed from the ES Register. An additional 6 properties were added, and 2 applications removed. Currently, there are 1,320 active essential services licences on Council's ES Register. * Seventeen on-site inspections were undertaken by Council's fire safety officer on existing large developments/buildings to address non-compliances. * Education and assistance are provided to building owners and managing agents regarding their responsibilities/obligations to maintain their building and to submit the Annual Fire Safety Statement and Fire safety Schedule to Council within their due date.
C6.1.1.5	Undertake mandatory inspections of swimming pools as prescribed under legislation. Signoff Authority: <i>Manager Compliance & Regulation</i>	 50%	The swimming pool register is regularly updated as new information becomes available. * An additional 206 swimming pools were added onto the NSW Swimming Pool register within the Ku-ring-gai local government area (LGA) during the reporting period. * One hundred and seventy-one (171) initial swimming pool barrier inspections were carried out and 315 re-inspections were undertaken as requests for swimming pool inspections remain high. * Two hundred and fifty-four (254) Swimming Pool Directions were served. * Currently, there are 18,207 Swimming Pools registered within the Ku-ring-gai LGA.




C6.1.1.6	Implement the Food Safety Protection Program in accordance with the NSW Food Authority Agreement. Signoff Authority: <i>Manager Compliance & Regulation</i>	 50%	Council's regulated premises register consists of 406 registered food premises. The register is regularly updated and maintained with new information. One hundred and seventy three (173) food shop inspections have been undertaken between July and December 2024. Education materials on food safety hygiene practices and updates on relevant changes to legislation are regularly reviewed, updated and distributed to shop owners and operators in accordance with Councils annual program. Food and/or public health related concerns raised by members of the community were actioned and responded to in accordance with NSW Food Authority and NSW Government guidelines. One hundred and seventy-one (171) customer requests were received and one hundred and seventy nine (179) customer requests were completed.
C6.1.1.7	Maintain Council's register and responsibilities for managing regulated premises. Signoff Authority: <i>Manager Compliance & Regulation</i>	 50%	Councils regulated premises register comprises of 406 food premises, 46 outdoor dining premises, 28 skin penetration premises, 31 cooling towers, 29 public swimming pools, 22 grey water and warm water systems, 27 underground petroleum storage (UPS) tanks and 13 mobile food premises. Council's regulated premises register is regularly maintained and updated as new information is received and/or becomes available. Educational materials are prepared quarterly and distributed in accordance with annual programs. All food or public health related concerns raised were responded to and actioned as appropriate.

Term Achievement

Code	Description	Progress
C6.1.2	Emergency Management Plans are developed and implemented, in partnership with emergency service agencies and key stakeholders. Signoff Authority: <i>Director Operations</i>	
Comments Progressing as schedule. Council is the chair of the Hornsby Ku-ring-gai Local Emergency Management Committee and an active member of the Hornsby Ku-ring-gai Bush Fire Management Committee. These committees are tasked with the preparation, review and implementation of emergency management plans for the area as well as training and undertaking exercises to ensure readiness for major emergencies.		

Operational Plan Tasks

Code	Description	Progress	Comments
C6.1.2.1	Implement and report on the Emergency Management Plan (EMPLAN) in consultation with the Hornsby Ku-ring-gai Local Emergency Management Committee. Signoff Authority: <i>Director Operations</i>	 50%	Council has continued to chair the Hornsby Ku-ring-gai Local Emergency Management Committee with a meeting held in November. The Charter was reviewed which included an update of voting committee members.
C6.1.2.2	Communicate emergency management plans to residents and the community to improve their preparedness for emergency events. Signoff Authority: <i>Director Operations</i>	 50%	Council continues to engage with the community to improve emergency preparedness through its Climate Wise Communities program. Street meetings, engagement with community groups and education programs with the Rural Fire Service are regularly undertaken.

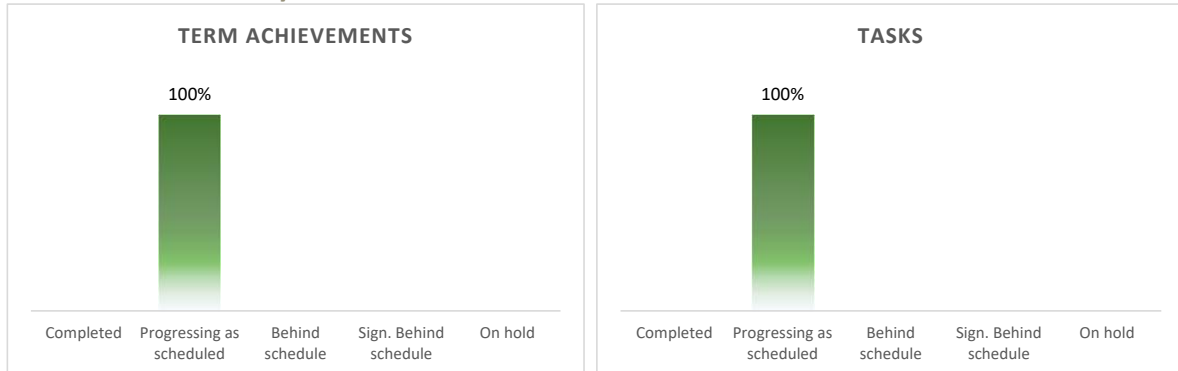
C6.1.2.3	Implement the Hornsby Ku-ring-gai Bush Fire Risk Management Plan, in consultation with the Hornsby Ku-ring-gai Bush Fire Management Committee. Signoff Authority: <i>Manager Infrastructure Services</i>	 50%	Council continues to implement the scheduled bushfire hazard reduction activities in accordance with the Hornsby Ku-ring-gai Bushfire Risk Management Plan 2022-26 and fulfilled its commitments through its participation in the Hornsby Ku-ring-gai Bushfire Risk Management Committee and associated subcommittees.
C6.1.2.4	Complete flood risk management studies in consultation with the Flood Risk Management Committee and investigate priority management actions. Signoff Authority: <i>Manager Environment & Sustainability</i>	 40%	<p>The Middle Harbour Northern Catchments Flood Study finalisation was delayed by the consultant and following delivery of the final report in November issues were identified with the data hand-over. A request to clarify the data and address issues with the hand-over was sent to the consultant in December.</p> <p>The Lane Cove Northern Catchments Flood Study final draft delivery has been pushed back due to a delay in finalising the Norman Griffiths field upgrade design levels.</p> <p>The Lane Cove Southern Catchments Flood Study is progressing as much as possible noting the delays to the other studies currently being undertaken.</p> <p>Reason The Middle Harbour Northern Catchments Flood Study finalisation was delayed by the consultant and following delivery of the final report in November issues were identified with the data hand-over.</p> <p>Remedial Action A request to clarify the data and address issues with the hand-over was sent to the consultant in December.</p>
C6.1.2.5	Integrate Ku-ring-gai's Bushfire Prone Land Map into Council systems. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Project fully on-track with results successfully being used by Council and public, including for fire and development assessment queries.



THEME 2 NATURAL ENVIRONMENT

Working together as a community to protect and enhance our natural environment and resources.

Performance summary



Key achievements

- Continued growth in online community engagement with Council's environmental programs and information.
- Improved the Better Business Partnership website and increased engagement with the business sector.
- High utilisation of Council's public EV chargers with each charger being used around 8 hours every day indicating strong community uptake and support.
- Installation of new public electric vehicle chargers at the Ku-ring-gai Fitness & Aquatic Centre (KFAC), Turramurra Library, and the North Turramurra Recreation Area. A solar shade was also installed at KFAC to demonstrate the pairing of solar and electric vehicle charging technology.
- Decreased community emissions from electricity, gas and transport.
- Continued success in using recycled water on Council's sporting facilities and full reliance on sewer mining plants at both golf courses.
- Continued involvement in several catchment management and water quality projects including Caring for the Durumbura (Lane Cove River); Hawkesbury Nepean Coastal Management Program; and the Outer Sydney Harbour Coastal Management Program, that will help identify some key swimming areas in our catchments.
- Soil moisture is being measured in 12 Stratavault tree pits in St Johns Avenue to monitor soil moisture compared to tree growth.
- Held the Earthwatch Biodiversity Monitoring Day.
- Shared resources and advice on building successful Net Zero community strategies across the local government sector.
- Held a series of street meetings for the local community to speak with Council and other agencies about bushfire resilience their own property and within their neighbourhood to become more resilient to a wide range of natural disasters.


Challenges

- Building capacity at the community nursery to provide sufficiently mature trees for planting for the Treecare Program.


Focus area: N1: Appreciating Ku-ring-gai's unique natural environment

Long-Term Objective: N1.1: A community empowered with knowledge, learning and information that drives participation in activities that benefit the environment.


Term Achievement

Code	Description	Progress
N1.1.1	The community has an enhanced appreciation of the value of the natural environment, local environmental issues and impacts. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments		
Progressing as scheduled. Council's engagement with the Ku-ring-gai community has continued to grow strongly online.		





Operational Plan Tasks

Code	Description	Progress	Comments
N1.1.1.1	Utilise a variety of communication mechanisms and channels for different target groups to deliver environmental information. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Council's engagement with the Ku-ring-gai community has continued to grow strongly online. Between July-December 2024, the Loving Living Ku-ring-gai Facebook page has 5,877 followers and in the last six months posts on this page reached 124,700 people. This includes people reached through posts, stories and ads. The Net Zero Champions private Facebook pages have 173 followers in the Net Zero Collective group and the Waste Less Compost More group has 127 followers. Our Council Environment pages recorded 57,254 views with the most popular pages being Trees, Local Environment Plan, Noise and Native Bees. Our Net Zero Ku-ring-gai website has received 12,087 views, with the most popular pages being Get Energy Smart, electric vehicles and the kids clothing swap. Our Ku-ring-gai Envirotube channels and recorded sustainability webinars have reached 4,309 subscribers and views have reached 892,632. The monthly sustainability e-news has 5,516 subscribers, the quarterly Smart Schools e-news has 285 subscribers, Volunteer for Nature e-news has 866 subscribers, Composting Network mailing list has 280 subscribers, and the Net Zero Ku-ring-gai e-news has 864 subscribers. *Please note a jump in the environment website numbers as Google analytics is no longer collecting unique views.

Term Achievement

Code	Description	Progress
N1.1.2	Increased community activity that benefits the natural environment. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments		
Progressing as scheduled. Council continues to build a broad range of programs to drive participation in activities that benefit the environment. This includes Environment and Sustainability programming, programs provided through the Wildflower Garden and online. Additionally, Council has progressed the tender documentation for the Cultural Education and Environment Centre which will become a hub for the community.		


Operational Plan Tasks

Code	Description	Progress	Comments
N1.1.2.1	Deliver environmental resources and programs for residents. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Council's Loving Living Ku-ring-gai events program delivered a range of community engagement and volunteer events including a Crop Swap, Schools solar car race, Bushfire Ready webinar and a School Nest Box workshop. We also collaborated with the Ku-ring-gai Wildflower Garden to host sustainable living events including cheese-making, organic skincare and frog habitat workshops. A total of 1,979 attended these events. 8 Greenstyle home sustainability advice visits were carried out at Ku-ring-gai homes. In terms of rebates, 1 smart unit and 109 energy smart rebates were processed. Compost Revolution online saw the sale and delivery of 51 compost bins and 10 worm farms to residents.
N1.1.2.2	Deliver environmental resources and programs for businesses. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	The new Better Business Partnership (BBP) website went live 5 July 2024. The BBP Program was independently reviewed by David Meiklejohn July-Aug 2024. There were departures of BBP Program Managers from North Sydney and Ku-ring-gai at the end of September 2024. Recruitment for a Business Sustainability Officer (BSO) at Ku-ring-gai was conducted in December with a candidate selected for start date in January 2025. Recruitment of North Sydney Council BSO delayed until January 2025. Ku-ring-gai Council: * New business accreditations – 9 * Reaccreditations – 2 Willoughby City Council: * New business accreditations – 6 * Reaccreditations – 6 North Sydney Council: * New business accreditations – 6 * Reaccreditations – 2.
N1.1.2.3	Deliver environmental education resources, programs and events through a lifelong learning pathway. Signoff Authority: <i>Manager Visitor Experience & Events</i>	 50%	The half year was highlighted by strong winter and spring school holiday periods which included NAIDOC Week activities and additional short-day programming. Special events in the period included annual Open Day, Halloween in the garden, environmental levy supported lifestyle programs including cheesemaking, frog hotels, organic gardening and natural skincare and Christmas themed workshops including native wreath making and quilling. Attendance for programs: Nature Play - 1,504 Excursions/ Incursions - 2,284 Nature School - 60 Junior Rangers - 132 School Holidays - 888 Special Events/Workshops - 535.
N1.1.2.4	Engage lead contractor for design and construction tender and commence works at the Cultural and Environmental Education Centre. Signoff Authority: <i>Director Operations</i>	 50%	Quotes have been obtained and procurement being finalised to re-engage with the lead architect and the environmental consultant to finalise the documentation package to tender readiness.







Focus area: N2: Natural areas

Long-Term Objective: N2.1: Our bushland, tree canopy and biodiversity are managed and improved to enhance the health and function of ecosystems.


Term Achievement

Code	Description	Progress
N2.1.1	The condition of bushland and the conservation of native flora and fauna have improved. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Council's key strategies for bushland management including Plans of Management, Biodiversity and Fauna Management and Policies continue to be integrated. Additionally, Council completed its first round of "Specific Objective Monitoring" which will help inform bushland management and ensure we are heading in the right direction.		



Operational Plan Tasks

Code	Description	Progress	Comments
N2.1.1.1	Implement the Natural Areas Plan of Management. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Actions identified in the Plan of Management (PoM) continued to be implemented. The first round of specific objective monitoring of bush regeneration sites has been completed.
N2.1.1.2	Implement the Biodiversity Policy and priority actions including the biodiversity monitoring program. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Priority actions continue to be implemented. The first year of specific objective monitoring of bush regeneration sites has been completed. Citizen science programs aiming to improve biodiversity data are in development.
N2.1.1.3	Implement the Fauna Management Policy and priority actions including the fauna monitoring program. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Council is continuing to implement key actions within the Fauna Management Policy, including management of key databases (biobase and habitat assets), research partnerships and delivery of the fauna monitoring program. Council's fauna monitoring program continues to track the distribution and abundance of key species benefiting from conservation management and planning decisions, while effectively engaging the community.
N2.1.1.4	Review service level agreements for bushland maintenance activities and develop maintenance delivery schedules. <i>Signoff Authority: Manager Infrastructure Services</i>	 50%	Bushland services continue to review service level agreements and deliver works in accordance with agreed time frames.
N2.1.1.5	Review site management plans for priority bushland reserves and report on monitoring program. <i>Signoff Authority: Manager Infrastructure Services</i>	 50%	Site management plans continued to be reviewed to ensure effective delivery of bushland maintenance activities.
N2.1.1.6	Ensure Biodiversity Offsetting requirements are considered in Environmental Impact Assessments for activities on Council owned or care, control and managed land. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Offsetting requirements are a standard consideration in Ku-ring-gai's Environmental Impact Assessment Guidelines and are conditioned appropriately.

Term Achievement

Code	Description	Progress
N2.1.2	Ecological protection is integrated into land use planning and projects. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Council focuses on continuous improvement of the Environmental Assessment process and ensures projects assessed under both Part 4 and 5 of the Environmental Planning and Assessment Act are robustly assessed. Development applications have been reviewed by Council's Ecological Assessment Officer to ensure areas of ecological sensitivity are protected and enhanced in accordance with relevant provisions of federal and state legislation including Council's Local Environmental Plan and Development Control Plan.		


Operational Plan Tasks

Code	Description	Progress	Comments
N2.1.2.1	Continually review and implement guidelines, processes and templates for environmental assessments. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Continual review of the environmental assessment process is undertaken through Environmental Impact Assessment Group meetings which are held quarterly. A major update to the internal guidelines is being prepared for internal review by March.
N2.1.2.2	Development applications are assessed in accordance with relevant legislation to protect and enhance ecologically sensitive areas within Ku-ring-gai. <i>Signoff Authority: Manager Development Assessment Services</i>	 50%	Development applications have been reviewed by Council's Ecological Assessment Officer to ensure areas of ecological sensitivity are protected and enhanced in accordance with relevant provisions of federal and state legislation including Council's Local Environmental Plan and Development Control Plan. Where impacts may occur, detailed assessments have been undertaken.



Focus area: N3: Natural waterways



Long-Term Objective: N3.1: Our natural waterways and riparian areas are enjoyed, enhanced and protected.

Term Achievement


Code	Description	Progress
N3.1.1	The condition and quality of natural waterways and riparian areas have improved. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Council continues to monitor numerous creeks and riparian areas to better understand the state and health of our natural waterways. Monitoring includes: * Water quality monitoring through the Streamwatch volunteer program * Council's internal Water Quality monitoring program * Council's Stormwater Harvesting water quality monitoring * Biannual monitoring of the Tiny Forest at West Pymble Village Green * Soil moisture is being measured in 12 Stratavault tree pits in St Johns Avenue to monitor soil moisture compared to tree growth.		

Operational Plan Tasks


Code	Description	Progress	Comments
N3.1.1.1	Participate in research programs and partnerships to advance water management. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Water quality and soil moisture monitoring are ongoing. Engagement on the Tiny Forest project with local residents who signed up as volunteer 'Tree Keepers' is ongoing.
N3.1.1.2	Implement priority actions from the Water Sensitive City Strategy. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	The internal review of the Water Sensitive City Strategy's targets has commenced.

N3.1.1.3	Investigate opportunities for swimming in natural places in Ku-ring-gai in line with Sydney Water's Urban Plunge initiative. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	There are a number of catchment management and water quality projects including Caring for the Durumbura (Lane Cove River); Hawkesbury Nepean Coastal Management Program; and the Outer Sydney Harbour Coastal Management Program, that will help identify some key swimming areas in our catchments. Ku-ring-gai staff will continue to actively participate in these programs and utilise information in the identification of natural swimming areas.
N3.1.1.4	Maintain cleaning of water sensitive urban design (WSUD) devices in accordance with asset management plan service levels. Signoff Authority: <i>Waste Contract Coordinator</i>	 50%	Water sensitive urban design devices have been cleaned according to the asset management plan and available budget.

Term Achievement

Code	Description	Progress
N3.1.2	Water harvesting and reuse has increased at Council owned facilities and projects. Signoff Authority: <i>Director Operations</i>	
Comments Progressing as scheduled. All water harvesting and reuse sites are being maintained in accordance with Water Reuse Management Plans. Sportsfields are predominately using recycled water for watering.		


Operational Plan Tasks

Code	Description	Progress	Comments
N3.1.2.1	Manage water harvesting and reuse sites according to Water Reuse Management Plans, maintenance programs and the Asset Management Strategy. Signoff Authority: <i>Manager Infrastructure Services</i>	 50%	All 16 water harvesting and reuse sites are being maintained in accordance with Water Reuse Management Plans. Sportsfields are predominately using recycled water for irrigation. This has resulted in less potable water being used on sportsfields meaning that this precious resource is not wasted on watering sporting fields. Our two sewer mining facilities successfully produced 100% of the water required for their respective sites.



Focus area: N4: Climate change

Long-Term Objective: N4.1: A community transitioning to net zero emissions and responding to the impacts of climate change and extreme weather events.


Term Achievement

Code	Description	Progress
N4.1.1	Our community is effectively informed and engaged on climate change impacts and responses. Signoff Authority: <i>Director Strategy & Environment</i>	
Comments Progressing as scheduled. Councils Net Zero Website continues to educate, engage and inspire the community around the impacts of climate change and what they can do to be part of the solution. The Resilient Sydney platform continues to keep track of emissions across the local government area and is accessible by all teams within Council.		


Operational Plan Tasks

Code	Description	Progress	Comments
N4.1.1.1	Deliver the Climate Wise Communities program to build community resilience to the impacts of climate change and extreme weather events. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Further community engagement events have taken place since last reported in early November. Council in conjunction with Rural Fire Service, State Emergency Service, NSW Fire and Rescue, NSW Police, NSW National Parks and Neighbourhood Watch staged a bushfire Expo in a park in West Pymble. Approximately 250 attended on the day despite the wet weather. On December 18 Council ran the first of 20 street meetings where the local community was invited to talk with Council and other agency staff about bushfire resilience in both their own property and within their neighbourhood to become more resilient to a wide range of natural disasters.
Key Achievements			
A successful bushfire Expo was held in a park in West Pymble.			
N4.1.1.2	Collate relevant data on CO2 emissions and sustainability and use this to inform Council's ongoing net zero program. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	The Resilient Sydney platform continues to keep track of emissions across the local government area and is accessible by all teams within Council. Emissions in the latest reporting period (2022-23) changed by the following amounts relative to the previous period. Electricity: decreased by 10% Gas: decreased by 7% Transport: decreased by 19% Waste: no change Total emissions: decreased by 1%. For progress metrics related to specific Net Zero Communities initiatives, refer to N5.1.2.1.

Term Achievement

Code	Description	Progress
N4.1.2	Council's vulnerability to climate change is reduced. Signoff Authority: <i>Director Strategy & Environment</i>	
Comments		
Progressing as scheduled. Council has partnered with the Sydney North Health Network to deliver a series of street meets throughout 2025. These meetings will help engage residents on the impacts of extreme weather and promote readiness.		


Operational Plan Tasks

Code	Description	Progress	Comments
N4.1.2.1	Implement priority actions in the Climate Change Adaptation Strategy. Signoff Authority: <i>Manager Environment & Sustainability</i>	 60%	Council's Simtable is continuing to expand in use. For some time, we have been trying to get a conversation going with CSIRO about making use of the SPARK bushfire modelling. Reconstruction NSW is acting on behalf of the Australian Simtable Working Group to liaise with CSIRO to gain access to the data we need to estimate ember attack distances and coverage.






Focus area: N5: Sustainable resource management

Long-Term Objective: N5.1: A community progressively reducing its consumption of resources and leading in resource recovery and the circular economy.


Term Achievement

Code	Description	Progress
N5.1.1	The community is effectively engaged in improved waste reduction, reuse and recycling. <i>Signoff Authority: Director Operations</i>	
Comments		
Progressing as scheduled. Council continued to deliver waste management programs and services to the community during the reporting period.		




Operational Plan Tasks

Code	Description	Progress	Comments
N5.1.1.1	Deliver effective and efficient waste management services. <i>Signoff Authority: Director Operations</i>	 50%	All waste management and recycling services are being provided as per our contracts and service specifications.
N5.1.1.2	Deliver community waste education programs. <i>Signoff Authority: Waste Contract Coordinator</i>	 50%	A second chemical cleanout event took place in November with 70.5 tonne of material delivered and diverted from waterways. For recycling week, a workshop for residents on 'recycling your food waste' took place at Kimbriki along with a recycling display at Gordon library. A waste app has been developed which will be available from December for residents to quickly access waste information like when to put bins out, set bin reminder notifications and the acceptable items in each bin including an A-Z waste disposal guide. The units clothing collection program continued along with the school uniform landfill diversion program.
N5.1.1.3	Deliver additional waste reduction programs as processes and markets develop. <i>Signoff Authority: Waste Contract Coordinator</i>	 50%	We are continuing our arrangement with Recycle Smart to recycle and to dispose of items. There have been no additional markets to develop over the last 6 months to deliver additional waste reduction programs over what we currently offer.
N5.1.1.4	Participate in the Northern Sydney Regional Organisation of Councils (NSROC) Regional Waste Disposal Contract. <i>Signoff Authority: Waste Contract Coordinator</i>	 50%	Ku-ring-gai is an active participant in the regional waste disposal contract and group. The contract extension for 5 years has been finalised.
N5.1.1.5	Implement Agreed Regional Waste Plan Actions. <i>Signoff Authority: Director Operations</i>	 50%	Ku-ring-gai Council's waste section actively supports and implements all Northern Sydney Regional Organisation of Councils (NSROC) waste action plans. The NSROC Alliance Contract has recently been renegotiated and extended.

Term Achievement

Code	Description	Progress
N5.1.2	The community is effectively engaged in energy and water conservation and efficiency programs. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments		
Progressing as scheduled. Council continues to offer it's Greenstyle home advisory visits and Energy Smart rebates. The range of rebates has been expanded to include additional energy saving appliances and activities. Councils Net Zero Champion volunteers, Compost Network and events series for resource reuse, recycling and reuse continue to be very well attended and supported. Public electric vehicle (EV) chargers have been installed at the Ku-ring-gai Fitness & Aquatic Centre (60kW DC dual port), Turramurra Library (40kW DC dual port) and the North Turramurra Recreation Area (22kW AC dual port). These new public EV chargers and the five 7kW AC chargers at the Lindfield Village Green have been integrated into the Exploren management and monitoring system. At the aquatic centre a solar shade was also installed to demonstrate the pairing of solar and electric vehicle charging technology.		

Operational Plan Tasks

Code	Description	Progress	Comments
N5.1.2.1	Implement programs to assist the community to reduce energy and water use. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Eight face-to-face Greenstyle home advisory visits were conducted. One Smart Units application and 109 Energy Smart applications for rebates ranging from solar PV and batteries, heat pump hot water systems, insulation and window retrofits were approved.
N5.1.2.2	Support the community in reaching net zero emissions by 2040 or earlier. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	We currently have 290 registered Net Zero Champion volunteers and a core group of 109 who support community outreach by attending bi-monthly meetings with Council, coordinating/hosting events and sharing advice with fellow residents. We also have 121 members of our volunteer-led Ku-ring-gai Composting Network. We worked with these volunteers to run a number of events during the period including our annual Sustainable Futures Day, a Solar Talk Series with Electrifying Bradfield and the Kids Clothing, Toy and Book Swap. We have also been collaborating with a number of neighbouring and wider state Councils to share resources and advice on building successful Net Zero community strategies.
N5.1.2.3	Identify opportunities to support the uptake of low and zero emission vehicles within the community. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Public electric vehicle (EV) chargers have been installed at the Ku-ring-gai Fitness & Aquatic Centre (60kW DC dual port), Turramurra Library (40kW DC dual port) and the North Turramurra Recreation Area (22kW AC dual port). These new public EV chargers and the five 7kW AC chargers at the Lindfield Village Green have been integrated into the Exploren management and monitoring system. At the aquatic centre a solar shade was also installed to demonstrate the pairing of solar and electric vehicle charging technology. Council has provided in-principle support to third party infrastructure provider, EVIE Networks, to install EV chargers in four Council carparks, pending environmental assessment and agreement of commercial terms. The four proposed locations are 9 Coonanbarra Road, Wahroonga; 2-8 Turramurra Avenue and Gilroy Lane, Turramurra; 1 Reading Avenue, East Killara; 2 Lord Street, Roseville. Each site would host 4 charging bays with a total charging capacity of 150kW DC per site. Installation and operation of the EV chargers are funded by EVIE Networks and funding from Round 1 NSW Kerbside Charging grants. Council has assessed responses to a Request for Proposal for third party public EV chargers partially funded by Round 2 of the NSW Kerbside Charging grants. Short listed proposals include up to 47 on-street 22kW AC, pole mounted charge ports and up to four off-street, 75kW DC chargers. Letters of support have been issued to charge point operators with short listed proposals. Further assessment of the proposals will be undertaken for proposed sites where charge point operators are successful in securing grant funding.

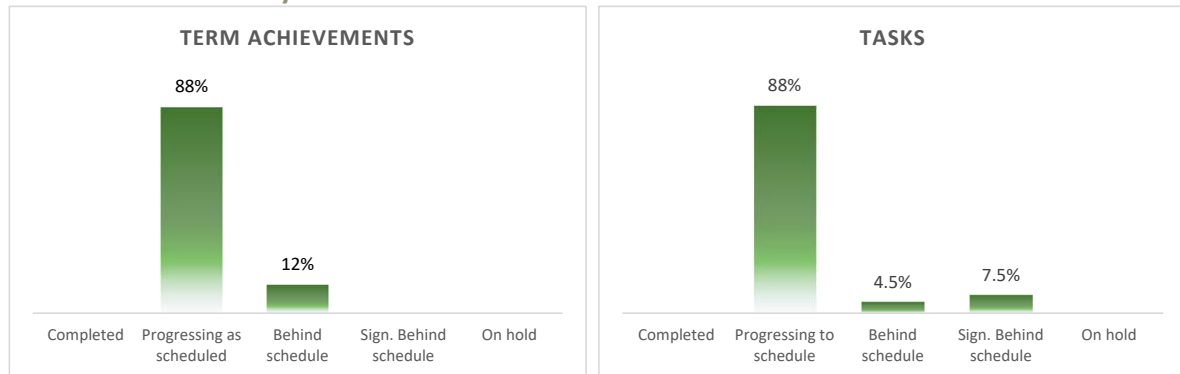


THEME 3

PLACES, SPACES AND INFRASTRUCTURE

A range of well planned, clean and safe neighbourhoods and public spaces designed with a strong sense of identity and place.

Performance summary



Key achievements

- Delivered a comprehensive community engagement program on alternative plans to the State Government's Transport Oriented Development (TOD) program.
- Significant work was undertaken on the development of land use strategies and plans in response to the TOD program. This has included the development and public exhibition of alternative TOD land use options around Roseville, Lindfield, Killara and Gordon stations.
- Completed two heritage studies to inform alternative scenarios for housing density increases. These studies independently checked the area listings and boundaries and found new evidence for the relative rareness of Ku-ring-gai's areas compared to others in Sydney.
- Commenced a new 7.11 Contributions Plan which provides funds towards the cost of providing local public infrastructure and facilities.
- Developed a draft Affordable Housing Policy.
- Adoption of the Environment Advisory Committee Terms of Reference.
- Completed works at Pymble Town Hall.
- Completed major upgrades at Eldinhope Green (Wahroonga) and Hassall Park (St Ives) including construction of accessible and inclusive facilities.
- Achieved a reduction of weed species on Council's sports fields through various preventative strategies allowing growth without competition from weeds.
- Expanded delivery of Indigenous programs and events at Ku-ring-gai Wildflower Garden and St Ives Showground including Season of Ngoonungi Nature Play, Aunty Time, School Holiday Aboriginal Bush Skills, a Children's Fauna and Bushfoods Experience, children's sand stories, Deadly Ed traditional indigenous games, children's weaving, a Bushfoods Experience and a traditional dance workshop.


Challenges

- The implementation of the Local Strategic Planning Statement has continued but limited progress on the local character controls has been made due to resources focussing on the development of the alternative Transport Oriented Development (TOD) plans.

Focus area: P1: Preserving Ku-ring-gai's character




Long-Term Objective: P1.1: Ku-ring-gai's unique visual character and identity is maintained.

Term Achievement


Code	Description	Progress
P1.1.1	Strategies, plans and processes are in place to protect and enhance Ku-ring-gai's unique visual and landscape character. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Strategies, plans and processes have been reviewed to enhance Ku-ring-gai's unique visual and landscape character - including policy development of the Urban Forest Strategy, urban forest replenishment, development application assessments, tree care and administration of Council's tree preservation policies and processes.		

Operational Plan Tasks



Code	Description	Progress	Comments
P1.1.1.1	Continue to review the effectiveness of existing strategies, plans and processes across all programs. <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 50%	The effectiveness of existing strategies and plans to protect and enhance the visual and landscape character of Ku-ring-gai continue to be reviewed. This has included further development of local character controls to be incorporated into the Development Control Plan (DCP) and preliminary work on potential dual occupancy controls including minimum lot size standards for inclusion in the Ku-ring-gai Local Environmental Plan (KLEP).
P1.1.1.2	Development applications are assessed against relevant legislation to protect and enhance the unique visual and landscape character of Ku-ring-gai. <i>Signoff Authority: Manager Development Assessment Services</i>	 50%	Development applications continue to be assessed against relevant legislation to protect and enhance the unique visual and landscape character of Ku-ring-gai. This has been achieved through Council's strategies, plans and assessment processes including consideration of the KLEP and associated DCP, which are in place to protect and enhance Ku-ring-gai's unique visual and landscape character.
P1.1.1.3	Continue implementation of tree replacement orders and investigation of illegal tree works. <i>Signoff Authority: Manager Compliance & Regulation</i>	 50%	A policy framework is in place outlining the circumstances under which a tree replacement order (TRO) is issued. A spreadsheet is in place tracking compliance with tree replacement orders issued and is regularly updated as new information is received. Twelve TRO's were issued in total. Five (5) have been replanted and four (4) were completed. There are two (2) court appeals and one (1) awaiting further information from owners.
P1.1.1.4	Administer and implement Council's tree preservation policies and procedures including community education initiatives. <i>Signoff Authority: Head Project Design</i>	 50%	A total of 2,233 tree applications/Council tree requests were received during the reporting period. A total of 1,350 were closed. 396 requests referred to Infrastructure Services for action on Council trees. 152 applications were outstanding at the close of the reporting period. A total of \$119,913 was received in Penalty Infringement Notices associated with unauthorised tree works.
P1.1.1.5	Implement the urban forest replenishment program for Ku-ring-gai including identification of funding opportunities. <i>Signoff Authority: Head Project Design</i>	 50%	Scoping and confirmation of tree planting locations is continuing.
P1.1.1.6	Deliver programs to reduce litter and graffiti and provide street cleaning operations to improve drainage and the appearance of Ku-ring-gai. <i>Signoff Authority: Waste Contract Coordinator</i>	 50%	The street sweeping program is on schedule. The town centres and litter graffiti and cleaning operations have been completed within acceptable timeframes.

P1.1.1.7	Implement priority monitoring from the Urban Forest Strategy. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Initial Priority Area monitoring has been completed and options for continued data collection is ongoing. An analysis of canopy loss on private land across the LGA has been undertaken, with the report due to be finalised in the new year.
P1.1.1.8	Oversee and monitor the implementation of the Urban Forest Strategy. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	A third working group meeting was held in July, fourth working group meeting held in September, and smaller internal stakeholder meetings held for advancing high priority actions from the strategy. Street trees planted in May all successful after 6 months of maintenance, and progress made on continuation of pilot project in 2025.
P1.1.1.9	Develop and implement a volunteer based Treecare program to assist in the protection, enhancement and monitoring of selected indigenous canopy trees in key locations. Signoff Authority: <i>Manager Environment & Sustainability</i>	 45%	Progress on development of the Treecare Program included: * a 6-week block planned for each school term delivered by a volunteer and nursery officer. Gordon Recreation Grounds is the first site proposed with a different park to be utilised each term. * development of a brochure for the Duke of Edinburgh Treecare Program, promoted to schools and parents, and planned to commence in February. * promotion of the program to retirees as part of a Senior Citizen Science project suggested by the University of 3rd Age. The project to be presented during the Seniors Festival in March. Reason A Council working group continued to build consensus around parameters and use of volunteers. Marketing and advertising of treecare in parks has not as yet gained sufficient awareness amongst target audiences. Remedial Action An advertising/promotion plan has been agreed and will start in January - specifically aimed at schools and senior citizens.

Term Achievement

Code	Description	Progress
P1.1.2	Place making programs are implemented for selected neighbourhood centres. Signoff Authority: <i>Director Operations</i>	
Comments		
Progressing as scheduled. Revised concept plan for the Eastern Road Neighbourhood Centre was released for community consultation in the second quarter.		


Operational Plan Tasks

Code	Description	Progress	Comments
P1.1.2.1	Develop concept plans for neighbourhood centres to achieve place-making objectives informed by community engagement. Signoff Authority: <i>Head Project Design</i>	 50%	A revised concept plan was prepared for Eastern Road Neighbourhood Centre Shops incorporating community feedback and proposed 40km/hr High Pedestrian Activity Area principles funded by TfNSW.
P1.1.2.2	Undertake a coordinated program of neighbourhood centres revitalisation. Signoff Authority: <i>Head Project Design</i>	 50%	A revised concept plan was prepared for Eastern Road Neighbourhood Centre Shops incorporating community feedback and principles of a TfNSW 40km/hr High Pedestrian Activity Area promoting a safer pedestrian environment. Future construction to be coordinated with TfNSW funding timeframe.




Focus area: P2: Managing urban change

Long-Term Objective: P2.1: A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai.

Term Achievement

Code	Description	Progress
P2.1.1	Land use strategies, plans and processes are in place to protect existing character and effectively manage the impact of new development. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progress is behind schedule. The implementation of the Local Strategic Planning Statement (LSPS) has continued but limited progress on the local character controls has been made due to staff from Urban Planning focussing on the development of the alternative Transport Oriented Development (TOD) plans. Reason During the reporting period, Urban Planning staff have focussed on the development of the alternative TOD plans. Remedial Action Following the finalisation of the TOD alternatives, work can commence on the local character controls in the Development Control Plan (DCP).		


Operational Plan Tasks

Code	Description	Progress	Comments
P2.1.1.1	Commence review of the implementation of the Local Strategic Planning Statement (LSPS). <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 50%	The implementation of the Local Strategic Planning Statement (LSPS) continues to be monitored. Progress has been made on a number of LSPS actions including: * development of a draft Affordable Housing Policy * progressing the Green Grid Strategy * commencement of a new 7.11 contributions plan * continued implementation of Urban Forrest Strategy.
P2.1.1.2	Continue to review the effectiveness of existing strategies, local environmental plans, development control plans and processes across all programs. <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 50%	Significant work has been undertaken on the development of land use strategies and plans in response to the State Government's Transport Oriented Development (TOD) program. This has included the development and public exhibition of alternative TOD land use option around Roseville, Lindfield, Killara and Gordon stations.
P2.1.1.3	Investigate the inclusion of Local Character Controls within the Ku-ring-gai Development Control Plan. <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 25%	Limited progress has been made on the development of local character controls to be included in the Ku-ring-gai Development Control Plan (DCP). Reason Staff from Urban Planning have been focussed on the development of the alternative TOD plans. Remedial Action The development of local character controls for inclusion in the DCP will progress following the finalisation of the TOD scenarios.


Focus area: P3: Quality urban design and development

Long-Term Objective: P3.1: The built environment delivers attractive, interactive, healthy and sustainable living and working environments.


Term Achievement

Code	Description	Progress
P3.1.1	A high standard of design quality sympathetic to local character and building environmental performance is achieved in new and existing development. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Continued monitoring of Council's green building and sustainability controls in the Ku-ring-gai Development Control Plan including preparation to investigate additional sections regarding gas usage.		




Operational Plan Tasks


Code	Description	Progress	Comments
P3.1.1.1	Review and monitor Council's design quality and building sustainability standards. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Continued monitoring of Council's green building and sustainability controls in the Ku-ring-gai DCP including preparation to investigate additional sections regarding gas usage. Monitoring is internal and does not involve any community interface. Consultation will occur when new changes are proposed.

Term Achievement

Code	Description	Progress
P3.1.2	Community confidence has continued in our assessment, regulatory and environmental processes. Signoff Authority: <i>Director Development & Regulation</i>	
Comments Progressing as scheduled. Community confidence has continued in our assessment, regulatory and environmental process. All development and related applications are considered against relevant planning provisions including public consultation. Processes continue to be reviewed and improved and the Regulation Team continue to monitor and manage all activities they are responsible for including but not limited to managing parking controls, dog related complaints, unauthorised works, building works outside approved hours and the like.		

Operational Plan Tasks


Code	Description	Progress	Comments
P3.1.2.1	Development is assessed against all relevant state and local planning controls and their objectives to ensure consistent quality urban design outcomes for the natural and built environment. Signoff Authority: <i>Manager Development Assessment Services</i>	 50%	Assessment processes continue to be reviewed and improved to reduce assessment timeframes, including measures such as refined report templates, critical review of applications when lodged and returning those where there is insufficient information and providing one opportunity to an applicant strict adherence to the maximum 2-week timeframe to respond to Council's issues letter.
P3.1.2.2	Review and improve development assessment processes to increase efficiency, improve decision times and deliver outcomes consistent with Council's policies. Signoff Authority: <i>Director Development & Regulation</i>	 50%	Assessment processes continue to be reviewed and improved to reduce assessment timeframes, including measures such as refined report templates, critical review of applications when lodged and returning those where there is insufficient information and providing one opportunity to an applicant strict adherence to the maximum 2-week timeframe to respond to Council's issues letter.
P3.1.2.3	Facilitate community participation through Council's Community Participation Plan and the Ku-ring-gai Local Planning Panel (KLPP) consistent with the Code of Meeting Practice. Signoff Authority: <i>Manager Development Assessment Services</i>	 50%	Applications are notified in accordance with Council's Community Participation Plan and statutory requirements of the EP&A Act and associated Regulation. Community participation in the KLPP meetings includes public meetings, where required, which are held in accordance with the functions of the Panel including the Code of Meeting Practice with an opportunity for the community to directly address the Panel.

P3.1.2.4	<p>Provide regulatory compliance services consistent with state and local controls which include education of the community and their involvement in local policy reviews.</p> <p>Signoff Authority: Manager Compliance & Regulation</p>	 50%	<p>The Regulation Team provided a wide range of services in the reporting period. The main activities include monitoring general parking controls, traffic around major transport hubs and school zones, monitoring compliance of Traffic Management Plans near development sites, activities in public areas and general use of public areas.</p> <p>In excess of \$1,555,000 being realised in fine income as a result of more than 5,743 fines being issued. Much activity was seen in regard to weight of road restriction monitoring, with over 50 offences detected. 102 fines were issued in regard to Breach of Development Consent conditions.</p> <p>Council was advised that our current system of Print and Post for Parking related fines was soon to change due to NSW law amendments. Council awaits the release of the Regulations associated with this law so as to determine our future service delivery arrangement.</p>
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Focus area: P4: Revitalising our centres




Long-Term Objective: P4.1: Our centres offer a broad range of shops and services and contain lively and shaded urban village spaces and places where people can live, work, shop, meet and spend leisure time.






Term Achievement

Code	Description	Progress
P4.1.1	<p>Plans to revitalise local centres are progressively implemented and achieve quality design and sustainability outcomes in collaboration with key agencies, landholders and the community.</p> <p>Signoff Authority: Director Strategy & Environment</p>	
<p>Comments</p> <p>Progressing as scheduled. Council undertook a series of streetscape upgrades, park upgrades and continued to implement the Open Space Acquisition Strategy.</p>		

Operational Plan Tasks

Code	Description	Progress	Comments
P4.1.1.1	<p>Oversee and monitor the implementation of the Ku-ring-gai Public Domain Plan.</p> <p>Signoff Authority: Manager Urban & Heritage Planning</p>	 30%	<p>Bi-monthly meetings have been set up between Strategy and Environment and Operations teams to monitor progress of projects.</p> <p>Detail design and construction of a number of key public domain projects has been considerably delayed, including:</p> <ul style="list-style-type: none"> * Bedes Forest park expansion * Lindfield streetscape improvements * Gordon north streetscape (including Fitzsimons Lane and Pacific Highway). <p>Reason Detail design and construction of key public domain projects has been delayed due to the preparation of alternative TOD scenarios.</p> <p>Remedial Action A new permanent position for a Public Domain Coordinator has been established and will be advertised in first half of 2025.</p>
P4.1.1.2	<p>Oversee and monitor the implementation of Council's Open Space Acquisitions Program.</p> <p>Signoff Authority: Manager Urban & Heritage Planning</p>	 50%	<p>Acquisition of properties is progressing, consistent with Council resolutions, including two new properties in Gordon and negotiations for a third property are underway.</p>


P4.1.1.3	<p>Integrate all transport modes for the primary local centres through the traffic and transport studies in collaboration with Transport for NSW.</p> <p>Signoff Authority: <i>Manager Urban & Heritage Planning</i></p>	 50%	<p>In late 2023, the Gordon Local Centre Transport Study was submitted to Transport for NSW (TfNSW) for review. It incorporated improvements at various locations to facilitate and improve the movement of people in the centre, including walking, cycling and access to public transport. TfNSW's response in late July 2024 noted that since receipt of the Gordon Local Centre Transport Report, Gordon Town Centre has been identified as a Tier 2 Transport Orientated Development (TOD) precinct and hence some of the land use assumptions will likely need to be reviewed. There was preliminary and high-level support for the majority of upgrades and improvements but suggested re-routing buses from St Johns Avenue to Ravenswood Avenue would not appear to be feasible. It was recommended that the issues raised by TfNSW be addressed in the next stage of planning. A consultant brief is being engaged to assess the impacts of the NSW Government's TOD Precinct at Gordon as well as any alternative scenario that Council may develop. TfNSW's response to the Gordon Local Centre Transport Study will be included as background material in the brief, and the scope of works will include a requirement for TfNSW's comments to be considered/addressed. In response to the NSW Government's TOD SEPP and Council's alternative scenarios, consultants have been also engaged to develop a multi-modal transport network model as part of Transport Impact Assessments (TIA) for the Roseville and Killara TOD precincts, to inform and guide future transport infrastructure planning. TfNSW is being engaged as a stakeholder, since new or upgraded transport infrastructure may include new or modified traffic signals, new pedestrian and cycling facilities, traffic calming and a review of speed limits, car share vehicles and changes to traffic flows/road network layout.</p>
P4.1.1.4	<p>Continue to facilitate disposal of the Lindfield Library site.</p> <p>Signoff Authority: <i>Director Strategy & Environment</i></p>	 50%	<p>During this reporting period a S4.55 (1A) application to modify DA 0570/18 (dated 26 August 2020) which applies to the approved development at 259 and 265-271 Pacific Highway, Lindfield (also known as 'Lindfield Village Living') was lodged on behalf of Council by external consultants Olsson Associates (the applicant) on 8 November 2024 via the NSW Planning Portal. The modification application seeks to amend the proposed stormwater management strategy in order to address the 'deferred commencement' conditions imposed on the original consent by Sydney Trains. Official notification has been received via the Planning Portal, to advise that the S 4.55 (1A) application has been received and registered and will progress through the relevant assessment process. We are now awaiting any additional information requests that may be issued to the applicant. Based on current timelines, it is not anticipated that the S 4.55 application will be presented to Ku-ring-gai Local Planning Panel (KLPP) before March 2025.</p>
P4.1.1.5	<p>Actively engage with residents, key agencies, landholders, businesses and other stakeholders to assist with the delivery of the streetscape projects.</p> <p>Signoff Authority: <i>Manager Urban & Heritage Planning</i></p>	 35%	<p>No progress on this task during reporting period. A new permanent position for a Public Domain Coordinator has been created to manage this task.</p> <p>Reason Staff have been focused on preparing alternative TOD scenarios during the reporting period.</p> <p>Remedial Action A new permanent position for a Public Domain Coordinator has been created.</p>

P4.1.1.6	Prepare detail design plans for priority streetscapes in Pymble, Roseville, St Ives and Turramurra. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 35%	No progress on this task during the reporting period. Reason Staff resources have been focused on preparing alternative TOD scenarios. Remedial Action A new permanent position for a Public Domain Coordinator has been created.
P4.1.1.7	Progress delivery of Bedes Forest upgrade. Signoff Authority: <i>Head Project Design</i>	 75%	An internal review has been conducted. The planting plan is currently under development and awaiting review and approval from the environmental team. Considering project management fees and contingency (totalling 20% of the estimated cost), there is a difference of \$653,676.75 between the estimated cost and available funds. We aim to finalise the tender by early to mid-February.
P4.1.1.8	Commence stage 3 construction of streetscape improvement works incorporating Heritage Park and Werona Avenue, Gordon. Signoff Authority: <i>Head Project Design</i>	 50%	Documentation package is now largely complete.
P4.1.1.9	Progress delivery of Lindfield Avenue and Tryon Road streetscape upgrade. Signoff Authority: <i>Head Project Design</i>	 50%	Council have been continuing to work with the external consultant to resolve the stormwater design including the missing stormwater catchments areas while also minimising impacts on existing services and trees. Once stormwater design has been resolved potholing for existing services will be carried out.
P4.1.1.10	Progress delivery of works for Fitzsimons Lane/ Merriwa Street (east)/Pacific Highway (north), Gordon. Signoff Authority: <i>Head Project Design</i>	 30%	The 90% detail design package was expected to be received in late November and should include arborist recommendations and utility reports provided by the sub consultant. However, the final package has not yet been delivered by the consultant, who have advised issues with staffing have led to further delays. Reason The Lead Consultant has repeatedly failed to meet the program's documentation standards. Remedial Action Council is currently in negotiations to address this non-compliance and ensure project progress.







Focus area: P5: Heritage that is protected and responsibly managed

Long-Term Objective: P5.1: Ku-ring-gai's heritage is protected, promoted and responsibly managed.

Term Achievement

Code	Description	Progress
P5.1.1	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets. Signoff Authority: <i>Director Strategy & Environment</i>	
Comments		
Progressing as scheduled. Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets – including Aboriginal Heritage, Council's Heritage Home Grants Program and heritage planning including research aligned to the NSW Governments TOD program.		


Operational Plan Tasks

Code	Description	Progress	Comments
P5.1.1.1	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	The review of the Southern Heritage Conservation Areas around Roseville, Lindfield, Killara and Gordon TOD precincts was completed by TKD Architects and exhibited with the TOD alternatives plans. The Modern Buildings Heritage Study has progressed with consultant's Robertson and Hindmarsh submitting their draft report on Wahroonga, Warrawee and Turramurra. Minor amendments to Schedule 5 and Heritage Maps of the KLEP have been finalised with the Department of Planning, Housing and Infrastructure.
P5.1.1.2	Protect and effectively manage Ku-ring-gai's Aboriginal heritage assets in conjunction with the Aboriginal Heritage Office. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Council continued to work with the Aboriginal Heritage Office (AHO) on the protection of Aboriginal Heritage items and sites within Ku-ring-gai. The next phase of the AHO Memorandum of Understanding is under development.
P5.1.1.3	Promote local heritage in consultation with key stakeholders. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	The 2024/25 Heritage Home Grants program is being rolled out for 11 approved grants. Council is progressing the 'her-story' project to improve online information for its heritage items and conservation areas on the Heritage NSW State Heritage Inventory. Two studies for the Southern Heritage Conservation Area Review and Comparative Study were completed in October to inform proposed alternative scenarios to the NSW Transport Oriented Development SEPP (TOD). Heritage Reference Committee meetings were suspended for the caretaker period and recommenced in November, providing updates on heritage initiatives for the area and items in response to TOD and receiving guidance from the members. Modern heritage study is also progressing.
P5.1.1.4	Heritage is protected and conserved through the assessment of development against all relevant heritage provisions contained within State legislation, Local Environmental Plans and Development Control Plans. Signoff Authority: <i>Manager Development Assessment Services</i>	 50%	Heritage continues to be protected and conserved through the assessment process by ensuring applications that potentially impact heritage significance, are assessed against all relevant state, regional and local plans and policies, including the KLEP and DCP. This is to ensure compliance with the aims and objectives of these policies.
P5.1.1.5	Cultural and heritage assets in open space areas are protected, preserved, restored and maintained. Signoff Authority: <i>Head Project Design</i>	 50%	All current documentation packages for works in Open Space have, that were needed, been reviewed by Council Heritage officers. Any works likely to impact on Cultural/Heritage assets are undertaken in line with requirements as stipulated during the design refinement and outlined during the Part Five Assessment Process.
P5.1.1.6	Deliver Indigenous programs and events at Ku-ring-gai Wildflower Garden and St Ives Showground. Signoff Authority: <i>Manager Visitor Experience & Events</i>	 50%	As part of NAIDOC week, multiple indigenous programs were held across the two venues including Season of Ngoonungi Nature Play, Aunty Time, School Holiday Aboriginal Bush Skills, a Children's Fauna and Bushfoods Experience and a Bushfoods Experience at Ku-ring-gai Wildflower Garden. Through the events team, St Ives Showground held children's sand stories, Deadly Ed traditional indigenous games, children's weaving introduction, and traditional dance workshop. There was a total of 218 participants across these programs. Monthly activities have been scheduled for second half of 2024/25.






Focus area: P6: Enhancing recreation, sporting and leisure facilities









Long-Term Objective: P6.1: Recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs.

Term Achievement


Code	Description	Progress
P6.1.1	A program is implemented to improve existing recreation, sporting and leisure facilities and deliver new multi-use sporting facilities and opportunities. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Improvements to a range of recreation, sporting and leisure facilities were undertaken during the reporting period, including nature play projects and the ongoing implementation of the Open Space and Recreation Strategy. Engagement with sporting groups on grants and projects continued.		

Operational Plan Tasks



Code	Description	Progress	Comments
P6.1.1.1	Deliver Council's adopted Open Space Capital Works Program. <i>Signoff Authority: Head Project Design</i>	 50%	This year's Capital Works Program is tracking well. Lorraine Taylor Reserve Playground tender was awarded with construction to commence February/March 2025. Dumaresq Street Park, Gordon - construction commenced with works to be completed in January 2025. Progression has been made on the delivery of the Synthetic Playing Field at Norman Griffiths. Current programme has anticipated completion date at the end of July 2025.
P6.1.1.2	Complete the design of identified parks incorporating accessibility and inclusive passive recreation facilities. <i>Signoff Authority: Head Project Design</i>	 50%	The principles of accessibility and inclusion are integral to the design of all passive recreation facilities and are incorporated wherever feasible. Concept designs commenced or completed for upgrades at Ibbitson Park, Mimosa Oval Playspace and Heritage Park. Detailed designs commenced or completed for upgrades at St Ives Showground carpark, Auluba Oval amenities, Hassall Park stage 2 works, Lorraine Taylor Playspace, Wildflower Garden Natureplay Area, Bedes Forest new parkland, Caleys Pavilion Boardwalk, Comenarra Oval Playspace, Dumaresq Street Greenspace and Sequoia Close Playspace.
P6.1.1.3	Construct parks which incorporate accessible and inclusive passive recreation facilities. <i>Signoff Authority: Head Project Design</i>	 50%	Wherever possible the principles of accessibility and inclusion are incorporated into the design of passive recreation facilities for implementation during construction. Detailed designs completed for upgrades at St Ives Showground carpark, Auluba Oval amenities, Hassall Park stage 2 works, Lorraine Taylor Playspace, Caleys Pavilion Boardwalk & Dumaresq St Greenspace. Accessible & inclusive upgrades completed at Eldinhope Green Playspace and Hassall Park stage 1 works.
P6.1.1.4	Implement improvements to carparking at St Ives Showgrounds. <i>Signoff Authority: Head Project Design</i>	 50%	The carpark design has been documented and Review of Environmental Factors (REF) approval has been received. The tendering of works is underway.
P6.1.1.5	Implement an amenities improvement program to recreational and sporting fields that are compliant with the relevant code and consider grant opportunities to fully fund an amenity building in Irish Town Grove. <i>Signoff Authority: Head Project Design</i>	 50%	Procurement phase for Auluba Oval amenities has been extended to 28/1/25 following contractor requests. Currently finalising components of the Bannockburn Oval amenities/clubhouse upgrade.

P6.1.1.6	Progressively review Plans of Management for Community land in consultation with Crown Lands. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Progressively reviewing the plans of management to streamline documents to ensure consistent application of the Local Government Act to Council lands. Updating the mapping to comply with Crown Lands and Council requirements, and addressing issues as they arise, is ongoing.
P6.1.1.7	Maintain existing recreation and sporting facilities in accordance with the Asset Management Strategy and maintenance plans. Signoff Authority: <i>Manager Infrastructure Services</i>	 50%	All recreation and sporting facilities are being maintained in accordance with Asset Management Strategies. This year we have incorporated a rolling program of cleaning tennis courts. This may require some amendments to maintenance schedules moving forward as we currently service 71 tennis courts. We have also implemented different strategies to control the number of weeds in our sporting facilities. This involved the implementation of a preventative spray prior to reduce the seed bank in the soil.
P6.1.1.8	Implement priority actions from the Recreation in Natural Areas Strategy. Signoff Authority: <i>Manager Environment & Sustainability</i>	 50%	Priority actions continue to be implemented. The Sustainability Reference Advisory Committee is now referred to as the new Environment Advisory Committee which will assist Council in the implementation of the Strategy.
P6.1.1.9	Progress preparation of Green Grid Strategy consistent with Council's Local Strategic Planning Statement (LSPS). Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	A third working group meeting was held in August, and a draft strategy document was prepared for public exhibition.
P6.1.1.10	Actively engage with sporting organisations and clubs, user groups and residents during the preparation of plans, policies and strategies for sport and recreation. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Engaging with sporting groups in relation to grants, project planning and strategic planning of sites to ensure best outcome for clubs and community continued. Council is engaging with Netball association, and archery to progress amenities improvements.
P6.1.1.11	Progress preparation of recreation and open space strategies, plans and policies identified as priorities in the Recreation Needs Study. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Progress with the development of the Open Space and Recreation Strategy, to include components relating to sports, companion animals and synthetic turf in open space continued. Including a Facilities Demand Analysis to drive the future works.
P6.1.1.12	Implement the Ku-ring-gai Play Space Strategy and monitor and review the program as required. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	A third working group meeting was held in August. Two play spaces completed construction - Eldinhope Green and Hassall Park. Finalisation of concept for nature play pilot project. Duff Street Reserve, development of Nature Play web page, and handover completed for The Glade Reserve Landscape Masterplan (including play space brief). Funding secured for Roseville Park play space upgrade.
P6.1.1.13	Finalise design and commence Stage 2 construction upgrade works to park and surrounding streets at Robert Pymble Park. Signoff Authority: <i>Head Project Design</i>	 50%	Request for Quotation package under development for engagement of a lead consultant for project works. Construction budget has been phased to next Financial Year.
P6.1.1.14	Prepare a masterplan for the former Gordon Bowling Club site (4 Pennant Avenue Gordon) for public open space uses. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 40%	Work has commenced including: * establishing project working group * preparation of site survey * preparation of arborists report. Stage 1 community engagement has been delayed due to staff being allocated to alternative projects. Reason Work involved on the preparation of alternative TOD scenarios has impacted the delivery of this task during the reporting period. Remedial Action A new permanent position for a Public Domain Coordinator has been established. The position will be advertised in the first half of 2025.


Term Achievement

Code	Description	Progress
P6.1.2	Partnerships are established with community groups and organisations to optimise the availability and use of sporting, recreation and leisure facilities. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Council engaged with sporting groups in relation to grants, project planning and strategic planning of sites to ensure best outcome for clubs and community. Staff engaged with netball and archery groups on amenities improvements and cricket at Lindfield for small infrastructure improvement. Planning for the 2025 Sports Forum underway.		


Operational Plan Tasks

Code	Description	Progress	Comments
P6.1.2.1	Engage with community partners to improve sporting, leisure and recreational facilities through partnerships, grant funding and other external funding opportunities. <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 50%	Engaging with sporting groups in relation to grants, project planning and strategic planning of sites to ensure best outcome for clubs and community continued. Council is engaging with netball and archery on amenities improvements and cricket at Lindfield for small infrastructure improvement.
P6.1.2.2	Facilitate a regular sporting forum and ongoing communication with sporting users. <i>Signoff Authority: Manager Infrastructure Services</i>	 50%	Currently in planning phase for next sporting forum that will be held in May 2025.

Term Achievement

Code	Description	Progress
P6.1.3	Monitor and oversight delivery of the multi-use sports facility at St Ives High School to ensure it delivers agreed community outcomes. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Council continued to monitor and report on the progress, including any variations, to the Major Projects Steering Committee monthly. Issues with Asbestos Contaminated Material (ACM) have been resolved to date. Major piling works are completed, and the ground floor carpark concrete pours have commenced, additional preparation work is continuing to the rest of the site for future pours. Structural scaffolding and formwork are being installed for preparation for main floor building.		


Operational Plan Tasks

Code	Description	Progress	Comments
P6.1.3.1	Monitor and oversight the construction of the indoor sports facility at St Ives High School by School Infrastructure NSW. <i>Signoff Authority: Director Strategy & Environment</i>	 50%	Council continued with monitoring of the project and reporting to the Major Projects Steering Committee monthly on the progress and any variation to the project. Issues with Asbestos Contaminated Material (ACM) have been resolved to date and works are progressing with piling completed and ground floor car park concrete pours commencing.



Focus area: P7: Enhancing Council's community buildings and facilities

Long-Term Objective: P7.1: Multipurpose community buildings and facilities are available to meet the community's diverse and changing needs.


Term Achievement

Code	Description	Progress
P7.1.1	The condition, functionality and environmental performance of existing assets is improved, and new assets achieve agreed standards. <i>Signoff Authority: Director Operations</i>	
Comments		
Progressing as scheduled. All works at Pymble Town Hall are now complete and the Gordon Library lift replacement is under procurement. Electric vehicle (EV) chargers have been rolled out in four locations across the local government area (LGA).		


Operational Plan Tasks

Code	Description	Progress	Comments
P7.1.1.1	Implement a prioritised program of improvements to community meeting rooms, halls, buildings and facilities. <i>Signoff Authority: Head Project Design</i>	 50%	All works at Pymble Town Hall now complete. Procurement underway for the lift replacement at Gordon Library.
P7.1.1.2	Integrate sustainability and climate resilience measures, incorporating minimum performance standards, into the building upgrade and renewal program. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Council has progressed its electric vehicle (EV) infrastructure capability study for the corporate fleet. Task completed by the consultant included fleet data analysis, initial stakeholder workshops and a draft fleet transition plan. Tasks to be undertaken in early 2025, include site surveys, detailed stakeholder workshops and preliminary designs. A draft report has been completed and is being reviewed by Council staff for the first stage of the Ku-ring-gai Fitness and Aquatic Centre (KFAC) Master Planning and Detailed Design project. Once finalised, the project will progress to the detailed design phase in early 2025. In late 2024, corrective works were undertaken to address hardware faults in multiple rooftop solar systems. All systems are now performing as expected. Council is reviewing procurement and contracting options for outstanding design tasks and construction works for the Cultural and Environment Education Centre (CEEC).


Term Achievement

Code	Description	Progress
P7.1.2	The renewal of Marian Street Theatre is substantially completed. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments		
Progress is behind schedule. A report was presented to Council in October which detailed the likely costs and timetable to redevelop the Marian Street Theatre in accordance with Development Application (DA0144/20) and the actions to be taken to achieve substantial commencement by 19 August 2026. Reason During the reporting period, planning and legal advice was sought in relation to the Development Application. Remedial Action Council is awaiting advice on opportunities for limited works to preserve the development consent for the theatre.		



Operational Plan Tasks



Code	Description	Progress	Comments
P7.1.2.1	<p>Progress of the Marian Street Theatre renewal project is subject to Council resolutions.</p> <p>Signoff Authority: <i>Director Strategy & Environment</i></p>	 40%	<p>In line with resolutions of Council (July: Min 153, and October: Min 207), staff have investigated options to preserve the development consent for the theatre, however construction works continue to be unfunded.</p> <p>Reason Council is investigating an appropriate package of works that if implemented could preserve the existing development consent.</p> <p>Remedial Action Council will continue to review options whilst awaiting advice on the matter.</p>

Term Achievement

Code	Description	Progress
P7.1.3	<p>Usage of existing community buildings and facilities is optimised.</p> <p>Signoff Authority: <i>Director Strategy & Environment</i></p>	
<p>Comments</p> <p>Progressing as scheduled.</p> <p>During the period Council continued to implement its strategic renewal of agreements on holdover to facilitate improved community access to Council facilities including:</p> <ul style="list-style-type: none"> * entering into a 5-year licence with Turrumurra United Football Club for its occupancy of Karuah Oval consistent with Council policy and subsidy matrix. * finalised the relocation and set up of a new agreement with Metropolitan Mid Week Dog Club from Queen Elizabeth Reserve to Primula Oval following oval upgrade. * public notification to renew multiple tenancies on ground floor St Ives Community Groups Building. 		

Operational Plan Tasks


Code	Description	Progress	Comments
P7.1.3.1	<p>Maximise the use and efficiency of the existing community property portfolio to facilitate greater public access, including multi-use, in line with Council's Management of Community and Recreation Land and Facilities Policy.</p> <p>Signoff Authority: <i>Manager Property</i></p>	 50%	<p>During the period, Council continued to implement strategic renewal of agreements on holdover to facilitate improved community access to Council facilities including:</p> <ul style="list-style-type: none"> * Entering into a 5-year licence with Turrumurra United Football Club for its occupancy of Karuah Oval consistent with Council policy and subsidy matrix. * Finalised the relocation and set up of a new agreement with Metropolitan Mid Week Dog Club from Queen Elizabeth Reserve to Primula Oval following the oval upgrade. * Public notification to renew multiple tenancies on ground floor St Ives Community Groups Building 177 Rosedale Road, St Ives.
P7.1.3.2	<p>Continue to develop and promote the Ku-ring-gai Wildflower Garden and St Ives Showground as multi-purpose venues to host community and commercial usage.</p> <p>Signoff Authority: <i>Manager Visitor Experience & Events</i></p>	 50%	<p>Both venues have seen a variety of usages during the first period including hosting events as part of the Gai-mariagal Festival and Eco Festival, Wildflower Garden Open Day (Teddy Bears Picnic), multiple weekend commercial ski gear and rug sales, annual 3-day St Ives Orchid Fair and the new trail running event - Sydney Ultra Marathon. The second period was busy for St Ives Showground with the Sydney Backyard Ultra, Tuffnutterz inflatable obstacle course, Sydney Trail Series, \$2 ride amusement fair, St Ives Christmas Market and an outdoor production called the Snow Queen. Three weddings were held at Caley's Pavilion and general hire of picnic areas has been strong across both venues.</p> <p>Visitation for financial year to date:</p> <ul style="list-style-type: none"> St Ives Showground - vehicles: 111,810 Wildflower Garden main gate - Vehicles: 20,714 Wildflower Garden trails: 58,329 Visitors Centre: 23,544.

P7.1.3.3	Continue to develop and deliver professional services including programs, services and ongoing marketing to club members and public players at Council's golf courses to industry standards. Signoff Authority: <i>Head Project Design</i>	 50%	Gordon Golf club has continued to see increased patronage, with players reporting a high level of satisfaction with the course, services and programs on offer.
P7.1.3.4	Council's recreation services meet customer needs. Signoff Authority: <i>Head Project Design</i>	 50%	Council continued to work hard to ensure recreation services are fit for the community's needs. Council has recently released the procurement package for Hassall Park Stage 2 - amenities upgrade and finalised the documentation package for Stage 3 - cricket net refurbishment. Documentation packages are also nearing finalisation for the Wildflower Garden District Park Nature Playspace upgrade and the provision of a new Urban Park at Bedes Forest in St Ives. The park in Bedes Forest will include a half-court basketball court. Further, all works funded by the Sports Court Development Program have now been procured and works progressing - i.e. Warrimoo Tennis Courts, Loyal Henry Tennis Courts and Turramurra Cricket Nets.




Focus area: P8: Improving the standard of our infrastructure

Long-Term Objective: P8.1: An improved standard of infrastructure that meets the community's service level standards and Council's obligations as the custodian of our community assets.


Term Achievement

Code	Description	Progress
P8.1.1	Our public infrastructure and assets are planned, managed and funded to meet the community expectations, defined levels of service and address intergenerational equity. Signoff Authority: <i>Director Operations</i>	
Comments		
Progressing as scheduled. Works have progressed on the detailed re-evaluation of Council's road, kerb and gutter, carparks, bridges and footpath infrastructure.		






Operational Plan Tasks

Code	Description	Progress	Comments
P8.1.1.1	Continue to progress the review of the s7.11 Contributions Plan. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Both documents continue alongside preparation work for a prospective IPART review and in parallel to the TOD alternatives planning.
P8.1.1.2	Oversee the implementation of the s7.12 Contributions Plan. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Management continues. The need for cost declarations was, again, emphasised. Monitoring of receipts suggests fewer overall applications for alterations and additions and knockdown rebuilds but higher value works leading to sustained income at present. Monitoring must continue however as there is financial exposure in relying on fewer high value works going forwards.
P8.1.1.3	Asset Management Plans are reviewed to align with the Resourcing Strategy. Signoff Authority: <i>Head Project Design</i>	 50%	Works are currently underway for a detailed revaluation of Council's road, kerb and gutter, carparks, bridges and footpath assets.


Term Achievement

Code	Description	Progress
P8.1.2	Programs for infrastructure and asset maintenance management are delivered in accordance with adopted Asset Management Strategy and Plans. <i>Signoff Authority: Director Operations</i>	
Comments		
Progressing as scheduled. All roads for this year's program have been programmed for delivery, the Drainage Capital Works Programme is tracking well, and all Asset Management Plans are currently up to date.		


Operational Plan Tasks

Code	Description	Progress	Comments
P8.1.2.1	Implement Asset Management Plans to document maintenance, renewal and upgrade requirements in line with Service Level Agreements. <i>Signoff Authority: Head Project Design</i>	 50%	Asset Management Plans are up to date.
P8.1.2.2	Prepare draft capital works and renewal programs for Council's footpaths, roads, drains, bridges and carparks for inclusion in the Delivery Program. <i>Signoff Authority: Head Project Design</i>	 50%	New Footpath program will be near completion by end of January 2025 with roads and other assets on track.
P8.1.2.3	Deliver Road and Carpark Capital Works Programs on time and within budget. <i>Signoff Authority: Head Project Design</i>	 50%	All projects for this year's Roads and Carparks program have been progressed and are on track for delivery.
P8.1.2.4	Deliver Drainage Capital Works Programs on time and within budget. <i>Signoff Authority: Head Project Design</i>	 50%	This year's drainage capital works program has been progressed and tracking well.
P8.1.2.5	Implement stormwater relining program to increase the useful life of pipes and reduce future maintenance costs. <i>Signoff Authority: Head Project Design</i>	 50%	Program on track with all identified works for this financial year to be completed by end of June.

Term Achievement

Code	Description	Progress
P8.1.3	The footpath network is expanded to provide improved connectivity, safety and accessibility. <i>Signoff Authority: Director Operations</i>	
Comments		
Progressing as scheduled. The footpath programme for the year is largely complete.		

Operational Plan Tasks

Code	Description	Progress	Comments
P8.1.3.1	Deliver Council's annual Capital Works Program for new footpaths within the allocated Financial Year. <i>Signoff Authority: Head Project Design</i>	 50%	All footpaths within this year's program have been scheduled for delivery and are projected to be completed by March 2025.

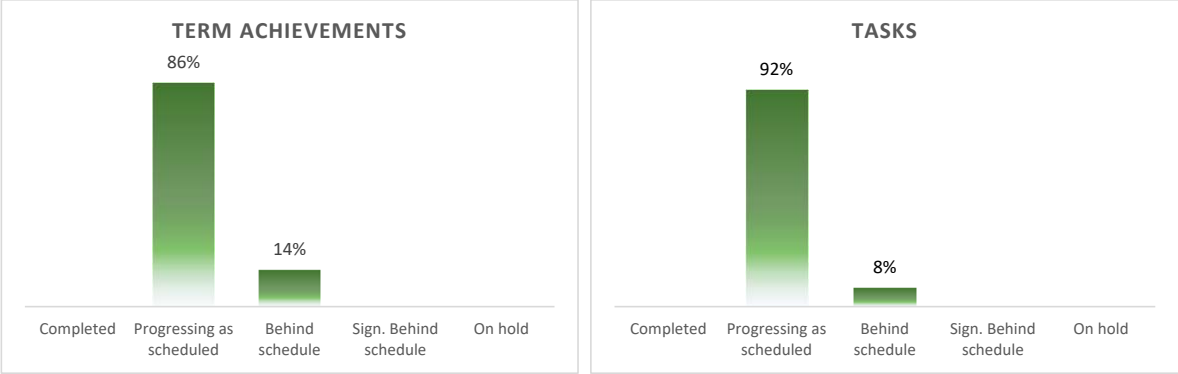


THEME 4

ACCESS, TRAFFIC AND TRANSPORT

Access and connection to from and within Ku-ring-gai provides safe, reliable and affordable public and private travel, transport and infrastructure.

Performance summary



Key achievements

- Secured additional funding of \$815K from Transport for NSW (TfNSW) towards the Eastern Road HPAA project.
- Completed three wombat crossings Lady Game Drive (Lindfield), Bangalla Street (Warrawee) and Rosedale Road (St Ives) and received additional funding of \$76,000 to upgrade street lighting.
- Received \$2.33 million funding to complete pedestrian crossing facilities at several locations through The Federal Road Safety Program.
- Secured \$470,000 in funding to complete several Black Spot projects during the financial years 2024/25 and 2025/26.
- The TfNSW counting station on Pacific Highway at Warrawee indicates that average daily southbound traffic volumes on Pacific Highway in quarter 3, 2024 are still approximately 10% lower than they were pre-COVID and before the opening of the NorthConnex tunnel in October 2020.


Challenges

- Planning for the Lindfield Village Hub, Turramurra Community Hub and other major projects with the introduction of the NSW Government's TOD SEPP and Council's alternative scenarios being developed.


Focus area: T1: Integrated and accessible transport


Long-Term Objective: T1.1: A range of integrated and sustainable transport choices enable effective movement to, from and around Ku-ring-gai.

Term Achievement


Code	Description	Progress
T1.1.1	Connections are provided to public transport that are accessible to all age groups and match the travel needs of the community. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. An improvement plan for bikeways, pedestrian facilities and footpath networks having regard for the access, health and recreational needs of the community continued to be implemented. Numerous upgrades to bus stop upgrades have taken place and implementation of the Get NSW Active is underway in Ku-ring-gai.		

Operational Plan Tasks


Code	Description	Progress	Comments
T1.1.1.1	Implement the improvement plan for bikeways, pedestrian facilities and footpath networks having regard for the access, health and recreational needs of the community. <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 50%	Update on active transport projects co-funded by Transport for NSW (TfNSW) in the Get NSW Active program include: * Cherry Street to Rohini Street, Turramurra – upgrade to a shared user path: the design has progressed to the 90% level of documentation. Geotechnical and minor structural design was completed for the fence along Anglicare Rohini boundary. An Arboriculture Impact Assessment (AIA) was completed. The advice from the AIA and geotechnical investigations necessitated amendments to the 90% design to minimise impacts, and the updated design is under review. * Bobbin Head Road, North Turramurra - 2-way separated cycleway: a final concept plan was submitted in late November. * Kissing Point Road, Turramurra shared user path on eastern side, between Pacific Highway and Catalpa Crescent: design consultants SMM were appointed in late September and a Feasibility Assessment was submitted in November. The development of a concept design commenced. Other updates during the period include: * The Active Transport Reference Committee did not meet during the period due to Council elections in September and the caretaker period which commenced in August. In October, the new Council resolved to extend the scope of the committee and in December Council resolved to form a Smart Transport Committee and that membership of both committees will be reviewed and recommendations brought back to Council by 8 April 2025. * Rehabilitation of Killeaton Street (between Warrimoo Avenue and Carbeen Road). During the period, a concept design option was developed which incorporates a shared user path (instead of a 2-way separated cycleway). Grant funding applications have been submitted for the cycleway component of the project. * Council's Black Spot funding application for the upgrade of the intersection of Killeaton Street and Memorial Avenue, St Ives to provide (amongst other things) shared bicycle/pedestrian lanterns across the northern approach. During the period, Council received an Australian Government Black Spot Program funding offer of \$275,000 for this project. Consultants have been engaged by Operations to undertake the traffic signal modelling and TCS Plan update.

T1.1.1.2	Progressively upgrade bus stops in accordance with the Disability Discrimination Act requirements to allocated budget. Signoff Authority: <i>Head Project Design</i>	 48%	Numerous bus stop upgrades have taken place in line with the roll out of the footpath programme.
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Term Achievement


Code	Description	Progress
T1.1.2	A network of safe and convenient links to local centres, major land uses and recreation opportunities is progressively implemented. Signoff Authority: <i>Director Strategy & Environment</i>	
Comments Progressing as scheduled. The Ku-ring-gai Integrated Transport Strategy was further implemented including Action B3 - Implement measures to increase the level of student travel to school by non-car modes. Action E3 - Implement road network improvements from the Ku-ring-gai Contributions Plan 2010, Action E5 - Implement road safety measures on local and regional roads and Action F3 - Provide dedicated parking spaces for car share vehicles.		

Operational Plan Tasks



Code	Description	Progress	Comments
T1.1.2.1	Review and implement appropriate recommendations from the Ku-ring-gai Integrated Transport Strategy to align with the Local Strategic Planning Statement (LSPS), North District Plan, and Future Transport Strategy. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	During the period, the following recommendations from the Ku-ring-gai Integrated Transport Strategy were implemented or were in the planning/design phase: Action B3 - Implement measures to increase the level of student travel to school by non-car modes. Council accepted an offer of \$470,000 from TfNSW for a new raised pedestrian crossing and new footpaths near St Ives Primary/High School, to encourage walking to school. Pedestrian counts have been undertaken and confirmed the location of the new raised pedestrian crossing in Torokina Avenue at Yarrabung Road. Consultation was undertaken with directly affected residents, and the raised pedestrian crossing was approved by the Ku-ring-gai Traffic Committee. Due to internal resourcing, design work is expected to commence in second half of 2025. Action E3 - Implement road network improvements from the Ku-ring-gai Contributions Plan 2010. * Intersection of Pacific Highway and Strickland Avenue. Contractual matters were resolved in December and the 50% detailed design was lodged with TfNSW for review. Utility investigations are expected to commence in early 2025. * Intersection of Pacific Highway and Balfour Street/Havilah Road. A Request for Quotation (RFQ) was issued to suitably qualified consultants for detailed design/documentation services for the modification of traffic signals. A preferred consultant has been identified and design work is expected to start in first quarter of 2025. * Intersection of Lindfield Avenue and Tryon Road - new traffic signals. The integration of the traffic signals has been incorporated into the design documentation, which is currently under internal review. Action E5 - Implement road safety measures on local and regional roads. The following nominations made to the 2024/25 Australian Government Black Spot Program were successful: * intersection of Killeaton Street and Memorial Avenue, St Ives: provide pedestrian protection and install missing pedestrian crossing at the traffic signals. Consultants have been engaged by Operations to undertake the traffic signal modelling and TCS Plan update, with detailed design work to commence in 2025. * The Comenarra Parkway, Turrumurra: install skid resistant pavement at curve between Parkinson Avenue


			<p>and Gipps Close. This work was completed in December.</p> <p>Nominations for the 2025/26 Australian Government Black Spot Program closed during the period. Urban Planning submitted an application for resurfacing on Bobbin Head Road at North Turramurra, and Operations submitted two applications - Lady Game Drive, West Pymble (construct median around bend) and Clanville Road at Trafalgar Road, Roseville (new roundabout).</p> <p>Action F3 - Provide dedicated parking spaces for car share vehicles.</p> <p>An inception meeting was held with Council's legal team to develop a licence agreement to accompany a future Expression of Interest/ Request for Proposal for fixed space car share operators. It is envisaged it would be issued in the first half of 2025.</p>
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Term Achievement


Code	Description	Progress
T1.1.3	<p>Advocate to relevant government agencies and private companies for integrated public transport facilities and service improvements that meet community needs.</p> <p>Signoff Authority: Director Strategy & Environment</p>	
Comments		
<p>Progressing as scheduled.</p> <p>Advocacy and liaison with Transport for NSW for public transport upgrades continued during the reporting period.</p>		

Operational Plan Tasks


Code	Description	Progress	Comments
T1.1.3.1	<p>Liaise with Transport for NSW to improve access (via all modes) to rail stations in Ku-ring-gai.</p> <p>Signoff Authority: Manager Urban & Heritage Planning</p>	 50%	<p>Through Council's submission to the NSW Government's Urban Development Program (UDP), Council will be advocating for the inclusion of an upgrade to the Turramurra Bus Interchange; and Strategic Cycleway Corridor - Gordon to Chatswood, as part of regionally significant public transport infrastructure that would support housing supply and improve access to rail stations, to attract funding from funds being collected through the Housing and Productivity Contribution.</p> <p>Further to this, consultants have been engaged to develop a multi-modal transport network model as part of a Transport Impact Assessments (TIA) for the Roseville and Killara Transport Oriented Development (TOD) precincts, to inform and guide future transport infrastructure planning. TfNSW is being engaged as a stakeholder, particularly in relation to new or modified traffic signals, new pedestrian and cycling facilities, traffic calming and a review of speed limits, car share vehicles and changes to traffic flows/road network layout which would improve access to the stations in the TOD precincts.</p>
T1.1.3.2	<p>Advocate to Transport for NSW and bus operators to target improvements to bus services connecting nearby centres with Ku-ring-gai including Mona Vale-Macquarie Park route, and Chatswood-Dee Why/Northern Beaches route.</p> <p>Signoff Authority: Manager Urban & Heritage Planning</p>	 50%	<p>Through Council's submission to the NSW Government's Urban Development Program (UDP) in October, Council has advocated for the inclusion of an All-Day Frequent Network (express services) and Rapid Bus Lines between Mona Vale and Macquarie Park, and between Chatswood-Dee Why and Northern Beaches, as part of regionally significant public transport infrastructure that would support housing supply and attract funding from funds being collected through the Housing and Productivity Contribution.</p>

T1.1.3.3	Collaborate with Transport for NSW to co-ordinate and implement connections and upgrades to bus interchanges. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Through Council's submission to the NSW Government's Urban Development Program (UDP) in October, Council has advocated for the inclusion of the upgrade to the Turrumurra Bus Interchange as part of regionally significant public transport infrastructure that would support housing supply and attract funding from funds being collected through the Housing and Productivity Contribution. This builds on previous discussions with TfNSW regarding the upgrade.
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Term Achievement

Code	Description	Progress
T1.1.4	The community is informed and educated about transport options and encouraged to use active and alternative forms of transport. Signoff Authority: <i>Director Strategy & Environment</i>	
Comments Progress is behind schedule. The annual Ride2Work day was due to be held in October 2024 but unfortunately Council was not able to participate due to competing priorities. Reason Key strategic transport planning staff were focussed on the Transport Oriented Development (TOD) alternatives which has impacted progress during the period. Remedial Action Staff may be able to promote/ deliver the 2025 Ride2School event in March following progress of work undertaken on the NSW Government's TOD SEPP and Council's alternative scenarios.		


Operational Plan Tasks

Code	Description	Progress	Comments
T1.1.4.1	Deliver education and awareness programs focused on alternatives to private car use, including walking and cycling. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 45%	The annual Ride2Work day was held in mid-October 2024, but it was not possible to plan for this event. Reason Planning work and other commitments around the NSW Government's TOD SEPP and Council's alternative scenarios meant that it was not possible to commit to this event. Remedial Action There may be an opportunity to promote the Ride2School event in 2025, which normally occurs in March. If workloads around NSW Government's TOD SEPP and Council's alternative scenarios ease in the first quarter of 2025, and frees up resources, this is an event that staff may be able to promote/deliver.

Focus area: T2: Road network

Long-Term Objective: T2.1: Local roads and parking operate safely and efficiently.

Term Achievement

Code	Description	Progress
T2.1.1	Safety and efficiency of the local road and parking network have improved and traffic congestion is reduced. <i>Signoff Authority: Director Operations</i>	
Comments		
<p>Transport for NSW (TfNSW) funded the following projects under its Black Spot Program during FY24 - 26:</p> <p>1. Werona Avenue and Stanhope Road, Killara – upgrade traffic control signals with pedestrian phase: This project was originally funded over FY 22/23 and FY23/24, the total grant offered to Council was \$442,000. Detailed design/documentation stage commenced in early 2024 due to delays with funding and timelines rolled over into FY24/25. In December 2024, Council has submitted 80% design package to TfNSW and circulated internally for comment. The consultant is expected to deliver a complete 100% design package for construction before June 2025, therefore Council will need to seek approval from TfNSW to roll over the project into FY25/26.</p> <p>2. Telegraph Road, Pymble – upgrade road surface to high-level non-skid and improve super elevation on bend near Ganmain Road: This project was originally funded in FY 22/23 and FY 23/24, with a total revised funding received of \$479,000. Timeline has been pushed back due to an additional scope of works associated with increased funding and other issues. In March 2024 TfNSW approved the time variation for the Black Spot Program projects to FY25, noting the project must be completed before June 2025. In January 2025, Council under community consultation and the consultant is expected to submit 100% detailed design package for construction before June 2025.</p> <p>3. The Comenarra Parkway, Turramurra – upgrade road surface to high-level non-skid surface: TfNSW allocated \$137,000 in funding for the FY 24/25 and the project was successfully completed in December 2024 at a cost of \$173,000. A variation request was submitted to TfNSW in January 2025, however if unsuccessful, Council will need to cover the shortfall from the roads budget.</p> <p>4. Killeaton Street & Memorial Avenue, St Ives – upgrade traffic signals with introducing missing pedestrian crossing facility and providing fully controlled right-turn red arrow to provide pedestrian protection for crossing the western leg of Killeaton street: TfNSW offered \$275,000 in funding across FY 24/25 and FY 25/26 (\$50,000 for design in FY 24/25 and remaining for construction in FY 25/26). In November 2024, Council engaged a consultant to undertake traffic signal modelling, civil design, and the preparation of detailed construction drawings and documentation. They submitted a draft Design Modelling Report, which Council forwarded to TfNSW on 23 January 2025 for review and in-principle approval. The 100% detailed design package expected completion is before June 2025, with construction scheduled for completion in FY 25/26.</p> <p>TfNSW funded projects under the Safer Speeds in High Pedestrian Activity Areas (HPAA) during FY24, FY25 and FY26 include:</p> <p>1. Lindfield CBD and Railway Station Locale - HPAA This project was originally funded across the FY 23/24 and FY 24/25, the total grant funding of \$361,600 awarded to Council. The objective is to establish a 40 km/h HPAA near Lindfield Station and surrounding streets. Proposed works include raised wombat crossings on Lindfield Avenue and on Milray Street at Tryon Road, speed cushions on Milray Street, and associated signage and line marking. Works are being integrated into the Lindfield Avenue and Tryon Road streetscape upgrade project, with their delivery dependent on progress of that project. The streetscape upgrade has now reached 90% detailed design and documentation completion. Due to its scale and complexity, the TfNSW-funded HPAA works are now anticipated to be completed by June 2026, following approval from TfNSW to roll the funding into FY 25/26.</p> <p>2. Eastern Road, Turramurra - HPAA In July 2024, TfNSW allocated \$735,000 in funding for the FY 24/25 to deliver a 40 km/h HPAA on Eastern Road near the Eastern Road Shops. The project scope includes the construction of roundabouts at Chilton Parade and Worchester Place, a raised intersection at Tennyson Avenue, as well as associated signage and line markings. Due significant increases in project costs, Council sought additional funding and an extended timeframe for completion. In January 2025, TfNSW approved an extension to the FY 25/26 and increased the funding to a total of \$1.55 million. Council aims to complete the detailed design and documentation by June 2025, with construction scheduled for completion before June 2026.</p>		

Council successfully secured 100% funding from TfNSW through its Get NSW Active Grant Program for various projects. These include the construction of new footpaths at multiple locations, with a total funding of \$650,000, the design of cycle paths at three locations, with funding of \$245,000, and the construction of traffic facilities, including several wombat crossings, with funding of \$1.6 million. In April 2024, Council constructed wombat crossings in Bangalla Street and Rosedale Road, but the street lighting upgrade at Rosedale Road crossing is still due, with the upgrade expected to be completed by March 2025. Council is expecting to complete a wombat crossing in Culworth Avenue by February 2025. The other projects funded through the Get NSW Active Program are currently in the design stage, and Council is expecting to complete all the funded projects by end of June 2025.



In June 2024, TfNSW advised Council was successful in securing \$470,000 in funding under the Get NSW Active FY 24/25 Program to enhance pedestrian access on Torokina Avenue, St Ives, benefiting students of St Ives Primary School. The project includes constructing a footpath along Torokina Avenue and constructing a wombat crossing at Yarrabung Road. Due to resource constraints, Council expects to complete the design by June 2025. Consequently, the street lighting design cannot be finalised in time, delaying construction to the second half of 2026. Council will therefore seek TfNSW's approval to extend the project timeframe and roll over funding into the FY 25/26. The design of all these projects will be carried out in-house during the FY 24/25, with construction expected to be completed before June 2026. However, the pedestrian crossing on Turramurra Avenue is scheduled for construction January/ February 2025.

In November, TfNSW allocated 100% funding for the following seven pedestrian crossing facilities under its Federal Road Safety Program for the FY 24/25 and FY 25/26 with Council receiving \$2.33 million:

1. Bobbin Head Road, North Turramurra – wombat crossing outside Ku-ring-gai High School
2. Margaret Street, Roseville – wombat crossing at Archbold Road intersection
3. Eastern Road, Turramurra – wombat crossing at Hastings Road
4. Turramurra Avenue, Turramurra – at-grade pedestrian crossing at Nulla Nulla Street
5. Mudies Road, St Ives – at-grade pedestrian crossing at Memorial Avenue roundabout
6. Robert Street, Gordon – wombat crossing at Werona Avenue (outside Gordon Railway Station)
7. Nambucca Street, Turramurra – pedestrian refuge island at The Chase Road intersection

Staff contacted TfNSW seeking a briefing to Councillors on the post-opening effects of NorthConnex and associated heavy vehicle traffic volumes on Pacific Highway.

Operational Plan Tasks


Code	Description	Progress	Comments
T2.1.1.1	Facilitate the implementation of paid parking in major project car parks. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Staff from the Regulatory team are continuing their investigations into the replacement of the existing parking meters in the Lindfield Village Green with a ticketless/number plate recognition solution. There is still ongoing uncertainty around the future of the Lindfield Village Hub, Turramurra Community Hub and other major projects especially given the introduction of the NSW Government's TOD SEPP and Council's alternative scenarios being developed. Given this, the Request for Quotation (RFQ) to provide Council with advice on the wider implementation of the paid parking strategy may still no longer be an immediate priority and could be resumed once there is more certainty around any of the major projects.
T2.1.1.2	Continue to implement the 10-year Traffic and Transport Program. Signoff Authority: <i>Manager Traffic & Transport</i>	 50%	Update on projects identified in the 10-year Traffic and Transport Program: * Werona Avenue and Stanhope Road, Killara (upgrade intersection to provide pedestrian crossings and associated facilities) - detailed design and documentation for the intersection continued during the period, with a Road Safety Audit completed, and an assessment of trees impacted by its recommendations. An assessment of the existing lighting conditions has also been undertaken and following this, the 80% design package was submitted to TfNSW, for review. * Lady Game Drive/Fiddens Wharf Road roundabout - speed cushions have been installed on the southern approach (Lady Game Drive) to reduce approach speeds. The splitter island on the southern approach has also been modified to provide a gap for pedestrians. * Archbold Road at Middle Harbour Road - No Right Turn installed from Archbold Road into Middle Harbour Road (buses excepted).

			<p>* Archbold Road at Chelmsford Avenue - weekday AM peak No Right Turn installed, from Chelmsford Avenue into Archbold Road.</p> <p>* Eastern Road at Kintore Street - new roundabout constructed.</p> <p>* Eastern Arterial Road at Springdale Road - Left Turn Only from Springdale Road into Eastern Arterial Road implemented.</p> <p>Nominations for the 2025/26 Australian Government Black Spot Program opened in the period. Relevant projects in the 10-year Traffic and Transport Program were checked for eligibility which resulted in the majority of sites being ineligible.</p>
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Focus area: T3: Regional transport network


Long-Term Objective: T3.1: An accessible public transport and regional road network.

Term Achievement


Code	Description	Progress
T3.1.1	<p>A strategic access, traffic and transport plan is being implemented for the Northern Sydney region.</p> <p>Signoff Authority: Director Strategy & Environment</p>	
Comments		
<p>Progressing as scheduled.</p> <p>A strategic access, traffic and transport plan is being implemented for the Northern Sydney region.</p>		

Operational Plan Tasks


Code	Description	Progress	Comments
T3.1.1.1	<p>Monitor and report traffic impacts on the arterial and regional road network in Ku-ring-gai after commencement of operation of NorthConnex.</p> <p>Signoff Authority: Manager Traffic & Transport</p>	 50%	<p>There has been no follow-up from TfNSW regarding the briefing to Councillors originally scheduled for early 2024 which was cancelled by TfNSW.</p> <p>In the meantime, data for TfNSW counting station on Pacific Highway at Warrawee indicates that average daily southbound traffic volumes on Pacific Highway in quarter 3, 2024 are still approximately 10% lower than they were pre-COVID and before the opening of the NorthConnex tunnel in October 2020.</p>
T3.1.1.2	<p>Collaborate with regional partners to advocate for improved traffic and transport in the Northern Sydney region aligned with the Local Strategic Planning Statement (LSPS), North District Plan, and Future Transport Strategy.</p> <p>Signoff Authority: Manager Urban & Heritage Planning</p>	 50%	<p>During the period, two Northern Sydney Regional Organisation of Councils (NSROC) Northern Sydney Transport Leadership Group meetings were held, in August and November 2024. Matters discussed during the meetings relevant to Ku-ring-gai included:</p> <p>* Facilitating EV charging infrastructure: Council policies and controls – this report was finalised in October 2024.</p> <p>* NSROC Council representatives contributed towards the development of an Infrastructure Priority Statement (2024-2028), with the inclusion of regional public transport and active transport (cycling/walking) projects. For Ku-ring-gai, key regional missing links/upgrades that have been identified for prioritisation include:</p> <p>* Roseville to Pymble active transport missing link (via Hill Street, Strickland Avenue, Lindfield Avenue, Werona Avenue, Pacific Highway)</p> <p>* Bus rapid transit link between Chatswood interchange Dee Why/Frenchs Forest)</p> <p>* Mona Vale to Macquarie Park bus rapid transit</p> <p>* Transport network upgrades around Lindfield town centre.</p>

T3.1.1.3	Plan for works in response to development in local centres. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Progress on Lindfield Local Centre transport works during the period included: * Intersection of Pacific Highway and Strickland Avenue. Contractual matters were resolved in December and the 50% detailed design was lodged with Transport for NSW for review. Utility investigations are expected to commence in early 2025. * Intersection of Pacific Highway and Balfour Street/Havilah Road. An RFQ was issued to suitably qualified consultants for detailed design/documentation services for the modification of traffic signals. A preferred consultant has been identified and design work is expected to start in the first quarter of 2025. * Intersection of Lindfield Avenue and Tryon Road - new traffic signals. Detailed design of the Lindfield Avenue and Tryon Road streetscape upgrade project commenced in July 2023, and the integration of the traffic signals has been incorporated into the design documentation, which is currently under internal review. Progress on Roseville Local Centre transport works during the period included development of a multi-modal transport network model as part of a Transport Impact Assessments (TIA) for the TOD precinct, to inform and guide future transport infrastructure planning. In the TIA, works from the Ku-ring-gai Contributions Plan 2010 are being considered and tested, such as: * road widening on the western side of Pacific Highway to accommodate three northbound lanes and dedicated right turn lane into MacLaurin Parade * cycleways - other transport infrastructure upgrades such as bus stop upgrades, Kiss and Ride facilities and widening/realignment of existing laneways and general streetscape upgrades will be guided by recommendations from the TIA and the Roseville Public Domain Plan.
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Term Achievement

Code	Description	Progress
T3.1.2	Council engages with the State Government to upgrade regional roads and reduce congestion in the local road network. Signoff Authority: <i>Director Strategy & Environment</i>	
Comments Operations and Strategy staff have made the following submissions: * Bobbin Head Road, North Turramurra – resurfacing through roundabout at Curagul Road. * Lady Game Drive, on bend near Ryde Road – concrete median. * Clanville Road at Trafalgar Avenue – roundabout. Successful nominations are expected to be announced in April-June 2025. The following nominations made to the 2024/25 Australian Government Black Spot Program were successful: * intersection of Killeaton Street and Memorial Avenue, St Ives: provide pedestrian protection and install missing pedestrian crossing at the traffic signals. * The Comenarra Parkway, Turramurra: install skid resistant pavement at curve between Parkinson Avenue and Gipps Close		

Operational Plan Tasks

Code	Description	Progress	Comments
T3.1.2.1	Pursue funding opportunities with Transport for NSW for improvement works on regional roads and at blackspot locations. Signoff Authority: <i>Manager Urban & Heritage Planning</i>	 50%	Nominations for the 2025/26 Australian Government Black Spot Program opened during the period. All relevant projects in the 10-year Traffic and Transport Program were checked for eligibility, which resulted in the majority of sites being ineligible. Operations and Strategy staff have made the following submissions: * Bobbin Head Road, North Turramurra – resurfacing through roundabout at Curagul Road. * Lady Game Drive, on bend near Ryde Road – concrete median. * Clanville Road at Trafalgar Avenue – roundabout. Successful nominations are expected to be announced in April-June 2025.

			<p>The following nominations made to the 2024/25 Australian Government Black Spot Program were successful:</p> <ul style="list-style-type: none">* intersection of Killeaton Street and Memorial Avenue, St Ives: provide pedestrian protection and install missing pedestrian crossing at the traffic signals.* The Comenarra Parkway, Turramurra: install skid resistant pavement at curve between Parkinson Avenue and Gipps Close.
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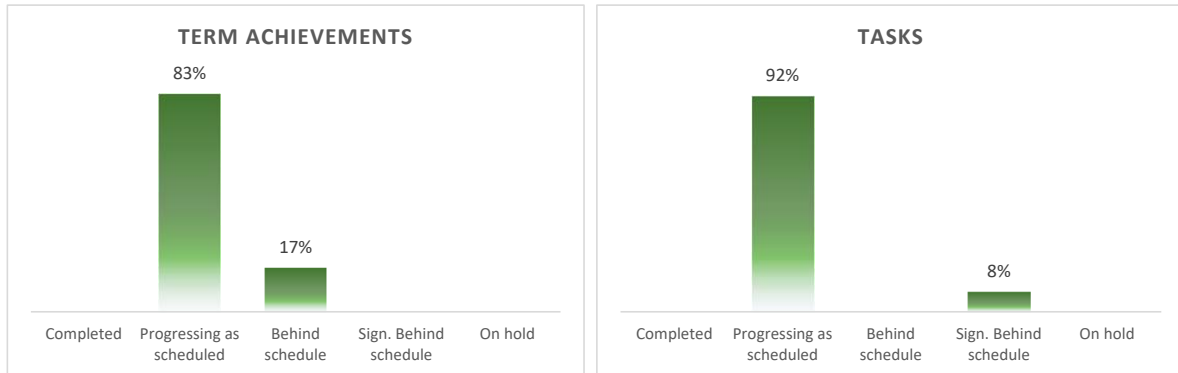


THEME 5

LOCAL ECONOMY

Creating economic employment opportunities through vital, attractive centres, business innovation and technology.

Performance summary



Key achievements

- Launch of the 2030 Visitor Economy Strategy.
- Over 42,000 people attended events in Ku-ring-gai including community run events the St Ives Food & Wine Fair, and Wahroonga Village Fair. Other major events held in Ku-ring-gai were the Wahroonga Food & Wine Festival and the popular trail running event Bare Creek Trail Run.
- A variety of events were held at the St Ives Showground and Ku-ring-gai Wildflower Garden including the Gai-mariagal Festival, Eco Festival, Wildflower Garden Open Day (Teddy Bears Picnic), multiple weekend commercial ski gear and rug sales, annual 3-day St Ives Orchid Fair, the new trail running event Sydney Ultra Marathon, the Sydney Backyard UltraTuffnutterz inflatable obstacle course, Sydney Trail Series, \$2 ride amusement fair, St Ives Christmas Market and an outdoor production called the Snow Queen. Three weddings were held at Caleys Pavilion and general hire of picnic areas was strong across both venues.
- Engaged with the business community on various Council projects and identified collaborative opportunities that would allow local businesses to provide input on centre upgrades and improvements. Specifically, this included works at Eastern Road, Turramurra and works associated with new electric vehicle charging infrastructure.
- Completed engagement with the business community for the Community Strategic Plan about current and future challenges and opportunities for the future.
- Delivered four face-to-face and nine virtual business sessions including three half day marketing training sessions, and the 'Mental Health and Financial Wealth' program delivered with the MAP Institute, which looked at wellbeing, cash flow and costs management.


Challenges

- No progress was made on the new Employment Lands Strategy as the implications of the NSW Government Transport Oriented Development (TOD) program need to be taken into consideration.


Focus area: E1: Facilitating business growth

Long-Term Objective: E1.1: Ku-ring-gai is an attractive location for business.


Term Achievement

Code	Description	Progress
E1.1.1	Ku-ring-gai's economic strengths and opportunities are promoted. <i>Signoff Authority: Director Community</i>	
Comments		
Progressing as scheduled. Progress on this term achievement is ongoing, and generally on track. Council continued to provide assistance, and used a variety of communication methods to support the business community during the reporting period.		



Operational Plan Tasks

Code	Description	Progress	Comments
E1.1.1.1	Provide education and support for local businesses to navigate Council regulations/red tape. <i>Signoff Authority: Manager Corporate Communications</i>	 50%	Council provides guidance on navigating local and government regulations through its monthly Business Connections E-newsletter. Additionally, a quarterly e-newsletter specifically targets newly registered Ku-ring-gai businesses (listed on the Australian Business Register), highlighting available support services including the Service NSW Business Bureau, which specialises in helping businesses navigate regulatory requirements. Local businesses can also receive in-person support from Council staff across various departments, including Development and Regulation and Corporate Communications teams, to help them understand and comply with Council regulations.


Term Achievement

Code	Description	Progress
E1.1.2	Strategies and plans are in place that support business growth. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments		
Progress is behind schedule. A feasibility of Gordon hub was prepared and a briefing to Councillors held. No progress was made on the new Employment Lands Strategy as the implications of the NSW Government imposed Transport Oriented Development (TOD) program need to be taken into consideration. Reason The TOD program employment lands (commercial development) implications need to be taken into consideration for the new Employment Lands Strategy. Remedial Action The new strategy will be deferred until updated employment lands information can be sourced from the final TOD alternative scenario.		


Operational Plan Tasks

Code	Description	Progress	Comments
E1.1.2.1	Review the feasibility of the Gordon Hub. <i>Signoff Authority: General Manager</i>	 75%	A feasibility of the Gordon Civic Hub site was prepared and a briefing provided to Councillors.
E1.1.2.2	Prepare a new Employment Lands Strategy in accordance with Department of Planning, Housing and Infrastructure (DPHI) guidelines. <i>Signoff Authority: Manager Urban & Heritage Planning</i>	 0%	No progress has been made this reporting period due to the implications of the NSW Government imposed TOD program. Reason Council is awaiting revised population projections once the TOD alternatives are finalised. Remedial Action The project will be revisited once the TOD alternatives are finalised.


Term Achievement

Code	Description	Progress
E1.1.3	Secure a development partner for Lindfield Village Hub. <i>Signoff Authority: General Manager</i>	
Comments		
Progressing as scheduled. Negotiations with proponents continued during the period, and the feasibility of the project has been reviewed with a briefing provided to Councillors.		


Operational Plan Tasks

Code	Description	Progress	Comments
E1.1.3.1	Conclude exclusive negotiations with previous preferred proponents, recommence negotiations with other providers and review the feasibility of the Lindfield Hub. <i>Signoff Authority: General Manager</i>	 50%	Negotiations with proponents continued during the period, and the feasibility of the project has been reviewed with a briefing provided to Councillors.

Term Achievement

Code	Description	Progress
E1.1.4	Examine options for the development of the Turrumurra Community Hub. <i>Signoff Authority: General Manager</i>	
Comments		
Progressing as scheduled. Progress of the adjoining landowner's development proposal for their land and the Turrumurra Community Hub masterplan has been slowed by uncertainty arising from new State Government's yet to be finalised planning control for the land. A feasibility study of the site was prepared by Council's commercial adviser and the outcomes were presented to Councillors at a briefing.		


Operational Plan Tasks

Code	Description	Progress	Comments
E1.1.4.1	Progress project development in line with the October 2022 Council resolution and review the feasibility of the Turrumurra Hub. <i>Signoff Authority: General Manager</i>	 50%	Discussions with adjoining landowner have not progressed meaningfully during the period. A feasibility study of the site was prepared by Council's commercial adviser and the outcomes were presented to Councillors at a briefing.




Focus area: E2: Partnering for business growth


Long-Term Objective: E2.1: Key stakeholders partner with Council to strengthen and develop Ku-ring-gai's local economic base.

Term Achievement

Code	Description	Progress
E2.1.1	Ku-ring-gai's business community, government agencies and regional partners are working in an effective and integrated way to strengthen Ku-ring-gai's local economy. <i>Signoff Authority: Director Community</i>	
Comments		
Progressing as scheduled. Council continued to deliver its successful business engagement program. Collaboration with local councils and government agencies is ongoing to promote and support business initiatives.		

Operational Plan Tasks


Code	Description	Progress	Comments
E2.1.1.1	Continue Council's comprehensive business engagement events program offering a range of in person and online events. <i>Signoff Authority: Manager Corporate Communications</i>	 50%	During the period 4 face to face and 9 virtual sessions were delivered. These included 3 half day marketing training sessions, and a future planning session as part of Council's Community Strategic Plan engagement. 9 online sessions were delivered with the MAP institute, as part of the 'Mental Health and Financial Wealth' program, looking at wellbeing, cash flow and costs management. Approx. 100 people attended the face to face and online sessions. A further larger event was planned in collaboration with Willoughby City Council titled 'Retail Therapy', scheduled to occur as part of NSW Small Business Month (October 2024), however, due to low registrations the event was cancelled.
E2.1.1.2	Continue to engage and collaborate with the local business community on local centre upgrades, economic development priorities, actions and relevant issues. <i>Signoff Authority: Manager Corporate Communications</i>	 50%	During this period, Council staff engaged with various businesses, including local retailers to discuss Council projects and identify collaborative opportunities that would allow local businesses to provide input on centre upgrades and improvements. Specifically, this included works at Eastern Road Turramurra and works associated with new Electric Vehicle Charging infrastructure. A business specific survey and engagement event was undertaken as part of community engagement for Council's new Community Strategic Plan. Approx. 50 local businesspeople participated and contributed to discussions around current and future challenges and opportunities for the future. Additionally, local businesses were invited to participate in community surveys and forums regarding the Transport Oriented Development scenarios, as these modifications will affect commercial centres in the Southern part of the Local Government Area.
E2.1.1.3	Work with Service NSW Business Bureau to promote and improve access to local Business Concierge Services. <i>Signoff Authority: Manager Corporate Communications</i>	 50%	Council staff actively engage with Service NSW staff to ensure any activities are widely promoted through Council's Business Connections E-newsletter. In addition, the quarterly e-newsletter has been developed and is sent to new businesses registering in Ku-ring-gai which details a range of support services available including the Service NSW Business Bureau.

E2.1.1.4	<p>Collaborate with other local councils, NSW State Government and other stakeholders to identify and implement initiatives to support local businesses.</p> <p>Signoff Authority: <i>Manager Corporate Communications</i></p>	 50%	<p>Council staff are in regular contact with other local council economic development staff. During the period an event was organised in partnership with Willoughby City Council title 'Retail Therapy'. The session was planned to be held at Zenith Theatre Chatswood as part of NSW Small Business Month. However, due to low registrations the event was cancelled.</p> <p>Council is also active in collaboration with other organisations to promote support programs aimed at small business. This includes the federal Digital Solutions Program, Business Breakthrough Experience (BBX) and the federal Cyberwardens Program.</p> <p>During the period the annual Hornsby Ku-ring-gai Local Business Awards took place. This initiative is sponsored by Council and in 2024, Ku-ring-gai businesses won 10 awards including Business of the Year.</p>
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Focus area: E3: Destination opportunities

Long-Term Objective: E3.1: Ku-ring-gai has a range of attractions and events that draw local and regional visitors.

Term Achievement

Code	Description	Progress
E3.1.1	<p>Destination business has been strengthened and expanded.</p> <p>Signoff Authority: <i>Director Community</i></p>	
<p>Comments</p> <p>Progressing as scheduled.</p> <p>Over 42,000 people attended destination regional events in Ku-ring-gai. New event partners were secured for the Gai-mariagal Festival, Arts & Cultural Festival and Eco Festival including the Sustainable Futures Day.</p>		

Operational Plan Tasks

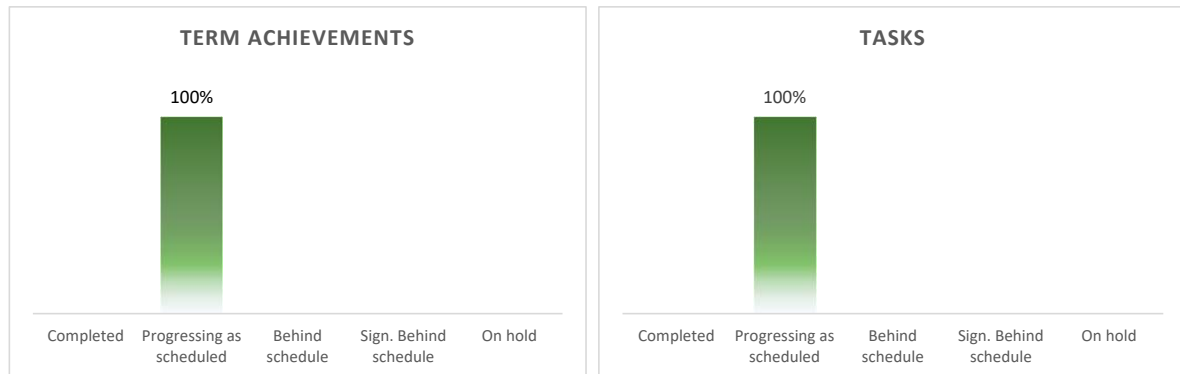
Code	Description	Progress	Comments
E3.1.1.1	<p>Implement an annual program of destination festivals and events, including key destination partners in events programs.</p> <p>Signoff Authority: <i>Manager Visitor Experience & Events</i></p>	 50%	<p>During July to December over 42,000 people attended events in Ku-ring-gai including community run events St Ives Food & Wine Fair, and Wahroonga Village Fair. Other major events held in Ku-ring-gai during the reporting period were the Wahroonga Food & Wine Festival and the popular trail running event Bare Creek Trail run and a brand-new event for St Ives - the Sydney Ultra Marathon.</p>
E3.1.1.2	<p>Promote destination-related facilities and events using Council channels including social media.</p> <p>Signoff Authority: <i>Manager Corporate Communications</i></p>	 50%	<p>Staff continued to effectively promote Council's range of facilities and events across our multiple digital channels including social media.</p> <p>Communications and Operations have been meeting monthly and working collaboratively to highlight different parks, sportsgrounds and bushwalking tracks in Ku-ring-gai. Examples of recent digital content and social media videos created include Sheldon Forest Track, St Ives Village Green, the Wildflower Gardens sculpture Trail and Swain Gardens.</p>
E3.1.1.3	<p>Activate key destination events, support Destination NSW strategies and co-ordinate the Ku-ring-gai destination management activation.</p> <p>Signoff Authority: <i>Director Community</i></p>	 50%	<p>Over 42,000 attended destination events in Ku-ring-gai in the period.</p> <p>The partnership with Destination NSW and the Sydney and Surround Network North Region continued.</p> <p>Represented at NSW Government Visitor Economy Strategy 2030 launch.</p>



THEME 6 LEADERSHIP

Ku-ring-gai is well led, managed and supported by ethical organisations which deliver projects and services to the community by listening, advocating and responding to their needs.

Performance summary




Key achievements

- Developed and implemented a comprehensive communications campaign on housing and NSW Government's Transport Oriented Development (TOD) alternatives.
- Completed engagement with the community on alternative scenarios to the NSW Government's TOD policy.
- Accepted an agreement with the NSW Government through the Land and Environment Court regarding the development of alternative locally responsive planning controls in the TOD precincts at Roseville, Lindfield, Killara and Gordon.
- Completed the first phase of community engagement with community members and local businesses for the Community Strategic Plan.
- Completed service reviews of development assessment processes and communications/community engagement.
- Completed internal audits on property management and records management.
- Completed independent survey research into community priorities and views on longer term strategic planning issues as well as satisfaction with Council services.
- Supported the successful delivery of the 2024 Local Government Elections.
- Improved accessibility and transparency through publishing the video of Council forums to the website and allowing speakers to address Council via Zoom.
- Completed Council's Annual Report 2023-2024 and State of Our Ku-ring-gai Report 2021-2024.
- Established the Early Career Program, policy and procedure. This program aims to provide career and professional development opportunities for graduates, undergraduates, trainees and apprenticeships.
- Delivered a tailored organisational wide risk training program to enhance risk awareness and risk management capabilities.
- Launch of the Greenstyle@home program to staff, an extension of Council's successful resident home assessment program.
- Deployed new printers and Multi-functional Devices at Council offices.
- Upgraded the Infringement Management System.
- Integrated the Exploren platform for monitoring and managing Council's public EV chargers which measures utilisation, assists to identify commissioning problems and troubleshoot user problems.
- Completed the acquisition of three properties for future open space and roads.
- Finalised two short term leases with the NSW Electoral Commission, a new lease for suite 5.04, 828 Pacific Highway Gordon and agreed terms for multiple lease renewals and relocations at 828 Pacific Highway, Gordon.
- Finalised a new commercial lease of Firs Cottage and a new licence at Rosedale Road St Ives for a commercial art studio.



Focus area: L1: Leadership

Long-Term Objective: L1.1: A shared long-term vision underpins strategic collaboration and partnerships and builds leadership capacity.

Term Achievement


Code	Description	Progress
L1.1.1	The priorities of our community, as reflected in the Community Strategic Plan, inform Council's policy development, decision-making and program delivery. <i>Signoff Authority: Director Corporate</i>	
Comments Progressing as scheduled. Ku-ring-gai Council is developing a new Community Strategic Plan (CSP). Extensive community engagement, including surveys and forums, has revealed key concerns including housing, infrastructure needs, environmental protection and transparency. The CSP will be informed by this feedback, housing options engagement and the State of Ku-ring-gai report. A draft CSP will be publicly exhibited for community input in early-mid 2025, with the final plan to be adopted by end June. Meanwhile, Council's recent performance reports indicate satisfactory progress on existing plans, and new performance measures will be developed to align with the new Integrated Planning & Reporting (IP&R) documents.		

Operational Plan Tasks



Code	Description	Progress	Comments
L1.1.1.1	Engage with the community to develop a new Community Strategic Plan, and supporting plans detailing how Council will deliver the community's long term objectives (including the Resourcing Strategy, Delivery Program and Operational Plan). <i>Signoff Authority: Manager Governance & Corporate Strategy</i>	 50%	Independent survey research was completed into community priorities and views on longer term strategic planning issues as well as satisfaction with Council services. Results will inform the development of the new CSP and DP&OP. Results were provided to senior management and Councillors and published on Council's website. An external consultant was engaged by Council to develop and deliver the first phase of community engagement for the new CSP. This included engaging with community members and local businesses between November and early December 2024. The work included community forums attended by 99 participants; an online survey with 170 responses; interactive sessions at local events and locations and an online platform which attracted over 3,000 visits, indicating a high level of awareness of the project as well as effective promotion of the engagement program. Community participants identified a strong appreciation for Ku-ring-gai's environment, coupled with concerns about housing affordability, improved infrastructure and more transparent governance. Engagement with local businesses identified the challenges of operational costs and the need for additional marketing support, with suggestions for better networking opportunities and infrastructure improvements. Council will use the extensive feedback provided to shape the Community Strategic Plan (CSP) 2025 - 2035. The draft CSP will be placed on public exhibition for review and comment in early-mid 2025, with a view to the final CSP being adopted by Council by the 30 June 2025. The new plans will also be informed by Council's comprehensive engagement program undertaken on housing options and the results of planned service reviews.
L1.1.1.2	Establish robust measures of performance and provide regular reporting to the community on progress of the Community Strategic Plan and delivery of Council's Delivery Program and Operational Plan. <i>Signoff Authority: Manager Governance & Corporate Strategy</i>	 50%	The six-month progress review of the Revised Delivery Program 2022-2026 and Operational Plan 2023-2024, for the period January to June 2024, was reported to and noted by Council in August 2024, and published on Council's website. Results indicated a satisfactory 94% of Council's term achievements had been progressed to schedule, 92.5% of 2023-24 tasks had been completed or substantially completed and 80% of performance indicators were achieved.

			<p>Council's Annual Report 2023-2024 was presented to Council in November 2024. The Annual Report provides details of Council's performance during the year and includes Council's annual Audited Financial Statements, achievements and challenges. A State of our Ku-ring-gai Report 2021-2024 was also presented to Council in November. The report details progress made during the previous term of Council in implementing and achieving the long-term objectives contained in the Community Strategic Plan. The report was appended to the Annual Report 2023-2024 and published on the website. New and revised performance measures will be prepared as part of the development of the new CSP and supporting plans.</p>
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Term Achievement

Code	Description	Progress
L1.1.2	<p>Council leads the community by advocating, influencing, collaborating and partnering to the benefit of the local area.</p> <p><i>Signoff Authority: Director Corporate</i></p>	
<p>Comments</p> <p>Progressing as scheduled.</p> <p>Ku-ring-gai Council continued to advocate for the local community by lobbying the NSW government and engaging with residents on key issues. This included the NSW Government's Transport Oriented Development (TOD) policy through community engagement, legal action and submissions to parliamentary inquiries. Council also initiated engagement on alternative housing options, including the NSW Government's Low and Mid-Rise Housing policy. A new community engagement strategy is being developed to guide future interactions with residents on Council plans and projects.</p>		


Operational Plan Tasks

Code	Description	Progress	Comments
L1.1.2.1	<p>Proactively influence and respond to Commonwealth and NSW policy development and reforms affecting Ku-ring-gai, including the NSW Government's proposed housing policies, in line with the objectives in the Community Strategic Plan.</p> <p><i>Signoff Authority: Director Corporate</i></p>	 50%	<p>Council continued to lobby the NSW and Federal governments on matters of importance to the local area and local government generally. Council commenced engagement with the community on alternative scenarios to the NSW Government's Transport Oriented Development (TOD) policy, and an agreement with the NSW Government was mediated through the Land and Environment Court. Council also resolved to meet with the NSW DPHI on options relating to the NSW Government's Low and Mid-Rise Housing policy and commence public exhibition on these options. Council made representations to the NSW Parliamentary Inquiry into the Transport Oriented Development (TOD) program, and the Committee released its report and recommendations in September. Council also resolved to seek an interim heritage order (IHO) around TOD locations. Council also prepared a submission to the NSW OLG's review of the Councillor conduct framework (lodged in October).</p>
L1.1.2.2	<p>Engage with government agencies, community groups and organisations in the development and implementation of plans and policies.</p> <p><i>Signoff Authority: Manager Governance & Corporate Strategy</i></p>	 50%	<p>Key community engagement activities undertaken during the reporting period included Phase 1 of engagement on a new CSP and supporting plans and engagement on planning options for addressing the provision of additional housing in the Ku-ring-gai local government area.</p> <p>A new community engagement strategy has been drafted outlining Council's commitment and proposed approach to engagement on plans, policies, programs and projects. The draft strategy will be presented to Council in 2025 for endorsement to enable public exhibition.</p>




Focus area: L2: Financial capacity and sustainability

Long-Term Objective: L2.1: Council rigorously manages its financial resources, to sustainably deliver assets and facilities to maximise delivery of services.

Term Achievement

Code	Description	Progress
L2.1.1	Council takes action towards financial sustainability. <i>Signoff Authority: Director Corporate</i>	
Comments		
Progressing as scheduled. In December 2024, Council initiated the annual budgeting process for 2025/26 and commenced a review of the Long Term Financial Plan (LTFP). The draft Budget and LTFP will be shared and consulted with the Executive team and Councillors before being placed on public exhibition for community consultation.		



Operational Plan Tasks

Code	Description	Progress	Comments
L2.1.1.1	Review the Long Term Financial Plan in consultation with Councillors each year. <i>Signoff Authority: Director Corporate</i>	 50%	The review of the 2025/26 recurrent budget and project bids has been completed by budget managers. The analysis of budget data is in progress with a first draft due to be presented to the Executive team and Councillors in February 2025. The Long Term Financial Plan (LTFP) will be reviewed and scheduled for adoption in line with the Resourcing Strategy later in 2025.
L2.1.1.2	Review Council rates with a view to seeking special rates variations. <i>Signoff Authority: Strategic Management Accountant</i>	 50%	A task force has been set up to present the special rate variation (SRV) options at a high level to Councillors in February 2025.
L2.1.1.3	Ensure Council meets planned budget performance objectives. <i>Signoff Authority: Director Corporate</i>	 50%	The overall budget performance is regularly monitored with a detailed review and reporting to Council on a quarterly basis. The December quarterly budget review commenced early January 2025 and will be reported to Council on 18 February 2025. The December quarterly review will analyse the budget performance against actuals year to date and highlight any budgetary issues arising from the review. While the quarterly review analysis is still in progress, no major unfavourable budget variations are expected.


Term Achievement

Code	Description	Progress
L2.1.2	Manage Council's property assets to achieve Ku-ring-gai's long term objectives and priority projects contained within Ku-ring-gai's Community Strategic Plan and Delivery Program. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments		
Progressing as scheduled. During the period 1 July to 31 December 2024 Council completed the acquisition of the following properties: * 7 Livingstone Avenue Pymble for future open space. * 23 St Johns Avenue Gordon for future road. * Two properties on Dumaresq Street Gordon for open space purposes. Negotiations also concluded for the divestment of Council's residual land portion at part 12 Bent Street Lindfield. Council entered into two leases with NSW Electoral Commission for short term leases within 828 Pacific Highway Gordon on commercial terms, entered into a new lease for suite 5.04, 828 Pacific Highway Gordon and agreed terms for multiple lease renewals and relocations within the premises at 828 Pacific Highway Gordon. Council finalised a new commercial lease of Firs Cottage and new licence at Rosedale Road St Ives for a commercial art studio finalised. Additionally, Council commenced tender documentation for a new bus shelter contract and investigations of TOMRA potential sites and telecommunication facility at Mimosa continued.		



Operational Plan Tasks

Code	Description	Progress	Comments
L2.1.2.1	Progress Council approved property acquisitions and divestments. <i>Signoff Authority: Manager Property</i>	 50%	During the period 1 July to 31 December 2024 Council completed the acquisition of the following properties: * 7 Livingstone Avenue, Pymble for future open space. Completes acquisition program for local parks in Pymble following earlier acquisitions of 3 and 5 Livingstone Avenue. * 23 St Johns Avenue, Gordon for future road. * Two properties on Dumaresq Street, Gordon for open space purposes, with negotiations progressing for additional adjoining properties. During the period, negotiations concluded for the divestment of Council's residual land portion as part 12 Bent Street, Lindfield. Council progressed the development application for the subdivision of Council land at 56-58 Koola Avenue, East Killara.
L2.1.2.2	Optimise financial returns from Council's existing property portfolio, given the prevailing market conditions. <i>Signoff Authority: Manager Property</i>	 50%	During the period 1 July to 31 December 2024, Council entered into two leases with the NSW Electoral Commission for short term leases within suites 1.04 and 5.01, 828 Pacific Highway, Gordon on commercial terms, entered into a new lease for suite 5.04, 828 Pacific Highway, Gordon and agreed terms for multiple lease renewals and relocations within the premises at 828 Pacific Highway, Gordon. During the period Council finalised a new commercial lease of Firs Cottage and new licence of level 1, 177 Rosedale Road, St Ives for commercial art studio finalised. Additionally, Council commenced tender documentation for new bus shelter contract and ongoing investigations of TOMRA potential sites and communication facility at Mimosa.


Term Achievement

Code	Description	Progress
L2.1.3	Council's income and expenditure meets the requirements of the adopted Delivery Program and Operational Plan and the Resourcing Strategy. <i>Signoff Authority: Director Corporate</i>	
Comments Progressing as scheduled. Annual income and expenditure budgets are monitored monthly and reported to Council as part of Quarterly Budget reviews. The current Long Term Financial Plan (LTFP) allocates funding to current services, priority projects and infrastructure assets to meet all identified assets and financial performance benchmarks. As part of the 2025/26 annual budget process and LTFP review which commenced in early December 2024, priority projects and new budget requirements will be reviewed, and funds allocated as required. Both expenditure and income will be reviewed in line with the latest assumptions and forecasts to ensure adequate funding is allocated to current services and future project initiatives. Council's fees and charges will be reviewed as part of the current budgeting process.		




Operational Plan Tasks

Code	Description	Progress	Comments
L2.1.3.1	Monitor expenditure to ensure it is in accordance with adopted plans. <i>Signoff Authority: Director Corporate</i>	 50%	Annual income and expenditure budgets are monitored on a monthly basis and reported to Council as part of Quarterly Budget Reviews (QBR). Monthly reports are provided to GMD for review. Material budget adjustments are recommended to Council as part of QBR. The December QBR will be tabled at the February Ordinary Meeting of Council.
L2.1.3.2	Review fees to identify sustainable increases to Council's income. <i>Signoff Authority: Strategic Management Accountant</i>	 50%	Draft Fees issued for update and review by stakeholders.

Term Achievement

Code	Description	Progress
L2.1.4	Council maintains its commitment to infrastructure asset management priorities. <i>Signoff Authority: Director Corporate</i>	
Comments		
Progressing as scheduled. All asset improvement programmes are scheduled and works will be completed across all classes by end of the current financial year. Future asset management requirements will be considered and addressed as part of the Annual Budget and long term financial planning.		


Operational Plan Tasks

Code	Description	Progress	Comments
L2.1.4.1	Identify available funding sources in the Long Term Financial Plan and champion prioritisation for infrastructure renewal. <i>Signoff Authority: Director Corporate</i>	 50%	The current Long Term Financial Plan (LTFP) allocates funding to priority projects and infrastructure assets to meet all identified assets and financial performance benchmarks. As part of the annual budget process and LTFP review, priority projects and new budget requirements will be reviewed and funds allocated as required. Council continued to maintain its commitment to infrastructure assets and decreasing the current infrastructure backlog. This is reflected in the current funding strategy forming part of the LTFP. The current LTFP along with the Asset Management Strategy are being reviewed in light of the planned SRV application to IPART.
L2.1.4.2	Review the Asset Management Strategy as part of Council's adopted Resourcing Strategy. <i>Signoff Authority: Head Project Design</i>	 50%	The asset priority list is being updated to manage the budget more efficiently and effectively.
L2.1.4.3	Achieve asset management targets identified in the Resourcing Strategy. <i>Signoff Authority: Head Project Design</i>	 48%	All commitments are on track for delivery within FY24/25.




Focus area: L3: Communication

Long-Term Objective: L3.1: An informed and engaged community with enhanced collaboration, participation and decision-making.


Term Achievement

Code	Description	Progress
L3.1.1	Residents and ratepayers are more informed, involved and valued through expanded and innovative communications. <i>Signoff Authority: Director Community</i>	
Comments		
Progressing as scheduled. During the reporting period Council continued to communicate key strategic issues with the community through the website, bus shelters, newsletters, digital air bridge, translated brochures and social media.		


Operational Plan Tasks

Code	Description	Progress	Comments
L3.1.1.1	Use a wide range of channels to promote Council services to agreed corporate standards. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	Council continues to use a number of different communication channels to reach our different audiences in Ku-ring-gai. These include e-newsletters, social media, media releases, adverts in local publications, brochures, flyers etc. For key Council issues, including its recent consultation on TOD housing scenarios, Council also promoted through letter box drop, bus shelters, digital air bridge, translated brochures and social media community group pages.
L3.1.1.2	Apply innovative ways to promoting services, programs, policies and achievements across all media and monitor outcomes. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	Effectively promoted Council's services, programs, policies and achievements using communications channels most effective at reaching the required audience. A recent example of an 'innovative' campaign launched during this period includes the design and website team working with sustainability to launch its Killiorra tree trail - which included eye catching permanent signage that points to an interactive tree education page on our website. Another example of innovation is working with senior services on the creation of the 'Understanding dementia guide', a digital and hard copy brochure which outlines local resources and services in the area.
L3.1.1.3	Monitor Council's website and report on usage. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	Council's website had a total of 1,517,816 page views during the reporting period. The top ten pages were: 1. Homepage - 153,782 2. Ku-ring-gai Library - 47,733 3. Clean up collections - 43,793 4. What's On - 36,333 5. Closures and wet weather - 35,502 6. Waste and recycling - 33,470 7. DA tracking - 29,226 8. My Area - 26,078 9. Bins and collection - 24,443 10. Jobs current vacancies - 21,164

Term Achievement

Code	Description	Progress
L3.1.2	Contribute to enhancing and protecting Council's reputation and public image. Signoff Authority: <i>Director Community</i>	
Comments		
Progressing as scheduled. During the reporting period, Council continued to manage its reputation and public image through various media mechanisms focused mainly around the NSW Governments Transport Oriented Development policy changes		


Operational Plan Tasks

Code	Description	Progress	Comments
L3.1.2.1	Proactively manage the Council's reputation through the media and other channels. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	During this period the KPI of 2-3 media releases was maintained. The main focus for communications was on the housing issue, with a major campaign on Council's alternatives to the TOD. Proactive communications were also implemented to ensure the smooth transition of the new Council elected members in September 2024. Discussions were had with a new online media outlet in the area called The Gazette. A review is ongoing of advertising expenditure with local media outlets to ensure the Council's messaging is being distributed in the most cost-effective way. Work also commenced on another communications campaign on the state government's changes to dual occupancy planning rules.


Focus area: L4: Good governance and management




Long-Term Objective: L4.1: The organisation provides ethical and transparent decision-making, efficient management, and quality customer service.

Term Achievement


Code	Description	Progress
L4.1.1	Integrated risk management, compliance and internal control systems are in place to identify, assess, monitor and manage risks throughout the organisation. <i>Signoff Authority: General Manager</i>	
Comments		
<p>Progressing as scheduled.</p> <p>ERM Council has delivered tailored organisational wide risk training program to enhance risk awareness and risk management capabilities. An independent ERM maturity assessment will take place in 2025 post ERM Framework establishment and the initial phase of implementation. The development of Business Continuity Sub Plans is currently under way for critical areas including Corporate Communications, Library Services, Information Management and People & Culture. A face-to-face BCP Exercise with InConsult is scheduled to occur in February 2025 and Council's H2 2024 organisation wide biannual risk review is being finalised.</p> <p>Internal Audit Three ARIC meetings were held during the period, one specifically focused on the review of the 2023/24 financial statements. The revised ARIC Terms of Reference and ARIC Workplan (annual & strategic) commenced operation from 1 July 2024 following adoption earlier in the year. Internal audits on property management and records management were completed during the period.</p> <p>Insurance Portfolio Six new injuries were reported (4 in Q4 and 2 in Q3) including two psychological and for physical. Significant time loss has occurred in Q4, primarily due to one reportable physical injury and two psychological injuries.</p> <p>The number of public liability claims received in H2 2024 has reduced from H1.</p> <p>WHS Council continues to enhance and provide ongoing Work Health and Safety (WHS) initiatives across the organisation. Key activities have included: WHS & Wellbeing Matters E-Newsletter, overall improvement in timely reporting, investigation, and follow-up corrective actions for WHS incidents noted, creating a revised WHS Risk Management Matrix aligned with appetite based ERM matrix to streamline Ku-ring-gai Council's Risk Management profile.</p>		

Operational Plan Tasks





Code	Description	Progress	Comments
L4.1.1.1	Manage and coordinate a compliant and effective Enterprise Risk Management system. <i>Signoff Authority: Manager People & Culture</i>	 50%	<p>Council has delivered a tailored organisational wide risk training program to enhance risk awareness and risk management capabilities. In particular, Risk Management Training for Leaders and Risk Management Essentials for staff were delivered in September and October 2024.</p> <p>Council is now in discussion with risk specialists from Statewide Mutual in preparation for an independent ERM maturity assessment in 2025 post ERM Framework establishment and the initial phase of implementation.</p> <p>In Q4 2024, InConsult commenced workshops with Business Unit Managers from the critical business areas to guide them through the process of developing/reviewing business unit specific Business Continuity Sub Plans. The following areas are involved in this process:</p> <ul style="list-style-type: none"> * Corporate Communications * Library Services * Information Management * People & Culture. <p>A face-to-face Business Continuity Plan exercise with InConsult is scheduled to occur in February 2025 targeting alternates to enhance Council's Business Continuity capability with extended work groups. Council's H2 2024 organisation wide biannual risk review is being finalised.</p>


L4.1.1.2	Act as a central point of contact to the Internal Audit Shared Service (hosted by NSROC) to support and facilitate Councils Internal audit function. Signoff Authority: <i>Manager People & Culture</i>	 50%	Three Audit, Risk and Improvement Committee (ARIC) meetings were held during the period, one specifically focused on the review of the 2023/24 financial statements. The revised ARIC Terms of Reference and ARIC Workplan (annual and strategic) commenced operation from 1 July 2024 following adoption earlier in the year. These documents were revised to ensure alignment with the OLG Guidelines for Risk Management and Internal Audit for Local Government in NSW. Internal audits on property management and records management were completed during the period.
L4.1.1.3	Coordinate, support and facilitate the effective management of Council's Insurance portfolio. Signoff Authority: <i>Manager People & Culture</i>	 50%	Workers Compensation Portfolio: * 6 new injuries were reported (4 in Q4 and 2 in Q3) including 2 psychological and 4 physical. * Significant time loss has occurred in Q4, primarily due to one reportable physical injury and two psychological injuries. * There was an increase in the number of time-lost claims for FY2023-24, now standing at 18, with the addition of the new injuries reported in Q4. Public Liability Portfolio: * Number of claims received in H2 2024 has reduced from H1. * Incidents involving fallen branches, root intrusions, and potholes remain the primary causes of public liability claims this quarter. * Council continues to work with insurers to improve public liability claims management and to achieve the best possible outcomes. In particular the Statewide Mutual tree management workshop is scheduled for early 2025 and will look to address the following key areas: optimal tree management practices, preferred species and tree selection criteria, the application of the "right tree, right place" principle, inspection and maintenance protocols, the legal distinction between nuisance and negligence, the impact of tree roots on pipe infrastructure, and a comprehensive analysis of historical claims and relevant case studies.
L4.1.1.4	Manage and coordinate a compliant and effective Workplace, Health and Safety (WHS) Management System. Signoff Authority: <i>Manager People & Culture</i>	 50%	Council continues to enhance and provide ongoing Work Health and Safety (WHS) initiatives across the organisation for H2 2024. Key activities include: - WHS & Wellbeing Matters E-Newsletter covering a range of topics such as building resilience in the workplace, emotional wellness, leadership and teamwork - The EAP service utilisation rate saw a slight decline in the H2 2024 - Overall improvement in timely reporting, investigation, and follow-up corrective actions for WHS incidents noted in the second half of 2024 A list of priority tasks has been scheduled in Q4 2024 including: - Biannual audiometric hearing tests to ensure compliance and prevent hearing loss in high-noise environments. - Reconvene departmental HSC meetings and relaunch Strategic HSC meeting, enhancing consultation and supporting WHS risk mitigation. - HSR training to be provided to new HSR representatives. - Fire Warden training, emergency evacuations and drills are arranged. - Draft WHS Risk Management Matrix aligned with appetite based ERM matrix to streamline Ku-ring-gai Council's Risk Management profile. - WHS controlled documents including policies and procedures to be reviewed and updated.

Term Achievement


Code	Description	Progress
L4.1.2	Council's Governance framework is developed to ensure probity and transparency. <i>Signoff Authority: Director Corporate</i>	
Comments Progressing as scheduled. Ku-ring-gai Council effectively managed its governance operations during the reporting period, including the 2024 Local Government Elections, support for Council meetings, and improved accessibility to public forums. The records team continued to support good recordkeeping practices, archival management and an internal audit recommended a number of improvements for implementation in 2025. Council also reviewed and updated key policies, enhanced information access and streamlined operations through initiatives like electronic business papers and investigating outsourcing of the outgoing mail service.		

Operational Plan Tasks




Code	Description	Progress	Comments
L4.1.2.1	Ensure that Council and Committee meetings are managed effectively and in accordance with relevant legislation, codes and guidelines. <i>Signoff Authority: Director Corporate</i>	 50%	Council and Committee meetings were held in compliance with Council's Code of Meeting Practice. Seven Council meetings and five public forums were held during this reporting period. Council also prepared for the first meeting of the new council following the NSW Local Government elections and the election of the mayor and deputy mayor. Ordinary Meetings of Council continued to be live streamed during the meeting with copies of all recordings available on Council's website after each meeting. Agendas and Minutes were published within agreed timeframes. Council also improved the accessibility and transparency of its Public Forums by publishing the video of the forums to the website and allowing for speakers to address Council via Zoom. Council also commenced its transition to electronic business papers that will provide councillors and management with improved access to the information they need for Council meetings and reduce printing and distribution costs.
L4.1.2.2	Support the 2024 local government elections and deliver an induction, professional development and support program for councillors. <i>Signoff Authority: Director Corporate</i>	 80%	Council supported the successful delivery of the 2024 Local Government Elections. The election was administered on behalf of Council by the NSW Electoral Commission. Council provided information to sitting Councillors, residents / electors and prospective candidates in the lead-up to the election. A pre-election candidate information session was held before the election. Council hosted three sites for pre-polling and provided accommodation and support to the Returning Officer. The elections were held successfully on 14 September and results were declared in early October. New and returning councillors were supported by an induction program and access to information, training and support.
L4.1.2.3	Improve staff awareness and compliance with information access and privacy legislation, codes and guidelines. <i>Signoff Authority: Director Corporate</i>	 50%	Council responded to formal and informal requests for information under the GIPA Act and privacy complaints. During this reporting period, Council received 615 requests for property information and other informal information access requests, and 24 formal requests for access to information. No privacy complaints or GIPA internal review requests were received. Information and advice on matters relating to information access and GIPA was provided to staff / teams as required.
L4.1.2.4	Review policies, delegations and authorisations to support good decision-making and compliance with changing legislation and guidelines. <i>Signoff Authority: Director Corporate</i>	 50%	Council continued to review and update its policies in line with changes to legislation and Council's policy review cycle. There are currently 71 active external policies. 31 of these policies are due or overdue for review (as at end-December) and these are being progressed by policy owners. The following policies were reviewed / adopted by Council during this period: Related Party Disclosures Policy, Code Of Meeting Practice, Contaminated Land Policy, Bushland Illegal Dumping and Encroachment Policy, Drone (Remotely Piloted Aircraft) Policy and Planning Agreement Policy 2024. A review of Council's delegations has commenced.

L4.1.2.5	Maintain effective records management and data governance systems and improve staff awareness and practices across the organisation. Signoff Authority: <i>Manager Governance & Corporate Strategy</i>	 50%	The Internal Audit and Monitoring activities for Records Management have been successfully completed. An internal audit was conducted by Greg Martin, Senior Auditor from Centrium, with overall results deemed good. The audit report and recommendations have been accepted and will be implemented in 2025. The 2024 Records Keeping Monitoring Exercise survey was completed indicating a high level of organisational maturity in records management and recordkeeping. Council is currently in the process of gathering quotes from external companies for the outsourcing of the Council's outgoing mail service to reduce administrative costs and overheads. The Records Management team is maintaining an up-to-date status on all daily workloads. All end-of-year containers have been updated and maintained within the Content Manager system.
L4.1.2.6	Continue to preserve, protect and digitise Council's physical legacy records and archives. Signoff Authority: <i>Manager Governance & Corporate Strategy</i>	 50%	The Archives team continued to provide professional archival management services to Council in accordance with established standards and procedures, adhering to best practices. Legacy records were securely stored and disposed of in compliance with the State Records Act and relevant guidelines. Key activities during this period included: * 15 archive boxes containing Development Applications and Depot records were transferred to the Government Records Repository (GRR) for secure offsite storage. A review of records at the GRR identified 91 boxes of time-expired records eligible for destruction under GA39. Following approval from relevant record owners, the destruction process commenced in December 2024. 199 archive boxes of scanned Development Applications and legacy files were authorised for destruction under GA45, resulting in significant cost savings in offsite storage. 24-day boxes of scanned records were securely destroyed by approved provider. 466 property files were scanned, freeing up 57.3% of the revised target storage space (287.6 meters). * The Records Preservation and Disposal Program continues to effectively preserve, protect, and digitise Council's physical legacy records and archives. Key figures for this period include: 5-day boxes created, 27 archive boxes created, 15 boxes sent to offsite storage, 2,804 requests for electronic files, 14 requests for files/boxes from offsite, 15 requests for files stored onsite, 290 boxes in offsite storage destroyed, and 466 property files scanned.
L4.1.2.7	Coordinate, support and facilitate effective probity around procurement and provide support for the Contract Management Framework. Signoff Authority: <i>Manager Procurement & Contracts</i>	 50%	Procurement continues to provide effective probity around procurement. Training has been provided for Contract Management.
L4.1.2.8	Improve opportunities for local businesses to work with Council through education and review of procurement information on Council's website. Signoff Authority: <i>Manager Procurement & Contracts</i>	 50%	We have reviewed our Council website to see where improvements can be made. Preparation for updating Council's website continues.


Term Achievement

Code	Description	Progress
L4.1.3	Sustainability is integrated into Council's business framework. <i>Signoff Authority: Director Strategy & Environment</i>	
Comments Progressing as scheduled. Councils Corporate Sustainability Action Plan has been rebranded as Sustainability@Work and continues to improve how we deliver strategies to reduce energy, waste and water use within Council facilities. Updates to the Contaminated Land Policy and Bushland Illegal Dumping and Encroachment Policy were reported to Council and placed on public exhibition.		

Operational Plan Tasks



Code	Description	Progress	Comments
L4.1.3.1	Implement the Corporate Sustainability Action Plan and corporate sustainability program. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	The Corporate Sustainability Action Plan (CSAP) continued to improve how we deliver strategies to reduce energy, waste and water use within Council facilities. We held our regular CSAP working group meetings where representatives across Council contributed actions for their teams. The Greenstyle@home program is an extension of our successful resident home assessment program and has been well received by staff. Staff now have access to information on how to create a low-cost, efficient home. There is a 3 monthly lucky draw for completing an online quiz and staff can book a face to face or teams chat with one of our experts. 43 staff have completed the quiz during this period and are on their way to a sustainable home.
L4.1.3.2	Utilise the sustainability data management and reporting system to inform investment, emission mitigation and management priorities. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	The 12-month energy and emissions snapshot was presented for review in Q4 2024. Monthly energy and water snapshots for the Ku-ring-gai Fitness and Aquatic Centre have identified a number of issues with sensors and controls which are being rectified with the BMS and mechanical services contractors. The Diagno solar monitoring system has been used to rectify multiple issues with Council's fleet of rooftop solar systems. All rooftop solar systems are currently performing in line with expected performance. Council integrated the Exploren platform for monitoring and managing its public EV chargers. The platform has been used successfully to identify some commissioning problems and is being used to troubleshoot some user problems. The platform is also recording high levels of utilisation of the EV chargers by local users.
L4.1.3.3	Review and implement policies, strategies and plans to advance sustainability and environmental management. <i>Signoff Authority: Manager Environment & Sustainability</i>	 50%	Review of the Bushfire Management Policy has commenced, with review and reporting to Council in early 2025. Review of the Flood Prone Land Policy will commence in 2025, with the aim of being reported to Council by June 2025.




Term Achievement





Code	Description	Progress
L4.1.4	The organisation is appropriately skilled and resourced. <i>Signoff Authority: General Manager</i>	
Comments		
<p>Progressing as scheduled.</p> <p><u>Learning & Development:</u></p> <p>From 1 July to 31 December 2024, a total of 548 attendances were recorded across various training programs, encompassing induction, WHS compliance, leadership development, and external learning opportunities. There was strong participation in training programs, particularly in ERM and WHS compliance, reflecting the organisation's focus on risk management and workplace safety. Participation in external training and study assistance schemes further supported staff development beyond internal programs.</p> <p><u>Payroll:</u></p> <p>Council continues to deliver an effective, efficient timely and accurate payroll service.</p> <p>Workforce Management:</p> <p>Council continues to deliver effective operational and strategic services in recruitment, employee relations, and industrial relations. A steady increase in quality candidates have been observed entering the market, with conditions shifting from an employee's market to an employer's market. A draft revised Recruitment and Selection Policy was approved by the GMD. Employee relations matters have increased particularly towards the end of the second quarter; however, we've successfully resolved these issues locally without escalation.</p> <p><u>Workforce Strategy:</u></p> <p>An Employee Opinion Survey was rolled out, which aimed to measure engagement, performance, and well-being. The overall results suggest that Council is performing above the industry average in all three areas, which is a fantastic achievement.</p> <p>The development of the new Early Careers Program has recently been finalised. This program aims to provide career and professional development opportunities across four main streams: graduates, undergraduates, trainees, and apprenticeships.</p> <p>The Workforce Management Strategy continues to be implemented in line with agreed deadlines.</p> <p><u>People & Culture Services:</u></p> <p>The TechOne CiA Employee Self Service (ESS) platform was presented to the GMD in December 2024 at which time the Implementation and Stakeholder Engagement Plans were approved. Stage1 'Go Live' for the pilot group is currently scheduled for February 2025.</p> <p><u>Core Business Systems:</u></p> <p>Throughout the reporting period, the Business Systems team has consistently maintained, updated, and supported Council's core business systems through both proactive and reactive measures. Over 800 Helpdesk Requests and tasks were received, resulting in the completion of 805 actions and improvements. System enhancements continue to progress, including the development of reports, system automation, and general improvements across several core systems, like Purchasing, Creditors system and other Finance modules.</p> <p><u>ICT & Digital Strategy Action Plan:</u></p> <p>The Technology One CiA upgrade for the Employee Self Service (ESS) system is progressing well, with User Acceptance Testing (UAT) nearing completion. Following the approval of the deployment plan by the Executive team, final configuration changes are underway to prepare for the implementation phase over the coming months. This upgrade will significantly enhance the employee experience by introducing features such as streamlined login processes and automated workflows for leave requests and approvals. These improvements aim to reduce manual tasks, improve efficiency, and provide a more user-friendly interface for employees.</p> <p>In addition, the CiA upgrade for TechnologyOne Property & Rating has been scheduled to commence in January 2025. This upgrade represents a significant step towards enhancing system functionality, supporting the delivery of improved services and operational efficiency.</p> <p><u>GIS:</u></p> <p>All Geographical Information System (GIS) and TechOne Property & Rating (PnR) databases were updated this reporting period resulting in 5 new plans at NSW Land Registry Services and the creation of 9 new properties and 31 new residential units.</p> <p>A total of 2,276 Planning Certificates were issued in this period resulting in an income of \$245,618.00 for this part of the financial year.</p> <p><u>IT Infrastructure & Systems:</u></p> <p>Routine checks were undertaken during the period which included monthly physical inspections of all remote sites and the installation of Windows Security Patches on servers and PCs to maintain security and operational reliability. Key initiatives completed or progressed during this period:</p> <p>* New Printers Rollout: New printers were deployed across the organization, with the remaining library printers scheduled for installation in February.</p>		

* Ranger's Parking Software Migration: The parking software was successfully migrated to the Cloud, improving accessibility and performance.
* Document Scanner Deployment: A new document scanner was introduced to the Records team, enhancing document management capabilities.
* Disaster Recovery (DR) Testing: Comprehensive DR testing was completed, strengthening organizational resilience and threats.
Windows 11 Project: The transition to Windows 11 was initiated.


Operational Plan Tasks

Code	Description	Progress	Comments
L4.1.4.1	Effectively deliver learning and development strategies and programs in line with identified priorities and the objectives of Council's adopted Workforce Management Strategy. Signoff Authority: <i>Manager People & Culture</i>	 50%	From 1 July to 31 December 2024, a total of 548 attendances were recorded across various training programs, encompassing induction, WHS compliance, leadership development, and external learning opportunities. Below is the detailed breakdown of participation: 1. Induction and Code of Conduct: 24 attendees, including participation in the 7 Habits of Highly Effective People program. 2. Leadership and Enterprise Risk Management (ERM) Training: * ERM Leadership Training: 64 participants completed training focused on risk assessment, ERM responsibilities, and internal controls, enhancing their understanding of the Enterprise Risk Management Framework. * ERM General Awareness: 271 participants attended sessions introducing staff to the ERM Framework and providing refresher training in Business Continuity, Fraud & Corruption, and Work Health & Safety. * Unconscious Bias Leadership Training (Franklin Covey): 8 participants completed this specialised leadership program, supporting inclusive leadership practices. 3. Customer Service Training: 6 participants completed training to strengthen their customer service skills. 4. WHS Compliance Training: A total of 154 attendances were recorded across various WHS training programs, including SafeStart Program, First Aid/CPR Refresher, Confined Spaces Training, Safework Near Powerlines etc, ensuring compliance and workplace safety. 5. External Training and Study Assistance * 18 staff members participated in external training programs to further their professional development. * 3 staff members were approved under the Study Assistance Scheme, reflecting the organisation's support for higher education and skill enhancement. During this period, there was strong participation in training programs, particularly in ERM and WHS compliance, reflecting the organisation's focus on risk management and workplace safety. Participation in external training and study assistance schemes further supported staff development beyond internal programs. The range of training opportunities provided supported workforce capability and compliance.
L4.1.4.2	Deliver an effective and efficient payroll service. Signoff Authority: <i>Manager People & Culture</i>	 50%	(1) Regular Payroll Processing: successfully completed payroll processing for the current pay cycle on time, ensuring all employee payments and deductions were accurate. (2) Customer service progress: The payroll team actively assists employees with queries regarding payslips, tax forms, superannuation, and leave balances. Prompt responses are provided through email, phone, or in-person consultations to ensure clarity and satisfaction. Issue Resolution: a dedicated process is in place to address payroll discrepancies, such as incorrect payments or deductions, ensuring swift resolution within agreed timelines. Collaboration with other departments, is maintained to resolve complex issues.


			<p>(3) Proactive communication: Regular updates are shared with employees regarding payroll deadlines, policy changes and legislative updates.</p> <p>(4) Project progress: We have completed the ETL award interpretation testing and resolved the complex timesheet formatting issues to align with the organisation's requirements.</p> <p>(5) Staff Support: Provided training sessions for new team members to familiarize them with payroll processing, policies and procedures.</p> <p>(6) Compliance and reporting: we ensure all our payroll compliance are align with company policies, award and ATO legislation.</p>
L4.1.4.3	<p>Effectively deliver services across all workforce management areas including recruitment, employee relations and industrial relations.</p> <p>Signoff Authority: Manager People & Culture</p>	 50%	<p>Council continues to deliver effective operational and strategic services in recruitment, employee relations, and industrial relations. We've noted a steady increase in quality candidates entering the market, with conditions shifting from an employee's market to an employer's market. As a result, more candidates are applying for vacancies, leading to faster placements and a temporary decline in vacancies.</p> <p>The People & Culture team recently presented a draft revised Recruitment and Selection Policy, which includes provisions for internal recruitment, to the GMD, and this will be presented to the JCC in February.</p> <p>Employee relations matters have increased particularly towards the end of the second quarter; however, we've successfully resolved these issues locally without escalation.</p>
L4.1.4.4	<p>Design and deliver workforce policies and strategies to support the organisation's culture in line with the objectives of Council's adopted Workforce Management Strategy.</p> <p>Signoff Authority: Manager People & Culture</p>	 50%	<p>The first quarter saw the implementation of several key projects and initiatives, including the Employee Opinion Survey, which aimed to measure engagement, performance, and well-being. The overall results suggest that Council is performing above the industry average in all three areas, which is a fantastic achievement.</p> <p>The development of the new Early Careers Program has recently been finalised, and approval has been sought from the GMD. This program aims to provide career and professional development opportunities across four main streams: graduates, undergraduates, trainees, and apprenticeships.</p> <p>During the second quarter, the team achieved several notable milestones, including the delivery of EOS results to all key parties, the establishment of EOS Action Plan priority areas, the finalisation of the Early Career Program framework, policy, and procedures, the approval of the revised Recruitment & Selection Policy, and progress on the CiA project.</p>
L4.1.4.5	<p>Review the Workforce Management Strategy as part of Council's adopted Resourcing Strategy.</p> <p>Signoff Authority: General Manager</p>	 50%	<p>The Workforce Management Strategy continues to be implemented in line with agreed deadlines.</p> <p>The next review of the strategy will take place in early 2025.</p>
L4.1.4.6	<p>Continuously improve People & Culture services, business processes and systems.</p> <p>Signoff Authority: General Manager</p>	 50%	<p>The TechnologyOne CiA Employee Self Service (ESS) platform was presented to the General Manager and Directors Group (GMD) in December 2024 at which time the Implementation and Stakeholder Engagement Plans were approved.</p> <p>Work on the final system configuration is currently under way, which will be followed by UAT. Concurrent to this, the training program and materials are being developed.</p> <p>Stage1 'Go Live' for the pilot group is currently scheduled for February 2025.</p>



L4.1.4.7	Maintain, update and support Council's core business systems, coordinate reviews and facilitate enhancements to address identified requirements. Signoff Authority: <i>Manager Information Management</i>	 50%	Throughout the reporting period Business Systems have continued to maintain, update and support Council's core business systems in both a proactive and reactive manner; with over 800 IM Helpdesk Requests/Tasks received - resulting in 805 actions/improvements being completed. System enhancements continue to be made by the of development of reports, system automation and general system improvements across several core systems.
L4.1.4.8	Coordinate and facilitate the implementation of the ICT and Digital Strategy action plan and initiatives and ensure appropriate funding is identified. Signoff Authority: <i>Director Corporate</i>	 50%	The CiA upgrade for HRP is continuing with the UAT mostly completed. The deployment plan has been approved by GMD and the final configuration changes are now being made ready for implementation in the next few months. The TechnologyOne Property & Rating CiA upgrade has been scheduled to commence January 2025. The project initiation meeting for this was recently conducted and Council is currently reviewing the project material in order to determine resource requirements, begin preparatory tasks and scheduling. Representatives from each department have been nominated for Stage 1 and will begin preparation for Stage 1 Request Management.
L4.1.4.9	Develop, maintain and deliver quality property and geographic information services including advice and training. Signoff Authority: <i>Manager Information Management</i>	 50%	All Geographical Information System (GIS) and TechnologyOne Property & Rating (PnR) databases were updated this reporting period resulting in 5 new plans at NSW Land Registry Services and the creation of 9 new properties and 31 new residential units. A total of 2,276 Planning Certificates were issued in this period resulting in an income of \$245,618 for this part of the financial year.
L4.1.4.10	Maintain, update and support Council's Information Technology infrastructure and systems. Signoff Authority: <i>Manager Information Management</i>	 50%	Routine checks during the period included monthly physical inspections of all remote sites. Windows Security Patches were installed on servers and PC's. Projects completed or progressed to schedule this period include New Printers Rolled out to Council, Remaining Library Printers to be deployed in February, Rangers Parking Software migrated to the Cloud, New Document Scanner deployed to Records, DR Testing Complete and Windows 11 project started.

Term Achievement

Code	Description	Progress
L4.1.5	Leading practice customer service is delivered to the community. Signoff Authority: <i>Director Community</i>	
Comments		
Progressing as scheduled. Customer service continued to be a focus this reporting period with external benchmarking undertaken to seek ways to improve customer service across the organisation. Reporting to the General Manager and Directors Group continued on a quarterly basis.		

Operational Plan Tasks


Code	Description	Progress	Comments
L4.1.5.1	Improve the delivery of customer service through regular training, benchmarking and feedback. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	Progressing as expected with external benchmarking slated for early third quarter.

L4.1.5.2	Continue to benchmark and improve customer service across the organisation. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	External benchmarking through external company (CSBA) is continuing to look at ways to improve customer service through other departments is ongoing. A report is expected February/March once enough data has been collected.
L4.1.5.3	Report annually to the Audit, Risk and Improvement Committee (ARIC) on complaints as defined by Council's adopted Complaints Policy. Signoff Authority: <i>Manager Corporate Communications</i>	 50%	Report submitted quarterly to General Manager and Directors Group. 17 verified complaints received during this reporting period.


Focus area: L5: Continuous improvement

Long-Term Objective: L5.1: Council services and programs are provided on the basis of equity, community priorities, and best value for money within available resources.


Term Achievement

Code	Description	Progress
L5.1.1	Promote best practice and continuous improvement across Council's operations. Signoff Authority: <i>Director Corporate</i>	
Comments Progressing as scheduled. All managers are encouraged to identify opportunities for innovation and service improvements within their service areas for regular reporting to senior management. A service improvement review policy has been drafted, and the first round of (pilot) service reviews are underway.		


Operational Plan Tasks



Code	Description	Progress	Comments
L5.1.1.1	Continue to review and improve the efficiency and effectiveness of service delivery. Signoff Authority: <i>Manager Governance & Corporate Strategy</i>	 50%	All managers are encouraged to identify opportunities for innovation and service improvements within their service areas for regular reporting to senior management. A service improvement review policy has been drafted and will be updated based on learnings from the first round of service improvement reviews (pilots). Reviews of development assessment (DA) processes and communications/community engagement were completed, and reviews of compliance and maintenance of sportsfields are underway.

Term Achievement

Code	Description	Progress
L5.1.2	Council services are progressively reviewed to determine service level expectations and agreed service levels within available resources. Signoff Authority: <i>Director Corporate</i>	
Comments Progressing as scheduled. All managers are encouraged to identify opportunities for innovation and service improvements within their service areas for regular reporting to senior management. A service improvement review policy has been drafted, and the first round of (pilot) service reviews are underway.		

Operational Plan Tasks

Code	Description	Progress	Comments
L5.1.2.1	Deliver Council's Service Improvement Review (SIP) program and conduct reviews including engagement with the community on expected levels of service and measures of performance. Signoff Authority: <i>Manager Governance & Corporate Strategy</i>	 50%	A service improvement review policy has been drafted and will be updated based on learnings from the first round of service improvement reviews (pilots). Reviews of development assessment (DA) processes and communications/community engagement were completed, and reviews of compliance and maintenance of sportsfields are underway.

L5.1.2.2	Finalise the communications and community engagement service improvement review and implement adopted recommendations. Signoff Authority: <i>Director Community</i>	 75%	Consultant's report requires final corrections.
L5.1.2.3	Finalise the management and maintenance of sports fields service improvement review and implement adopted recommendations. Signoff Authority: <i>Director Operations</i>	 50%	Comments received from internal review currently being considered before final documentation prepared.

Have your say

Ku-ring-gai Council's commitment to effective community consultation and engagement recognises the important connection between elected representatives, staff and the community and the benefits derived by using these to make better decisions.

How to get involved

1. Visit Council's website www.krg.nsw.gov.au to:
 - Access the *Have My Say* community engagement portal to contribute your opinion on a range of issues, new initiatives, public exhibitions, policies and plans so Council can make the right decisions for the community.
 - Stay up to date with how Council is progressing the Community Strategic Plan: Ku-ring-gai 2032, Revised Delivery Program 2022-2026 and Operational Plan 2024-2025 by reading performance reports at [www.krg.nsw.gov.au/performance reports](http://www.krg.nsw.gov.au/performance-reports)
 - Stay up to date with Council meetings and minutes at [www.krg.nsw.gov.au/council meetings](http://www.krg.nsw.gov.au/council-meetings)
 - Subscribe to newsletters, updates and announcements at [www.krg.nsw.gov.au/news and media](http://www.krg.nsw.gov.au/news-and-media)
 - Contact your local Councillor at [www.krg.nsw.gov.au/elected council](http://www.krg.nsw.gov.au/elected-council)
2. Attend a Council meeting or contribute via a Public Forum [www.krg.nsw.gov.au/meetings and forums](http://www.krg.nsw.gov.au/meetings-and-forums)
3. Stay connected through social media – Facebook, Twitter, Instagram, YouTube and LinkedIn.
4. Visit us at 818 Pacific Highway, Gordon
Email krg@krg.nsw.gov.au
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Ku-ring-gai Council – December 2024 Bi-annual Report

NORMAN GRIFFITHS OVAL UPGRADE PROJECT UPDATE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

The purpose of this report is for Councillor's to note that there will be a further, late report provided to the Ordinary Meeting of Council on 18 March 2025 detailing an update on the Norman Griffiths Oval Project.

BACKGROUND:

The Norman Griffiths Oval at West Pymble is currently undergoing a major upgrade to provide a new all-weather synthetic surface, new lighting and pathways, an electronic scoreboard and an improved drainage system.

This report is in response to a Notice of Motion from the Ordinary Meeting of Council on 18 February 2025 (File: S13191 Vide: NM.1).

COMMENTS:

The delivery of the Norman Griffiths Oval project is inherently complex and has presented a number of technical and management challenges and understandably significant community interest.

The delivery is well advanced.

RECOMMENDATION:

[Refer to the full Recommendation at the end of this report]

That this report be received and note that a further report will be provided as a late item for the Ordinary Meeting of Council on 18 March 2025.

PURPOSE OF REPORT

The purpose of this report is for Councillor's to note that there will be a further, late report provided to the Ordinary Meeting of Council on 18 March 2025 detailing an update on the Norman Griffiths Oval Project.

BACKGROUND

The Norman Griffiths Oval at West Pymble is currently undergoing a major upgrade providing a new all-weather synthetic surface, new lighting and pathways, an electronic scoreboard and an improved drainage system.

A report providing an update on the Norman Griffiths Oval project is in response to a Notice of Motion (NoM) from the Ordinary Meeting of Council on 18 February 2025:

Notice of Motion from Councillors Pettett and Devlin dated 31 January 2025

The Norman Griffiths Oval at West Pymble is currently undergoing a major upgrade. Council resolved in March 2023 to proceed with the project as planned. Acknowledging that there was some concern, the broader community was excited that this project was finally underway after many years in the pipeline. The Oval upgrade includes a new all-weather synthetic surface, new lighting and pathways, an electronic scoreboard and an improved drainage system, catering for environmental factors.

The initial total cost of the upgrade was estimated at \$3.3m, (later revised estimated budget is \$4.77m as of April 2024) with local football clubs contributing around \$1m in club funds and government grants. The current estimated budget of this upgrade as of January 2025 is yet to be advised. The latest update (Council's eNews 29th November 2024) has an estimated completion in mid-2025. The community is concerned about the significant budget blowout and substantial time-delays in completing this project.

Given the delays, cost and heightened community concern, it is prudent that Council provide greater transparency and understanding of the project management, and progress status of the upgrade works for Councillors and the community.

We, therefore, move:

That Council staff provide a detailed report to the Ordinary Meeting of Council in March 2025 about the cost and time to completion of the Norman Griffiths upgrade. The report to include, but not limited to, the following, some of which may include confidential information:

- A. Current cost versus budgeted cost;*
- B. The nature of current variations under contention and associated costs. Including a forecast cost of completion;*
- C. The status of the negotiations pertaining to aforementioned variations;*
- D. Updated scope of works, specifying responsibilities for both Council and Contractors;*
- E. The timeframe in place to complete remaining works, including handover date and return to public use;*
- F. The details of – if any – dealings with NSW Environmental Protection Agency;*

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- G. The details of – if any – dealings with Sydney Water;*
- H. Full breakdown of all environmental protection provisions incorporated into the project, differentiating what was included in the initial design and what have been additional inclusions since construction began;*
- I. Full breakdown of delays, detailing responsible party and cause; and but not limited to,*
- J. The point at which – if necessary – that Council may need to decide to terminate the existing contract and pursue completion of works with other parties.*

Resolved:

(Moved: Councillors Pettett/Devlin)

That the above Notice of Motion as printed be adopted.

CARRIED UNANIMOUSLY

COMMENTS

A report addressing the NoM will be provided as a late item for the Ordinary Meeting of Council on 18 March 2025.

INTEGRATED PLANNING AND REPORTING

P6: Places, Spaces and Infrastructure.

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P6.1: Recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs.	P6.1.1: A program is implemented to improve existing recreation, sporting and leisure facilities and deliver new multi-use sporting facilities and opportunities.	P6.1.1.1: Deliver Council's adopted Open Space Capital Works Program.

GOVERNANCE MATTERS

N/A for this report.

RISK IMPLICATION STATEMENT

N/A for this report.

FINANCIAL CONSIDERATIONS

N/A for this report.

SOCIAL CONSIDERATIONS

N/A for this report.

ENVIRONMENTAL CONSIDERATIONS

N/A for this report.

COMMUNITY CONSULTATION

N/A for this report.

INTERNAL CONSULTATION

N/A for this report.

SUMMARY

A report will be provided as a late item for the Ordinary Meeting of Council on 18 March 2025.

RECOMMENDATION:

- A. That this report be received and note that a further report will be provided as a late item for the Ordinary Meeting of Council on 18 March 2025 (File: S13191 Vide: NM.1).

Peter Lichaa
Director Operations

William Birt
Acting Manager Technical Services

VERNON STREET DOG PARK LIGHTING

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

The purpose of this report is to inform Council of a project timeline for completion to install cost-effective lighting in the Vernon Street South Turramurra dog off-leash area.

Further, this report will also outline how proposed minor works under the Parks Development Program are collated, considered and prioritised, including a schedule for FY26 that ensures allocation of Council's resources is transparent and equitable across all Council areas.

BACKGROUND:

This report is in response to a Notice of Motion (NoM) from the Ordinary Meeting of Council on 18 February 2025 (File: S03670 Vide: NM.2).

COMMENTS:

The provision of cost-effective lighting in the Vernon St South Turramurra dog off-leash area would benefit users of the facility. The proposal is subject to further investigations to determine the type and number of lights required so as to provide sufficient ambient lighting. Further, consultation and a REF would be necessary.

Other minor works as identified and proposed for the Park Development Program for FY26 are contained within the body of this report. These may also require further investigation, design, consultation and relevant approvals.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

- A. That Council install cost-effective lighting in the Vernon Street South Turramurra dog off-leash area subject to funding being made available in the Parks Development Program (114008) for FY26.
- B. That Council notes how proposed minor works under the Parks Development Program are collated, considered and prioritised that ensures allocation of Council's resources is transparent and equitable across all Council areas including a schedule for

FY26, subject to funding being made available in the Parks Development Program (114008) for FY26.

PURPOSE OF REPORT

The purpose of this report is to inform Council of a project timeline for completion to install cost-effective lighting in the Vernon Street South Turramurra dog off-leash area.

Further, this report will also outline how proposed minor works under the Parks Development Program are collated, considered and prioritised, including a schedule for FY26 that ensures allocation of Council's resources is transparent and equitable across all Council areas.

BACKGROUND

This report is in response to a Notice of Motion from the Ordinary Meeting of Council on 18 February 2025 (File: S03670 Vide: NM.2):

Notice of Motion from Councillors Pettett and Devlin dated 31 January 2025

The dog park on Vernon Street, South Turramurra, is well-used and is an integral open space for the secluded South Turramurra community. This park is allowing dogs to play and exercise safely in an off-leash area, as well as allowing residents to meet-up, socialise and support their physical and mental wellbeing.

This off-leash area requires appropriate lighting to allow usage in the evenings. As the days become shorter in the cooler months, and after day-light-savings ends, there are less hours available for dogs to be exercised as there is no lighting at this location. In winter there is no option to utilise the off-leash area after hours for those that come home from work after 5:00pm. This causes access and safety risks for the community. The off-leash area at Lofberg Oval West Pymble, for example, is well utilised after hours because of the installation of appropriate cost-effective lighting which is on a timer.

MOTION:

(Moved: Councillors Devlin/Pettett)

- A. That Council install cost effective lighting in the Vernon Street South Turramurra dog off-leash area, with a report outlining a project timeline for completion to the Ordinary Meeting of Council in March 2025.*
- B. That the report outlines how proposed minor works are collated, considered and prioritised, including a schedule for FY26 that ensures allocation of Council's resources is transparent and equitable across all Council areas.*

*The Motion was put and declared **CARRIED UNANIMOUSLY.***

Resolved:

(Moved: Councillors Devlin/Pettett)

- A. That Council install cost effective lighting in the Vernon Street South Turramurra dog off-leash area, with a report outlining a project timeline for completion to the Ordinary Meeting of Council in March 2025.*

- B. That the report outlines how proposed minor works are collated, considered and prioritised, including a schedule for FY26 that ensures allocation of Council's resources is transparent and equitable across all Council areas.*

CARRIED UNANIMOUSLY

COMMENTS

Proposed lighting at Vernon Street South Turramurra dog off-leash area

The provision of cost-effective lighting at the Vernon Street South Turramurra dog off-leash area will require some site investigations to identify the most suitable lighting and location for the lighting, and other associated works. The number of lights is yet to be determined but at this stage, it is considered two (2) solar lights would be sufficient to provide ambient lighting. The lights can be operated on a timer.

The installation of lights may have the potential to extend the use of the area (i.e. longer stay of dogs and their owners) which may concern neighbouring properties. Hence, community consultation and a Review of Environmental Factors (REF) will be required.

A preliminary timeline is:

- Conduct REF – by June 2025
- Complete investigation and design – by August 2025
- Supply and install solar lights – by October 2025

Future Minor Works

The Park Development Program (114008) is generally approved funding available each year within Council's budget, with funding of \$297,000 proposed for FY26 subject to Council's approval when considering the budget for FY26.

Generally, this program funds minor works within parks such as but not limited to bubblers, seats, lights, the repair/upgrade of park related infrastructure and replacement of aged items of play equipment, as identified by the staff or as requested by the community or user groups. Most works delivered under this program are scheduled under the discretion of staff in consultation with the Director Operations, including some reactive type works undertaken as required. The proposed works range in cost up to about \$50,000. This program may also be used to supplement other larger projects.

For FY26, the following program has been identified at this stage, subject to competing priorities and unexpected circumstances which may alter the program accordingly.

Location	Ward	Description	Cost Estimate [\$]	Identified / Requested by
Vernon Street South Turramurra dog off-leash area	Comenarra	Provision of cost-effective lighting.	\$50,000	Community

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St Ives Showground	St Ives	Provision of bubbler/drinking fountain	\$20,000	User group
Melaleuca Park	St Ives	Minor Playground Refurbishment	\$30,000	Internal
Regimental Park, Killara	Gordon	Provision of bubbler/drinking fountain	\$20,000	User group
Yarrowonga Reserve	Gordon	Minor playground refurbishment.	\$30,000	Community
Roseville Park - Tennis Courts	Roseville	Replacement of sandstone retaining wall and associated work	\$50,000	Community
Samuel King Oval	Wahroonga	Lighting Upgrade	\$50,000	User group Note: further contributions from sporting clubs.
Various Locations	LGA wide	Furniture, fixtures, maintenance works as required.	\$47,000	Internal
Total			\$297,000	

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure.

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P6.1: Recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs.	P6.1.1: A program is implemented to improve existing recreation, sporting and leisure facilities and deliver new multi-use sporting facilities and opportunities.	P6.1.1.3: Construct parks which incorporate accessible and inclusive passive recreation facilities.

GOVERNANCE MATTERS

N/A.

RISK IMPLICATION STATEMENT

There are no material risks that arise from the recommendations contained in this report. Minor issues may occur, but these can be managed within Council's current policies, procedures, resources and budget.

FINANCIAL CONSIDERATIONS

Subject to Council's approval when considering the budget for FY26, funding of \$297,000 would be available in FY26 in the Parks Development Program (114008).

SOCIAL CONSIDERATIONS

Providing lighting in the Vernon Street South Turrumurra dog off-leash area will provide members of the community the opportunity for extended use of the facility.

The delivery of the Parks Development Program provides improvements to amenities with social benefits.

ENVIRONMENTAL CONSIDERATIONS

With respect to the proposed lighting, a Review of Environmental (REF) would be required as lighting is permitted without consent under the SEPP (Transport and Infrastructure), Division 12 Parks and Other Public Reserves:

2.73 Development permitted without consent;

- (3) Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority—
 - (a) development for any of the following purposes—

- (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*,

Other proposed works will be subject to either a REF or Exempt Development.

COMMUNITY CONSULTATION

Community consultation and notification will be undertaken in line with Council's current practices for project delivery.

INTERNAL CONSULTATION

The relevant internal teams have been consulted.

SUMMARY

The delivery of the minor works referenced in this report would make improvements to the locations identified and provide some benefit to the community.

RECOMMENDATION:

- A. That Council install cost-effective lighting in the Vernon Street South Turrumurra dog off-leash area subject to funding being made available in the Parks Development Program (114008) for FY26.
- B. That Council notes how proposed minor works under the Parks Development Program are collated, considered and prioritised that ensures allocation of Council's resources is transparent and equitable across all Council areas including a schedule for FY26, subject to funding being made available in the Parks Development Program (114008) for FY26.

Peter Lichaa
Director Operations

William Birt
Acting Manager Technical Services

AULUBA OVAL FACILITIES UPGRADE PROJECT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

The purpose of this report is to provide an update on the proposed upgrade works on the amenities building at Auluba Oval South Turrumurra.

BACKGROUND:

This report is in response to a Notice of Motion from the Ordinary Meeting of Council on 18 February 2025 (File: S02811 Vide NM.3).

COMMENTS:

The proposed upgrade works to a section of the existing amenity building at Auluba Oval South Turrumurra have been in development and design since 2022 and are now nearing readiness for delivery.

At the time, Council's project team, in consultation with the user groups, identified the immediate requirements of the building.

RECOMMENDATION:

[Refer to the full Recommendation at the end of this report]

That the proposed upgrade works on the amenities building at Auluba Oval, South Turrumurra proceed.

PURPOSE OF REPORT

The purpose of this report is to provide an update on the proposed upgrade works on the amenities building at Auluba Oval South Turrumurra.

BACKGROUND

This report responds to a Notice of Motion from the Ordinary Meeting of Council on 18 February 2025 (File: S02811 Vide NM.3).

Notice of Motion from Councillors Pettett and Devlin dated 31 January 2025

Council staff have been working with the Kissing Point Sporting Club since 2022 to upgrade the existing outdated change rooms and toilet amenities. The change rooms are used for both winter and summer sports, with the toilets also used by the public. Noting that there are no separate public toilets at the South Turrumurra shopping village precinct. These facilities are no longer fit for purpose and require a much-needed upgrade.

To date, several design configurations have been drafted by staff and explored with the football club. Each configuration had an approximate budget. Since 2022 building costs have escalated, and Councillors and the community need to be informed of the current status of this project, including estimated costs, the program of works – noting a date for the resumption of public use, as well as the planning project responsibilities of Council and any contractor.

As we are now in early-2025, it is time to refocus efforts on this project, with a focus on delivery before the end of 2026.

We, therefore, move:

Council staff to provide a report to the Ordinary Meeting of Council in April 2025, which includes the following; but not limited to,

- A. Current plans for the upgrade;*
- B. Budget estimates for the current proposal, and the funding source and any funding gap;*
- C. The timeframe for the tender process, intended works program, and commencement and handover dates.*

Resolved:

(Moved: Councillors Pettett/Devlin)

That the above Notice of Motion as printed be adopted.

CARRIED UNANIMOUSLY

Each point will be addressed in the following section of this report.

COMMENTS

The proposed upgrade works to a section of the existing amenity building at Auluba Oval South Turramurra have been in development and design since 2022 and are now nearing readiness for delivery.

During 2022, Council's project team, in consultation with the user groups, identified the immediate requirements of the building. During FY24, re-sheeting the veranda awning and connection of the downpipes to the existing stormwater storage tanks were completed to the amenity building. These works were part funded via a grant obtained by the sporting club.

A. Current plans for the upgrade;

The current agreed upgrade works include:

- reconstruction of two (2) toilets in the clubhouse which are currently only accessed via the clubhouse;
- removal of the current ladies toilet and male toilet and provide larger change rooms with new showers.
- provision of a Referee change room.
- raising a portion of the floor to create accessible toilet and two (2) unisex ambulant toilets accessed from new external pathway on the eastern side of the building;
- provision of retaining wall and landscaped area to accommodate the pathway, and
- provision of drainage and discharge to eliminate water ingress to the clubhouse.

The project team will work with the user groups to finalise the logistics of the site during construction including temporary amenities as may be required so as to minimise inconvenience during construction.

B. Budget estimates for the current proposal, and the funding source and any funding gap;

A budget of \$400,000 was earmarked for this project.

The procurement for the works is currently in progress with quotes obtained using Council's Building Schedule of Rates Panel. The prices received range from approximately \$337K to \$551K. Assessment of the submissions is nearing finalisation with an initial review indicating that it's likely there will be a preferred contractor that will be within budget.

C. The timeframe for the tender process, intended works program, and commencement and handover dates.

Quotes for the work have been obtained using Council's Building Schedule of Rates panel. The assessment of the submissions is in the final stages.

The submissions indicate a construction program ranging from 91 to 121 days. Based on this it is anticipated that the works should be completed by August 2025, subject to the engagement and availability of the preferred contractor.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure.

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P7.1: Multipurpose community buildings and facilities are available to meet the community's diverse and changing needs.	P7.1.1: The condition, functionality and environmental performance of existing assets is improved and new assets achieve agreed standards.	P7.1.1.1: Implement a prioritised program of improvements to community meeting rooms, halls, buildings and facilities.

GOVERNANCE MATTERS

N/A.

RISK IMPLICATION STATEMENT

There are no material risks that arise from the recommendations contained in this report. Minor issues may occur, but these can be managed within Council's current policies, procedures, resources and budget.

FINANCIAL CONSIDERATIONS

Funding will be made available under the Public Toilets Refurbishment Programme over two financial years. Subject to the finalisation of the procurement, an initial review indicates it's likely there will be a preferred contractor that is within budget.

SOCIAL CONSIDERATIONS

The provision of compliant modern toilets for public use are a major social consideration.

ENVIRONMENTAL CONSIDERATIONS

The works are being undertaken through the Part Five Approval Process which includes a minor Review of Environmental Factors (REF) for the works.

The proposed upgrade works include the proper control of stormwater.

COMMUNITY CONSULTATION

The user groups were consulted about the agreed scope of upgrade works.

INTERNAL CONSULTATION

There was consultation with relevant internal teams in refining the scope of work and final details.

SUMMARY

The proposed upgrade works for the amenities building at Auluba Oval are nearing commencement and will be beneficial to the overall sporting facility and local community in general.

RECOMMENDATION:

Item GB.10

S02811

- A. That the proposed upgrade works on the amenities building at Auluba Oval, South Turramurra proceed.

Peter Lichaa
Director Operations

William Birt
Acting Manager Technical Services

PLANNING PROPOSAL FOR 77 KULGOA ROAD PYMBLE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider the private Planning Proposal for 77 Kulgoa Road, Pymble.

BACKGROUND:

A formal pre-lodgement meeting was held on 1 August 2022. The Planning Proposal was submitted on 6 February 2024. The Planning Proposal was incomplete. Following the submission of revised documentation, the assessment of the Planning Proposal commenced on 19 September 2024.

The KLPP considered the planning proposal on 17 February 2025.

COMMENTS:

The Planning Proposal seeks to:

- Rezone the site from C4 Environmental Living to R2 Low Density Residential;
- amend Minimum Lot Size from 1500sqm to 930sqm; and
- amend Floor Space Ratio from 0.2:1 to 0.3:1.

RECOMMENDATION:

[Refer to the full Recommendation at the end of this report]

That the Planning Proposal should proceed to Gateway Determination, subject to amendments.

PURPOSE OF REPORT

For Council to consider the private Planning Proposal for 77 Kulgoa Road, Pymble.

BACKGROUND

Site Description and Local Context

The site that is the subject of this Planning Proposal is 77 Kulgoa Road, Pymble (Lot 4, DP29244). The site is a battle-axe block, which has a frontage of 4.6m to Kulgoa Road. The access handle is approximately 50m long. The main portion of the site is generally rectangular in shape. The site has a total area of 2555sqm.

The site is currently zoned C4 Environmental Living under KLEP 2015 and contains a part one/part two storey dwelling house with detached garage. The site also contains ancillary structures including a swimming pool adjoining the house and a tennis court is located on the eastern portion of the site.

The portion of the site developed with the dwelling, garage and ancillary swimming pool and tennis court is relatively flat. From the eastern boundary of the tennis court the site falls steeply to the north-east.

The perimeter of the site is vegetated with a mixture of native and exotic trees. Remnant Sydney Turpentine Ironbark Forest (Critically Endangered Ecological Community) canopy trees are located along the northern and eastern boundaries of the site. The subject site is mapped as containing Biodiversity on the KLEP 2015 Biodiversity Map and mapped as Support for Core Biodiversity Lands and Biodiversity Corridor and Buffer on the KDCP Greenweb map. The subject site is not mapped as containing bushfire prone land.



Image: Aerial 77 Kulgoa Road, Pymble



KLEP 2015 Biodiversity Mapping Extract



KDCP Greenweb Mapping
Support for Core Biodiversity Lands
Biodiversity corridors and buffer





Adjacent to the northern boundary of the site are two long, narrow pieces of land comprising:

- an easement for water supply, zoned SP2 Infrastructure; and
- the Vista Street Bushland Reserve zoned C2 Environmental Conservation and owned by Ku-ring-gai Council.

The other surrounding sites are all residential, with those sites adjoining the water supply easement and Bushland Reserve being zoned C4 Environmental Living, and all others being zoned R2 Low Density Residential.



Image – Zoning Map Extract 77 Kulgoa Road Pymble and surrounding sites

COMMENTS

The Planning Proposal seeks to amend the Ku-ring-gai Local Environmental Plan 2015 to rezone the site from C4 Environmental Living to R2 Low Density Residential and amend the development standards applying to the site as follows:

KLEP 2015 – Zoning and Development Standards – 77 Kulgoa Road, Pymble		
	Existing	Proposed
Zoning	C4 Environmental Living	R2 Low Density Residential
Floor Space Ratio	0.2:1 (mapped) 0.24:1 (Clause 4.3(2D))	0.3:1
Minimum Lot Size	1500sqm	930sqm

The intended outcome of the Planning Proposal is to rezone the subject site and reduce the minimum lot size so that the site may be subdivided into two lots of approximately 1168sqm and 1391sqm in size.

The subject site is in the same ownership as the adjoining battleaxe lot, 73 Kulgoa Road which is zoned R2 Low Density Residential

Chronology of Assessment

A pre-lodgement meeting was held on 1 August 2022. The Planning Proposal was submitted on the Planning Portal on 6 February 2024. The Planning Proposal was incomplete. Revised information was submitted on 11 July 2024 and 6 September 2024. Following the payment of fees, the Planning Proposal was formally lodged and assessment commenced on 19 September 2024.

Merit

A Planning Proposal is not a Development Application and does not consider the specific detailed matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979. A Planning Proposal only relates to an LEP amendment and cannot be tied to a specific development. The proposed amendments need to be acceptable as an outcome on the site regardless of the subsequent approval or refusal of a future Development Application.

A Planning Proposal must demonstrate the site specific and strategic merit of the proposed amendments.

The Planning Proposal and Appendices are included at **Attachments A2-A8**.

The following is an assessment of the relevant merits of the Planning Proposal:

Site Specific Merit Assessment

Zoning

The Planning Proposal seeks to rezone the site from C4 Environmental Living to R2 Low Density Residential. The C4 Environmental Living zone is a residential zone which provides for low impact

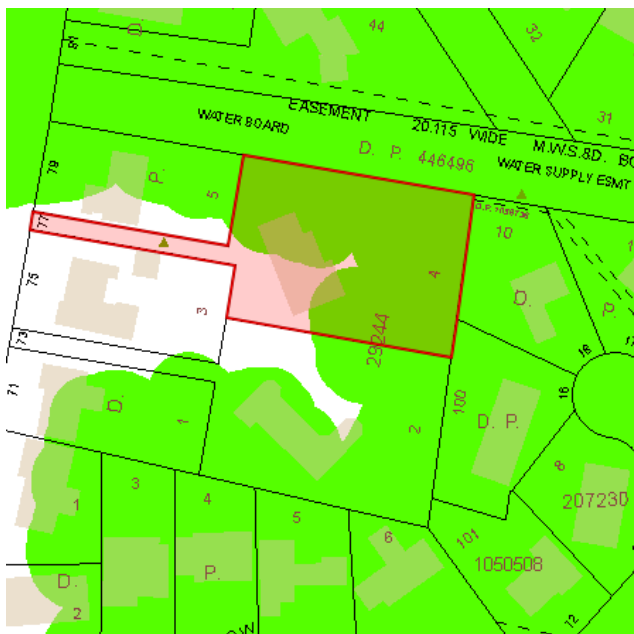
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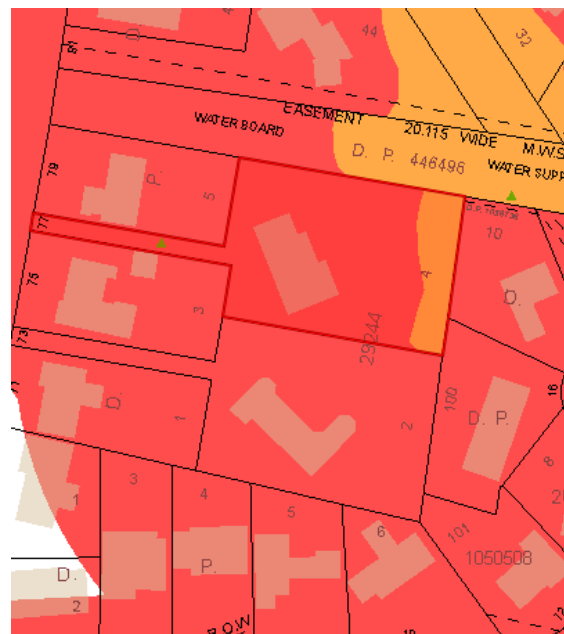
residential development in areas with special ecological, scientific or aesthetic values. The main permitted land use for both the C4 Environmental Living zone and the R2 Low Density Residential zone is 'dwelling houses', with both zones also permitting secondary dwellings.

In considering the Planning Proposal, the reason for the C4 Environmental Living zoning applying to 77 Kulgoa has been investigated, particularly given the similarity with the neighbouring battle axe site 73 Kulgoa Road which is zoned R2 Low Density Residential.

During the preparation of the Ku-ring-gai Local Environmental Plan 2015 the C4 Environmental Living zone was applied to areas '*where a combination of ecological values and risks support greater restrictions on land uses and development*'. At the time that the KLEP 2015 was prepared, the subject site was mapped as containing both biodiversity values relating to the remnant Blue Gum High Forest / Sydney Turpentine Ironbark Forest and as being Bushfire Prone Land category 1. As a result of these factors, the site was zoned C4 Environmental Living.



KLEP 2015
Biodiversity Map



2008 Ku-ring-gai Bushfire Prone Land Map
Category 1 BFPL shown in orange

Subsequent to the C4 Environmental Living being put in place in 2015, Council's Bushfire Prone Land Map was updated in 2017. As part of this update, the subject site was not identified as bushfire prone land. The Bushfire Prone Land Map was again updated in 2024, which resulted in further retreat of the bushfire prone land mapping in the surrounding area.

Since 2002 there have been 3 revisions of the *Guide For Bush Fire Prone Land Mapping* (NSW Rural Fire Service). This guideline is the basis for defining what land parcels are defined as being termed '*bush fire prone land*'. The differences in the classification of the three categories of Bush Fire Prone Land (and their associated buffers) and the spatial delineation of the landscape in terms of bush fire hazard is due to the refinement of the guidelines since 2002, particularly as to what spatial arrangements of vegetation constitute a real hazard in terms of fire behaviour and potential impact.

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The latest version of the guideline gives details of how vegetation (hazard) is assessed in terms of being/not being an area of Bush Fire Prone Land. The vegetation exclusion '*rules*' have assisted in refining the mapping – in terms of actual hazard.

In the case of 77 Kulgoa Road, Pymble the bushland tracts of Dalrymple-Hay Nature Reserve (to the north) and High Ridge Creek Reserve (to the southeast) are the nearest defined Category 1 and 2 hazard areas and with the latest exclusion guidelines, smaller vegetation remnants and narrow corridors are now not included as Bush Fire Prone Land.



2017 Ku-ring-gai Bushfire Prone Lane Map
77 Kulgoa Road Pymble is no longer identified with any bushfire prone land mapping



2024 Ku-ring-gai Bushfire Prone Land Map
Further retreat of bushfire prone land mapping from area surrounding site.

Given the current mapping attributes on the site and the lack of a '*combination*' of environmental values and risks, it is reasonable to consider the proposed R2 Low Density Residential zone appropriate, consistent with the zoning of the adjoining battle axe site 73 Kulgoa Road Pymble.

Low and Mid-Rise Housing Policy – Dual Occupancy

On 1 July 2024 Stage 1 of the Low and Mid-Rise Housing (LMR) SEPP commenced which:

- Permitted dual occupancies and semi-detached dwellings on all R2 Low Density Residential zoned land via a development application; and
- Switched off the Complying Development pathway under the Codes SEPP until 1 July 2025 to allow Councils to consider an evidence based minimum lot size for their local government area. Failure to nominate a minimum lot size will result in the automatic application of a 400sqm minimum lot size as per

As the Planning Proposal is seeking to rezone the site to R2 Low Density Residential, it must now be assumed that development for dual occupancy is a permissible land use within the proposed zone.

Item GB.11

S14501

The Complying Development pathway for dual occupancy under the Codes SEPP does not apply to battle axe lots, so any development for dual occupancy would have to be through a Development Application pathway.

Council is currently in the process of seeking feedback from the community and the Department of Planning, Housing and Infrastructure on potential options for a minimum lot size for dual occupancy development. Based on the options the minimum lot size for dual occupancy on the subject site could be between 1015sqm – 1075sqm.

Minimum Lot Size

The Planning Proposal seeks to amend the minimum subdivision lot size development standard applying to the site from 1500sqm to 930sqm. This would enable the potential subdivision of the site into two (x2) lots. The proposed 930sqm minimum lot size is consistent with the minimum lot size applying to the adjoining R2 Low Density Residential zoned sites and is considered appropriate.

Floor Space Ratio

The Planning Proposal seeks to amend the mapped Floor Space Ratio Development Standard applying to the site from 0.2:1 to 0.3:1.

Despite the mapped 0.2:1, Clause 4.4(2D) provides a slide scale calculation for land zoned C4 Environmental Living which overrides the mapped FSR. As the site is over 1,500sqm the calculation is $((250 + (0.15 \times \text{site area})) / \text{site area}) : 1$, which equates to maximum FSR of 0.24:1 currently applying to the site.

The proposed mapped Floor Space Ratio Development Standard of 0.3:1 is consistent with the Floor Space Ratio development standard that applies to the adjoining R2 Low Density Residential sites and is considered appropriate. Also noting, that despite the mapped Floor Space Ratio Clause 4.4 (2A) will apply to land zoned R2 Low Density Residential. This clause provides a sliding scale based on lot size.

More than 1,700 square metres	0.3:1
More than 1,000 square metres but not more than 1,700 square metres	$((170 + (0.2 \times \text{site area})) / \text{site area}) : 1$
More than 800 square metres but not more than 1,000 square metres	$((120 + (0.25 \times \text{site area})) / \text{site area}) : 1$
800 square metres or less	0.4:1

Biodiversity

The subject site is mapped on the KLEP 2015 Biodiversity Map due to vegetation on the site being identified as Blue Gum High Forest / Sydney Turpentine Ironbark Forest, (Critically Endangered Ecological Community), and mapped as Support for Core Biodiversity Lands and Biodiversity Corridor and Buffer on the KDCP Greenweb map.

The Planning Proposal does not seek to amend the current biodiversity mapping. Accordingly, the KLEP 2015 Biodiversity mapping and Clause 6.3, KDCP Greenweb mapping and controls, and CEEC protections will still continue to apply to any proposed R2 Low Density Residential development on the site. These protections should be manageable as the main biodiversity assets are located towards the boundaries of the subject site.

Strategic Merit Assessment

Greater Sydney Region Plan and North District Plan

The Planning Proposal is consistent with the objectives of the *Greater Sydney Region Plan – A Metropolis of Three Cities*, in particular:

- Objective 10. Greater housing supply
- Objective 11. Housing is more diverse and affordable
- Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced

The Planning Proposal is consistent with the planning priorities of the North District Plan, in particular:

- Planning Priority N5. Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Planning Priority N16. Protecting and enhancing bushland and biodiversity

Ku-ring-gai Local Strategic Planning Statement

The Planning Proposal is consistent with the following local planning priorities:

- K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community
- K4. Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place
- K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character
- K28. Improving the condition of Ku-ring-gai's bushland and protecting native terrestrial and aquatic flora and fauna and their habitats
- K29. Enhancing the biodiversity values and ecosystem function services of Ku-ring-gai's natural assets
- K31. Increasing, managing and protecting Ku-ring-gai's urban tree canopy

Section 9.1 Ministerial Directions and State Environmental Planning Policies (SEPPs)

The Planning Proposal is not inconsistent with the State Environmental Planning Policies (SEPPs) applicable to the site. Many of these SEPPs contain detailed provisions and controls which would only apply at the Development Application stage.

The Planning Proposal is consistent with the applicable s9.1 Ministerial Direction, specifically those relating to:

- 3.1 Residential Zones

Ku-ring-gai Local Planning Panel 17 February 2025

The Planning Proposal was considered by the KLPP on 17 February 2025 (Attachment A10). At this meeting the KLPP advised:

Item GB.11

S14501

- A. *The Planning Proposal, amended as per the Table of Amendments (Attachment A1), be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination.*
- B. *That Council authorise the General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan making process.*
- C. *Date of the decision: 17 February 2025.*
- D: *Reason for the decision: The Panel concurs with the recommendation in Council's Planning Proposal Assessment Report.*

Voting: Unanimous

Amendments required to Planning Proposal

The assessment of the Planning Proposal has found that there are a number of amendments required to the Planning Proposal and supporting studies in order to provide more clarity prior to the public exhibition of the Planning Proposal. The amendments are generally minor editorial in nature or requests for further clarification in supporting studies and are required to ensure the Planning Proposal is in accordance with the Local Environmental Plan Making Guideline (August 2023).

The table of amendments is included at **Attachment A1** which details the required amendments to be made to the Planning Proposal if Council is to support it being submitted to the Department of Planning, Housing and Infrastructure and proceed to public exhibition.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai	P2.1.1 Land use strategies, plans and processes are in place to protect existing character and effectively manage the impact of new development	P2.1.1.2 Continue to review the effectiveness of existing strategies, local environmental plans, development controls plans and processes across all programs

GOVERNANCE MATTERS

The process for the preparation and implementation of Planning Proposals is governed by the provisions contained in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*.

The Planning Proposal was referred to the Ku-ring-gai Local Planning Panel for advice under Local Planning Panel's Direction – Planning Proposals issued by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

RISK MANAGEMENT

This is a privately initiated Planning Proposal. Council needs to determine its position on the matter as to whether the Planning Proposal should proceed to Gateway Determination.

FINANCIAL CONSIDERATIONS

The Planning Proposal was subject to the relevant application fee under Council's 2024/2025 Schedule of Fees and Charges. The cost of the review and assessment of the Planning Proposal is covered by this fee.

SOCIAL CONSIDERATIONS

The amendments sought by the Planning Proposal would enable the delivery of one additional residential lot with one additional dwelling house to meet existing and future requirements of a growing and changing community.

ENVIRONMENTAL CONSIDERATIONS

Remnant Sydney Turpentine Ironbark Forest (Critically Endangered Ecological Community) canopy trees are located along the northern and eastern boundaries of the site. The subject site is mapped as containing Biodiversity on the KLEP 2015 Biodiversity Map and mapped as Support for Core Biodiversity Lands and Biodiversity Corridor and Buffer on the KDCP Greenweb map.

It is considered that R2 Low Density Residential zoning is appropriate for the site, and any future development will be required to comply with the existing biodiversity protections of the KLEP, KDCP and CEEC. Future low density residential development should be manageable on the site, noting the main biodiversity assets are located towards the boundaries of the site.

COMMUNITY CONSULTATION

The Planning Proposal has not been subject to community consultation. In the event that the Planning Proposal is issued a Gateway Determination by the Department of Planning, Housing and Infrastructure the Planning Proposal would be placed on statutory public exhibition in accordance with the requirements of the Gateway Determination and Council's community participation plan.

INTERNAL CONSULTATION

The assessment of the Planning Proposal has involved consultation and assessment with Council's Natural Areas Team Leader.

SUMMARY

A Planning Proposal has been submitted for 77 Kulgoa Road, Pymble which seeks to make the following amendments to the Ku-ring-gai Local Environmental Plan 2015:

- Rezone from C4 Environmental Living to R2 Low Density Residential;
- amend mapped Floor Space Ratio development standard from 0.2:1 to 0.3:1; and
- amend Minimum Lot Size development standard from 1500sqm to 930sqm.

The Planning Proposal has been assessed and found to have sufficient strategic and site-specific merit to enable it to proceed to Gateway Determination and public exhibition, subject to the amendments outlined in **Attachment A1**.

RECOMMENDATION:

- A. The Planning Proposal, amended as per the Table of Amendments **Attachment A1**, be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
- B. That Council requests the plan making delegation under Section 3.36(2) of the Environmental Planning and Assessment Act 1979 for this Planning Proposal
- C. That Council authorise the Director of Strategy and Environment to correct any minor anomalies of an administrative nature that might arise during the plan making process.

Alexandra Plumb
Urban Planner

Craige Wyse
Team Leader Urban Planning

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments:	A1	Table of Amendments - Planning Proposal 77 Kulgoa Road, Pymble	2025/006335
	A2	Planning Proposal 77 Kulgoa Road, Pymble 21 August 2024-PP-2024-1994	2025/006348
	A3	Appendix A - Aboricultural Report - 77 Kulgoa Road, Pymble	2025/006365
	A4	Appendix A - Tree Protection Plan - 77 Kulgoa Road, Pymble	2025/008055
	A5	Appendix B - Biodiversity Development Assessment Report (BDAR) - 77 Kulgoa Road, Pymble	2025/006356
	A6	Appendix C - Urban Design Outcome Study Plan of Subdivision R2 zone - 77 Kulgoa Road, Pymble	2025/006351
	A7	Appendix D - Concept Stormwater Outcome Study - 77 Kulgoa Road, Pymble	2025/006361
	A8	Appendix E - Site Photographs 77 Kulgoa Road, Pymble	2025/006353
	A9	Appendix D - Pre-Planning Proposal Meeting Minutes - 77 Kulgoa Road, Pymble	2025/006352
	A10	KLPP Advice 17 February 2025 Planning Proposal for 77 Kulgoa Road Pymble	2025/048831

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 1

Planning Proposal			
PAGE	SECTION	COMMENT	RECOMMENDATION
General			
Throughout document	Throughout document	Remove brackets from around zoning names e.g. R2 (Low Density Residential)	Remove brackets from around zoning names
Throughout document	Throughout document	Include wither a Figure number or Image number for each image/figure in the document. Ensuring numbering is chronological. E.g. Figure 1 – Subject Site Aerial. When referring to images/figures in text, refer to figure number/image number e.g. “as shown by Figure 1”	Include figure numbers for all images
Throughout document	Throughout document	When referring to studies as part of a response, refer to the full title (not abbreviation) and the appendix number.	Refer to full title of studies and include appendix number
Introduction / Executive Summary			
p.1	Brief overview and background to the Planning Proposal Paragraph 6 & 7	Paragraphs 6 and 7 are repetition of summary already provided in this section. Delete.	Delete
p.1	Brief overview and background to the Planning Proposal Paragraph 11	Delete first sentence “This proposal is a minor.....residential lot”. Repetition of summary already provided in this section.	Delete
p.2	Land to which the planning proposal applies	Lot and DP to be included after address. Combine as one bullet point. Listing in two bullet points looks like two sites. <ul style="list-style-type: none">77 Kulgoa Road, Pymble being Lot 4 DP29244	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 2

p.2	Land to which the planning proposal applies	Image. Add either Figure 1 or Image 1 under image, and refer to “image 1” in text.	Amend
p.2	Land to which the planning proposal applies	Amend last sentence to reference the KLEP 2015 Biodiversity Mapping to provide clarification on what biodiversity mapping is being referred to. <i>This is the canopy tree cover that is mapped as “Biodiversity” on the Terrestrial Biodiversity map under the KLEP 2015</i>	Amend
p.3 and p.4	Existing Planning Controls	Delete the list of existing planning controls (SEPPs, LEP, DCP). These are not relevant.	Delete
p.4	Proposed Amendments	Delete “proposed amendments” heading and text. This is repetition of Part 2 Explanation of Provisions – which is where the proposed amendments are required to be detailed.	Delete
Part 1 – Objectives or intended outcomes			
p.5	Intended Outcomes	Some of the listed intended outcomes are not outcomes but justification or how the proposed changes are to be achieved. These need to be deleted. This section is only a statement of what is planned, not why or how it is to be achieved. Delete the following: <ul style="list-style-type: none"> • Dot point 2 “By realigning the only parcel...” • Dot point 3 “KLEP Mapping....” • Dot point 9 “In achieving” • Dot point 10 “In providing housing...” 	Amend and Delete
Part 2 Explanation of provisions			
p.6	Proposed zoning and mapping amendments	To ensure clear explanation of the amendments sought and remove any justification for amendments which is to be included in Part 3, amend the text as follows:	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 3

		<ul style="list-style-type: none"> Amendment 1: Rezone site from C4 Environmental Living to R2 Low Density Residential Amendment 2: Amend Minimum Lot Size Development Standard from 1550sqm to 930sqm Amendment 3: Amend Floor Space Ratio Development Standard from 0.2:1 to 0.3:1 	
p.6	Proposed zoning and mapping amendments	<p>Delete three paragraphs under Amendment dot points – these are unnecessary as this section only needs to clearly explain the changes that are proposed. If there is no amendment to the biodiversity map, then it is unnecessary to state that that it will be unchanged.</p> <p><i>“All other maps....”</i></p> <p><i>“Biodiversity mapping...”</i></p> <p><i>“The maximum height.....”</i></p>	Delete
p.6	Existing planning control	Delete ‘Existing Planning Controls’ from this section – does not answer question that forms part of the Planning Proposal LEP Making Guideline requirements.	Delete
Part 3 Justification of strategic and site-specific merit			
Section A – Need for the planning proposal			
p.7	First paragraph	Delete first paragraph. The text here does not answer a question that forms part of the Planning Proposal LEP Making Guideline requirements.	Delete
p.7-12	Q1 – Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?	<ul style="list-style-type: none"> The response does not provide an answer to this question. The response needs to be amended to first state that – <i>No, the planning proposal is not the result of an endorsed LSPS, Strategic Study or report.</i> The response can then go on to describe the various studies that have been undertaken to underpin the planning proposal. 	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 4

		<ul style="list-style-type: none"> The dot points need to be grouped under headings relating to each study e.g. Concept Urban Design Scheme, BDAR, Arboricultural Assessment. Add figure numbers to images. <p>Additional amendments to dot points:</p> <ul style="list-style-type: none"> Dot point 1 – reference to ‘<i>ground truthing</i>’ study. The way this is written makes it seem like there is an actual study. If so – it should be attached to the planning proposal. If not – then the wording needs to be amended to ‘<i>The proposal is the result of ground truthing the site, looking at.....</i>’ Dot point 2 – ‘<i>the documentation provides and assessment of the biodiversity...</i>’ – replace ‘<i>the documentation</i>’ with exactly which supporting studies from the appendices. Dot point 3 – reference to future low density residential development scenario. The site has a current low density residential development scenario. This needs to be amended to link to the amendments sought being such as the reduced minimum lot size which would enable future potential subdivision. Dot point 11 (p.8) – reference to VMP. There is not a VMP submitted as part of planning proposal. Amend to refer to Arboricultural Report, BDAR or Tree protection plan. 	
p.12-16	Q2 – Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	<ul style="list-style-type: none"> Option 2 – response talks about the degree of variation to the 1500sqm minimum lot size and how this would not be supported. Response should also be amended to include reference to Clause 4.6 (6)(a) which prevents Clause 4.6 variations being used for the subdivision of C4 zoned land into 2 lots less than the minimum area. 	Amend
Section B – Relationship to the strategic planning framework			

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 5

p.16 - 31	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)?	<ul style="list-style-type: none"> “As detailed in the strategic review section” – What is the strategic review section? amend to refer to exact question/section of planning proposal. Table GSRP – In consistency column add either Consistent/Inconsistent to each response prior to explanation. 	Amend
p.41	Q6 – Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?	<ul style="list-style-type: none"> SEPP 65 Design Quality of Residential Flat Development – repealed and now included in Chapter 4 of Housing SEPP 2021. Move text to within Housing SEPP column. SEPP Building Sustainability 2022 – amend title to SEPP Sustainable Buildings 2022 	Amend
p.46	Q7 – Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?	5.1 Integrating Land Use and Transport and 6.1 Residential Zones – Response includes reference to Transit Orientated Development (TOD) policies and TOD SEPP. This should be removed as the site is not subject to the provisions of the NSW Governments TOD program or TOD SEPP.	Amend
Section C – Environmental, social and economic impact			
p.49 p.51	Q8 – Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	<ul style="list-style-type: none"> Response needs to be amended to first state whether the site contains any critical habitat, threatened species, populations or ecological communities, or their habitats. The site contains Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community. The response needs to state the likelihood of any adverse impacts arising as a result of the proposal on this. <i>‘Council can provide conditions of consent to ensure the further protection (and improvement) of this vegetation via conditions and a VMP which would manage weeds and replenish with suitable</i> 	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 6

		<i>supportive plant species</i> ’ – note that this a planning proposal and not a development application. Council cannot impose any conditions on future development as part of this process.	
p.54 p.55	Q9 – Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	<ul style="list-style-type: none"> • ‘<i>The proposal is consistent with zoning objectives and housing policies as detailed in the policy assessment tables in Part 3 of this Planning Proposal</i>’ – Amend response to refer to specific Q in planning proposal. Reference to Part 3 is too broad and vague. • Diagram on p.54 is too small to read clearly. Enlarge and add Figure/Image number. 	Amend
p.56	Q10 – Has the planning proposal adequately addressed any social and economic effects?	<ul style="list-style-type: none"> • Second dot point ‘<i>Diverse, more affordable.....</i>’ – response includes reference to TOD SEPP. Not relevant to this site. Remove. 	Amend
Part 4 – Mapping			
p.58	Part 4 Mapping	<ul style="list-style-type: none"> • Amend first sentence – <i>The existing proposed mapping</i>’ The existing and proposed mapping 	Amend
Part 5 – Community Consultation			
p.61	Part 5 Community Consultation	<ul style="list-style-type: none"> • Reference to DPE / Department of Planning, Housing and the Environment, Biodiversity and Conservation – this has been renamed to Department of Planning, Housing and Infrastructure (DPHI) and Department of Environment and Heritage 	Amend
Appendices			
p.62 Contents	Appendix A	<ul style="list-style-type: none"> • Appendix A contains both the Aboricultural Impact Assessment and the Tree Protection Plan. As these are separate reports, they should be separate Appendices. Update contents page and any references throughout document. 	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 7

		<ul style="list-style-type: none">Refer to general comments re: Appendices - When referring to studies as part of a response, refer to the full title (not abbreviation) and the appendix number.	
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PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 8

Urban Design Outcome Study – Subdivision Plan	
COMMENT	RECOMMENDATION
Sufficient.	No change.

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 9

Biodiversity Development Assessment Report	
COMMENT	RECOMMENDATION
Minor update to the Ecological report prior to exhibition. Ecological assessment only considers STIF - not the BGHF as mapped on north of the site. The report should be updated to clarify if BGHF is possible, or a potential transition between BGHF and STIF, with consideration to vegetation on neighbouring properties.	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 10

Tree Protection Plan	
COMMENT	RECOMMENDATION
The location of the proposed easement needs further detail, or assumed assessment similar to ecological report (3.1). This is through a heavily vegetated area on the site and easement works are not considered in the TPP.	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 11

Arboricultural Impact Assessment	
COMMENT	RECOMMENDATION
Arborist report should be updated prior to exhibition. The location of the proposed easement needs further detail, or assumed assessment similar to ecological report (3.1). This is through a heavily vegetated area on the site and easement works are not considered in the TPP. T61 and T62 are listed for retention, but in the building footprint.	Amend

PLANNING PROPOSAL – 77 Kulgoa Road, Pymble

TABLE OF ASSESSMENT 12

Concept Stormwater Outcome Study	
COMMENT	RECOMMENDATION
Sufficient.	No change.

PLANNING PROPOSAL

Proposal:

**Rezone No. 77 Kulgoa Road Pymble from
C4 (Environmental Living) to
R2 (Low Density Residential)**

**Ku-ring-gai Local Environmental Plan
(‘KLEP’) 2015 Amendment**

21 August 2024

Prepared by Natalie Richter Planning

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APPENDIX A – **Arboricultural Report ('AIA') and Tree Protection Plan ('TPP')**

APPENDIX B – **Biodiversity Development Assessment Report ('BDAR')**

APPENDIX C – **Concept Urban Design Outcomes Study**

APPENDIX D – **Concept Stormwater Outcome Study**

APPENDIX E - **Site Photographs**

APPENDIX F – **Pre-Planning Proposal Meeting (Minutes)**

EXECUTIVE SUMMARY

Brief overview and background to the Planning Proposal

The Planning Proposal seeks the rezoning of No. 77 Kulgoa Road Pymble from C4 (Environmental Living) to R2 (Low Density Residential).

This change to the zoning of the site would align with the R2 (Residential Low Density) zoning that applies to allotments adjoining the subject site and which also prevails in the surrounding area.

The proposed zoning change, involving 1 x C4 (Environmental Living) site, is modest in scale and results in the existing allotment becoming capable of subdivision into 1 x additional lot only via the proposed change to minimum lot size and density provisions.

The proposal upholds strategic planning objectives in relation to environmental management, minimum lot sizes, housing density and typology as the resultant lot size and future housing yield would match with the directly surrounding area.

The proposal is supportable on site-specific merit as the rezoning would maintain the low density development potential of the site and would be in context in terms of creating consistent size lots.

Rezoning of the site to R2 (low density) would allow the adjustment of relevant density Development Standards (Minimum Lot Size and FSR) to create a 1 into 2 land subdivision and future housing to match the prevailing housing and density character.

This is based on a review of the development potential of the site, a 'ground truthing', of the site and its environment in terms of allowing subdivision at the prevailing density in relation to the environmental capacity of the site and the ability for future development to protect biodiversity.

Qualified and experienced environmental consultants have been engaged to review the ecological and environmental factors associated with the site and surrounds. The findings and recommendations have been assessed to confirm the residential development capacity of the site for R2 (Low Density Residential) purposes.

The land has a history of approved residential development and landscaping, and this means that trees and mapped biodiversity are located around the periphery of the site. Key biodiversity is largely outside the site on the adjoining SP2 zoned Water Supply land and associated bushland.

This renders the land capable of low density residential development that is in line with the prevailing character of the area, and that can readily comply with environmental protection requirements, KLEP Development Standards and Ku-ring-gai Development Control Plan ('KDCP') design provisions. On this basis, the proposed rezoning is appropriate and confirms that the current (C4 Environmental Living) is unnecessary for this site.

This proposal is a minor rezoning request that retains the low density residential development potential of the site and is modest in enabling a future subdivision to create 1 x additional low density residential lot. As the proposed rezoning and likely redevelopment can be achieved without undue impact on environmental attributes of the site and surrounds, the rezoning is supportable both in terms of strategic outcomes but also on merit.

A minor rezoning to adjust the single C4 (Environmental Living) lot to align with the prevailing R2 (Low Density Residential) zoning of the area constitutes an orderly development and although modest in scale, desirably, would enable an additional home at a time when housing supply is so restricted.

A Planning Proposal is the appropriate mechanism to achieve this.

Land to which this Planning Proposal applies

- 77 Kulgoa Road, Pymble NSW 2073
- Lot 4 and DP 29244



Supporting Detail: Subject Site, Aerial view

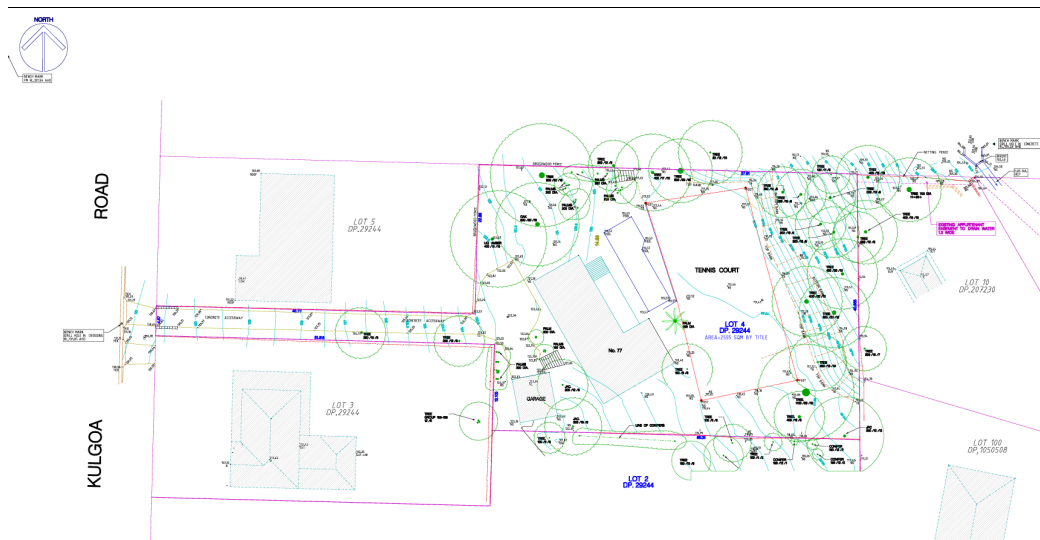
The subject site is legally described as 4 in DP 29244 or No. 77 Kulgoa Road, Pymble and is highlighted in red in the above aerial photograph.

The property is located on the eastern, lower side of Kulgoa Road and runs in an east west direction.

The subject site is a large, spacious, residentially developed, battle axed rectangular shaped lot which has a total area of 2,555m². The site contains a large 2 storey dwelling house with a swimming pool and outdoor area at the rear, garden areas and a tennis court/cleared area at the rear (near the rear boundary).

No. 77 has an exclusive driveway measuring 4.57m width from the Kulgoa Road frontage and with a length of around 51.8m.

The land predominantly has a gentle slope to the north east. The rear and northern boundaries are characterised by tall tree cover. This is the canopy tree cover that falls within the biodiversity" mapping which applies.



Supporting Detail: Site Survey by Hammond Smeallie Surveyors

The site adjoins a water supply reserve directly to the north which has extensive trees and vegetation and is zoned SP2 (Water Supply System).

The sites to the south and opposite along Kulgoa Road are zoned R2 (Residential Low Density). The subject site comprises a single site which is zoned C4 (Environmental Living), at the end of an R2 (Low Density Residential) row along the subject side of Kulgoa Road.

Properties in the area have a low density residential character and are developed with large houses and ancillary structures (pools, tennis courts) set within generous setbacks and a distinctly landscaped setting. With the exception of different zoning, the subject site and surrounding properties are outwardly the same in development, density, spatial separation and landscaped setting.

Lot sizes and shapes vary, with many being smaller than the subject lot (refer to the survey extract above showing lot arrangements).

The general area topography slopes gradually towards the rear boundary of the site. The subject site is adjoined to the rear by land covered by trees in the valley/High Ridge Gully.

The site is conveniently located within walking distance of bus services along Mona Vale Road, Woodlands Avenue.

Pymble Railway Station and shops and the Gordon shopping/commercial area and Gordon train station are within a broader walking distance from the site

The site is also located close to the St Ives Shopping Village which also provides medical, business, community and commercial services.

A range of community facilities, small parks and schools exist in the locality.

Existing Planning Controls

- **State policies:**

- State Environmental Planning Policy ('SEPP') (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

• **Ku-ring-gai Local Environmental Plan ('KLEP') 2015:**

- Zoning C4 – Environmental Living (and adjoins zone R2 - Low Density Residential and SP2 - Water Supply System)
- Height of Buildings Standard (KLEP) - 9.5m
- Floor Space Ratio Development Standard (KLEP) 0.2:1 (also in reference to Clause 4.4 2D of the KLEP)
- Minimum Lot Size 1500m²
- Not heritage affected
- Not Land Reservation Acquisition affected
- Acid Sulfate Soils - Class 5 (not constrained and site is altered)
- Terrestrial Biodiversity/Biodiversity mapped (details in maps below)
- Not bushfire mapped
- Not flood affected
- Not riparian mapped land

• **Ku-ring-gai Development Control Plan ('KDCP') 2024:**

- Entire KDCP document, objectives and controls relating the environment, amenity and low density residential development.

Proposed Amendments:

1. Rezone Lot 4 in DP 29244, No. 77 Kulgoa Road, from C4 (Environmental Living) to R2 (Low Density Residential) to be consistent with the zoning of residential sites to the south and opposite along Kulgoa Road. To reflect the capacity of the land to support an additional housing lot.
2. Change KLEP 2015 mapping to adjust the minimum lot size to 930m² to match the surrounding properties and to reflect the capacity of the land for low density housing.
3. Change KLEP 2015 mapping to allocate an FSR of 0.3:1 (subject to Clause 4.4 2D of the KLEP) to match the R2 (Low Density Residential) zoning allocation and the capacity of the land to support a minor increase to local low density housing. The proposed zoning and density allowance change would enable the low density outcome to match the prevailing character and density of housing in the area.

Technical Studies Relied On:

This planning submission is accompanied by the attached documents for Council's consideration:

- Biodiversity Development Assessment Report/Feasibility Study ('BDAR') prepared by Fraser Ecological Consulting, Issue G, 10 July 2024.
- Arboriculture Assessment and Proposed Tree Protection Plan ('TPP') prepared by Australis Tree Management, 11 July 2024 (following a tree survey).
- Detail Survey, prepared by Hammond Smeallie and Co. Surveyors, 2 July 2020.
- Indicative subdivision lot layout with trees and the 2 indicative lots plotted. Showing potential future proposed subdivision by Hammond Smeallie and Co. Surveyors (Issue D, 17 January 2023).
- Initial Concept Stormwater Management details (Issue A, July 2024) by ING Consulting Engineers (which takes into account the above documents and is based on the tree and survey plans).

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objectives:

To provide additional housing by way of future subdivision potential through the proposed rezoning of 77 Kulgoa Road from C4 (Environmental Living) to R2 (Low Density Residential).

Intended Outcomes:

The intended outcome is:

- To provide reasonable development potential of the land to supply housing opportunities for Ku-ring-gai by enabling a future 2'x lot subdivision potential.
- By realigning the only parcel of C4 (Environmental Living) in this section of Kulgoa Road to match the surrounding zoning which provides subdivision development potential with a minimum lot size for subdivision of 930m².
- KLEP Mapping is proposed to change to reflect an R2 capacity with a minimum lot size of 930m² and floor space ratio ('FSR') of 0.3:1 and allow a subdivision to reflect the prevailing adjoining pattern.
- To provide a supportive tree, ecological, urban design and stormwater concept study and future subdivision concept to show the development capacity and potential contribution this available site can make to local housing. This is demonstrated to be consistent with the prevailing low density character of the area, to provide spacious lots and to retain peripheral canopy trees.
- To provide for modest, area characteristic, additional housing in a serviced, well-located area to accord with State and local housing objectives.
- To allow the reasonable development of a largely cleared and developed piece of 2,555m² land by adjusting the density standards in a controlled way to release an additional housing block.
- To allow the development of available and altered land which is close to services, community infrastructure and roads.
- To change the development potential of the land to match that of surrounding land along Kulgoa Road and provide an additional, sustainable subdivision/housing opportunity which can also ensure the protection of biodiversity (as demonstrated in the TPP and BDAR documents).
- In achieving this sustainable and appropriate low density housing, to provide an additional lot for low density housing and assist in boosting local housing and to assist in alleviating housing pressure.
- In providing housing in appropriate locations, this has the potential to minimise the impact of residential development on other more sensitive areas.
- To promote the efficient and sustainable use of land, providing housing within accessible and well-located areas to meet all levels of local and State planning objectives via a managed environmental outcome to promote the orderly and economic use of land as required by the objectives of the *Environmental Planning and Assessment Act, 1979*.

PART 2 – EXPLANATION OF PROVISIONS

Proposed Zoning and Mapping Amendments:

This Planning Proposal incorporates amendments to the KLEP 2015 as follows:

- **Amendment 1:** Rezone 1 x single Lot 4 in DP 29244 (No. 77 Kulgoa Road Pymble) at the end of a row of R2 (Low Density Residential) lots from C4 (Environmental Living) to R2 (Residential Low Density).
- **Amendment 2:** Change the LEP map to decrease the mapped minimum subdivision lot size of the lot from 1,500m² as currently, to 930m² to reflect the development capacity of the land and in accordance with the R2 (Residential Low Density) zone.
- **Amendment 3:** adjust the FSR Development Standard provisions to match the R2 Residential Low Density) zoning (mapping change and application of Clause 4.4 of the KLEP).

All other maps would remain the same.

Biodiversity mapping would remain applicable to guide outcomes for future development.

The maximum height map and Development Standard would not change noting that mapped height is consistent with both the R2 (Low Density Residential) and C4 (Environmental Living) zones.

Existing Planning Controls:

- **State policies:**

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021
Draft SEPP reforms (Housing SEPP)

- **Ku-ring-gai Local Environmental Plan ('KLEP') 2015:**

- Zoning C4 – Environmental Living (and adjoins zone R2 - Low Density Residential and SP2 - Water Supply System)
- Height of Buildings Standard (KLEP) - 9.5m
- Floor Space Ratio Development Standard (KLEP) 0.2:1 (also in reference to Clause 4.4 2D of the KLEP)
- Minimum Lot Size 1500m²
- Not heritage affected
- Not Land Reservation Acquisition affected
- Acid Sulfate Soils - Class 5 (not constrained and site is altered)
- Terrestrial Biodiversity/Biodiversity mapped (details in maps below)
- Not bushfire, flood or riparian mapped

- **Ku-ring-gai Development Control Plan ('KDCP') Amended 25 March 2024:**

- Provisions relating to subdivision, residential development, trees and vegetation, water management and biodiversity management, general controls and objectives.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Justification of strategic and potential site-specific merit, outcomes and the process for their implementation

The following merit assessment against the strategic framework is presented based on the following informing reviews:

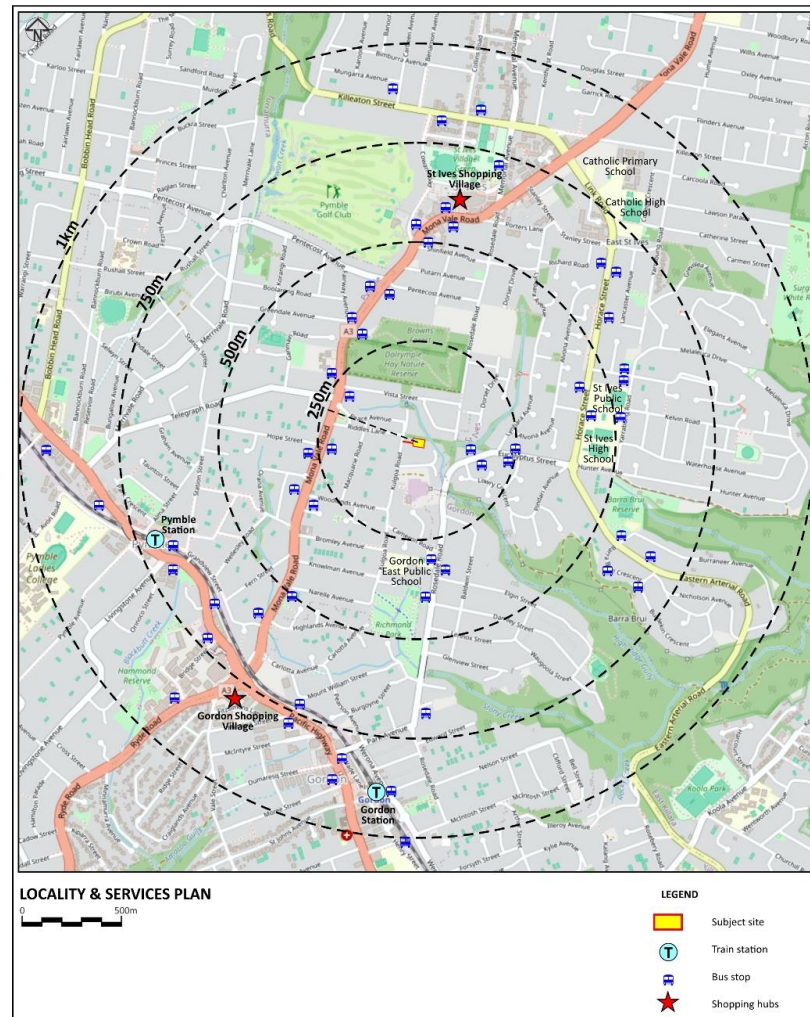
- Site inspection.
- Review of property and mapping information, zoning, constraints and bushfire mapping.
- Pre-Planning Proposal meeting with Council staff (1 August 2022) following preparation of initial tree, lot layout and ecological study with a planning summary.
- Refinement of ecological, survey and arboricultural comments in response to Council Pre-Planning Proposal meeting minutes (attached at Appendix F).
Updates following the Pre-Planning Proposal meeting include: a detailed tree study, set outs of potential dwelling footprints within tree protection zones, additional site details/levels and a concept stormwater layout.
These documents have been further reviewed by the project ecologist and supportive documents are provided within the appendices.
- Development of an initial drainage and development concept plan to forecast and demonstrate the balance of possible development with environmental protection in the context of planning requirements.
- Detailed review of the proposed zoning according to the strategic planning framework and justification within the Planning Proposal.

A. NEED FOR THE PLANNING PROPOSAL

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement ('LSPS'), strategic study or report?*

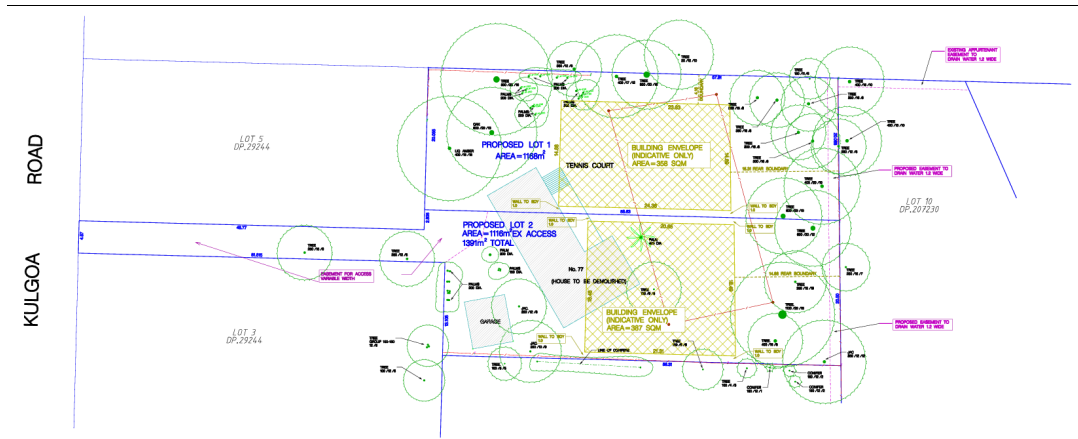
- The Planning Proposal is the result of a 'ground truthing' study of the site which looks at the existing land modification and existing built improvements, relevant LEP and vegetation maps and identifies trees and provides a concept stormwater layout.
- The documentation provides an assessment of the biodiversity on the site and adjoining the site/in close proximity.
- The studied outcome and supporting documents detail that the site is largely altered and trees are at the periphery and can be protected in a future low density residential development scenario. Development of the site could be designed and managed so as not to result in removal or adverse impact on biodiversity as this is largely at the exterior and around the boundaries.
- Subject to a Tree Protection Plan ('TPP') and Vegetation Management Plan ('VMP'), development is demonstrated in the concept Urban design/subdivision plan and TPP to be able occur at the proposed R2 (Low Density Residential) and at the proposed density and lot size whilst also protecting the area character, tree cover and biodiversity.
- Sustainable water management can occur which would protect trees and be sustainable for the surrounding natural environment.
- The proposed zoning of the site to R2 (Low Density Residential) is within the environmental capacity of the site as demonstrated in the attached Urban Design Outcome Study documents.
- The proposed rezoning of the site to R2 (Low Density Residential), to match surrounding residential lots, with appropriate minimum lot size and density provisions would fully align with the character of the area, maintain the desired natural and living environment as well as provide a reasonable and efficient subdivision and housing opportunity.

- Increasing housing supply is a fundamental imperative at Federal, State and local levels. This proposal will enable 1 x additional allotment at the characteristic density pattern. This would then create the subsequent potential for a new home to be built as well as a new home to be redeveloped following an R2 (Low Density Residential) land subdivision.
- The modesty of the rezoning proposal for this site confirms it's suitability environmentally and in terms of local planning strategic objectives, it is highly desirable as it will increase housing supply. This is consistent with current national, State and local housing policies.
- The proposed zoning change is supported by urban development concept plan (subdivision layout) which demonstrates the possible outcomes to accord with planning objectives for Ku-ring-gai, housing and environmental/biodiversity protection.
- The potential lot and housing layout demonstrated in the Urban Design Outcome Study shows that development would be commensurate with the area and allow the protection of the peripheral trees and adjoining biodiversity. A TPP and VMP are provided in the supporting documents to demonstrate that peripheral significant vegetation can be retained and protected with the proposed increased housing density.
- The outcome would align with the surrounding pattern and maintain the liveability of Ku-ring-gai in terms of detached dwellings on large lots within landscaping.
- The outcome would blend with the *'established fabric of the area and the retention of the dominant large lot low density and garden and tree canopy character'* in accordance with the Ku-ring-gai Local Strategic Planning Study ('KLSPS') (p 41).
- This allows forward planning to deliver dwellings *'in a way that supports the area's intrinsic character and the growth of sustainable communities through examining opportunities and challenges and provision in, and around, existing centres across the local government areas, including alignment with transport and infrastructure'* (p 42 KLSPS).
- The proposal releases a residential lot, in a suitable setting, to meet the character of the area and to provide well-located and accessible housing to services in line with the *Ku-ring-gai Housing Strategy*.
- This accords with the North Plan and KLSPS by *'providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community'* (priority H1 of the KLSPS). The proposal would increase housing close to transport and services as is detailed in the following plan extract which shows the bus stops and rail network close to the site. Bus stops are located within close walking distance which deliver people to local shops and railway stations (St Ives, Gordon, Pymble) which connect the area to employment areas via rail and metro services. The site is within longer walking distance to Gordon railway station and Gordon business and commercial centre.



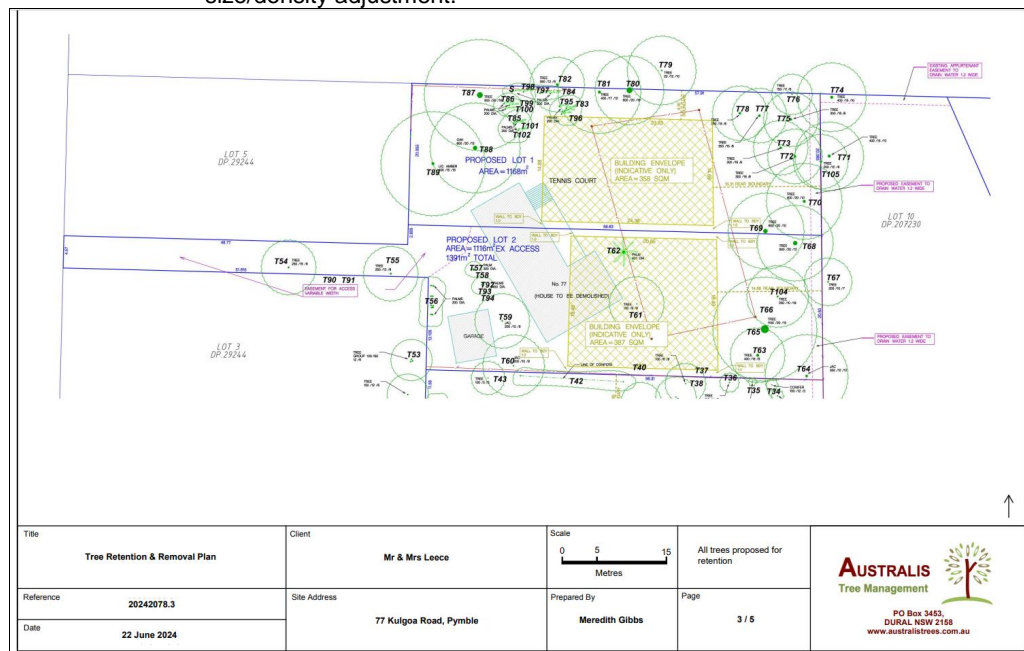
Supportive Map: Transport and Services located within 1k radius of the site

- The additional housing opportunity would contribute to resilient housing by providing housing in areas which are not constrained by risk such as flooding or bushfire and utilising land efficiently to boost housing supply.
- This would provide for efficient use and re-development of residential/urban land which is already altered, serviced and developed and cleared as an existing house with ancillary uses.
- The proposed density and housing outcome is consistent with the LSPS as the proposal can provide housing potential in existing available areas, promoting a compact and well-located residential area without adverse impact to the important environmental elements of Ku-ring-gai.
- The proposal, enabling 1 x singular R2 low density lot addition within the existing residential low density setting would not place additional pressure on open space or other community resources in accordance with LSPS objectives.
- The proposal provides housing close to transport and promotes the strategic objective of the '30 minute city' and access to existing centres and transport (Pymble, St Ives, Gordon). Refer to the transport and local centre map above.



Supporting Detail: Extract Site Outcome/Lot Arrangement, Hammond Smeallie and Co

- The concept urban design outcome is based on/guided by ecological and arboricultural assessments.
- Indicative building platforms are shown, and a concept stormwater plan is provided along the rear boundary. This has been commented on within the BDAR.
- These collectively demonstrate that future development is feasible from the environmental management perspective in terms of protecting key peripheral trees, levels around trees and therefore protecting adjoining biodiversity.
- To demonstrate this, a TPP has been prepared to support this concept to demonstrate the outcome of the proposed zoning and subdivision lot size/density adjustment.

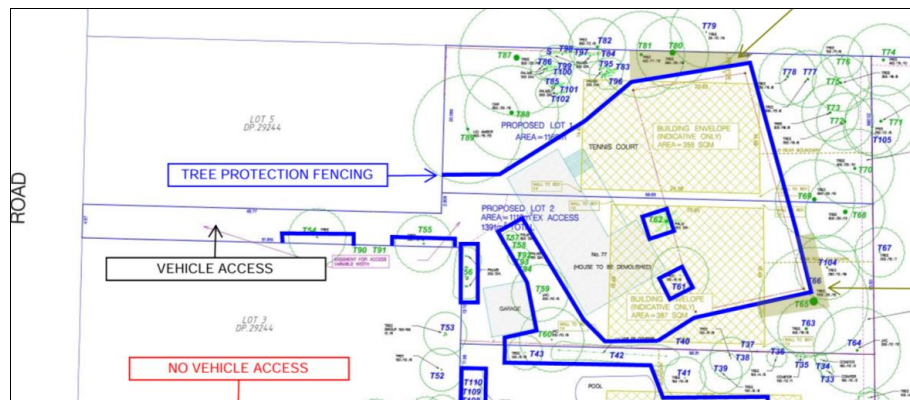


Supporting Document – Arboricultural Assessment and Tree Protection Plan ('TPP')

- A tree assessment has been completed for the site and its boundaries in order to understand the potential for impacts on and off the site (in relation to potential R2 low density subdivision to 930m²).

- It is demonstrated that well designed development can ensure protection of mapped biodiversity and other significant vegetation.

This assessment of site capability for R2 (Low Density Residential) has been informed by the following TPP which is adopted in the Urban Design Outcome Study/potential lot layout to demonstrate that the land can be developed for the purposes of low density housing under the R2 (Residential Low Density) zoning and development allowances, whilst also maintaining the area character and protecting mapped biodiversity and other mature vegetation around the boundaries.



Supporting Detail: TPP by Australis Trees

- Building on the assessment of trees, a BDAR by Fraser Ecological has assessed the capability of the site and Council's requirements and community expectations that any subsequent development is capable of adequately protecting existing vegetation, not creating fragmentation (as the area is altered) and that the proposal would be consistent with the objectives of the Ku-ring-gai planning controls relating to the protection and management of biodiversity.

The BDAR provides details of the site, species, the proposal and vegetation and fauna communities and summarises that the site can support the proposed density and zoning outcome without adverse impacts or biodiversity fragmentation.

The BDAR concludes the degree of potential disturbance would be minimal and that future residential uses could be supported and could provide a valuable opportunity to enhance the local biodiversity via the development of appropriate VMP/s, weed management and improved vegetation to connect with the adjoining biodiversity.

VMP's are a commonly applied mechanism through development to ensure ongoing management and promotion of biodiversity via protection and appropriate re-planting where a site is located close to biodiversity corridors/ biodiversity mapped area.

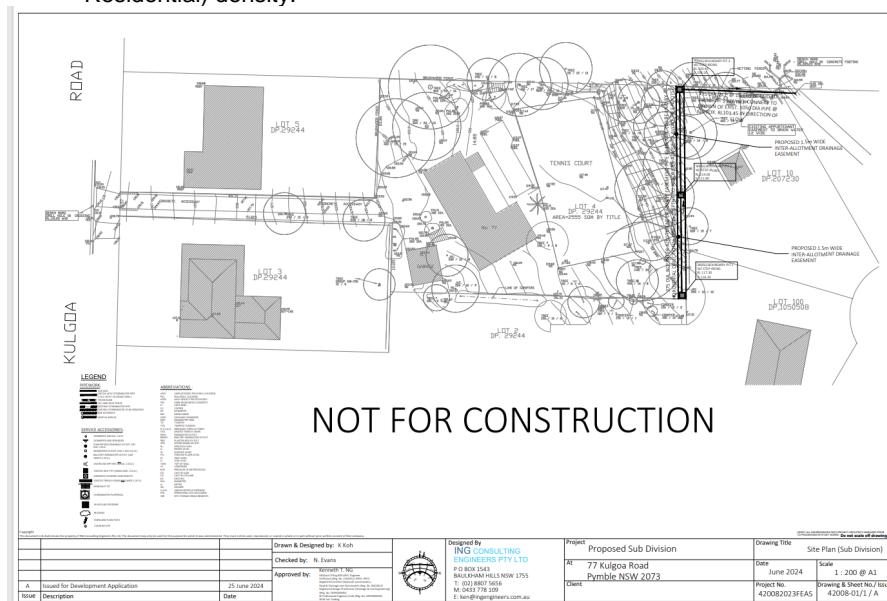
This planning proposal demonstrates that environmental protection can be enhanced for this site and locality, as suitable building platforms can be achieved in the future.

R2 (Low Density Residential) scale development could occur over existing altered areas with minimal disturbance to existing vegetation based on the TPP which details the potential housing footprints and which allows for the protection

of peripheral trees. This is also given the existing substantially altered and cleared areas over most of the site.

A VMP can be implemented as a condition of future development to support the appropriate design of housing on site, ensuring that re-landscaping would be appropriate to support the adjoining biodiversity as part of future low density/R2 (Low Density Residential) development.

- A concept stormwater plan is provided in conjunction with the arboricultural/AIA and BDAR reports. It demonstrates that stormwater infrastructure can be provided in line with Council requirements that controls stormwater and manages water discharge while ensuring protection of trees and nearby biodiversity to accommodate a development outcome with an R2 (Low Density Residential) density.



Supporting Document – Concept Stormwater Plan:

- The BDAR makes an assessment of the proposed stormwater as follows:
'A stormwater drainage easement (1.2m wide) has been proposed along the eastern (rear) boundary of all proposed lots.'

All trees are proposed for retention within this area which is currently subject to heavy weed invasion. As a precautionary measure, it has been assumed 0.2ha of native vegetation may be indirectly impacted for the installation of stormwater drainage at the rear of the proposed lots as well as edge effects.

This has been taken into account into the BAM C credit calculation. Council can provide conditions of consent to ensure the further protection of this vegetation.'

The BDAR also indicates that the area proposed for stormwater is heavily weed infested and that this could be improved as part of the proposed outcome via weed management and appropriate planting.

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

Option 1 – Zoning Review/Rezoning as requested:

This option involves the assessment of the site specifically in terms of the appropriate zoning based on the context and specific/unique site situation, as measured against strategic objectives and site-specific merit.

It is the most orderly and logical approach to rezone the site.

The planning proposal is supported in legislation as a mechanism for reconsidering the zoning of a site and aligns with industry best practice in making such an application.

The Planning Proposal process is robust, open and transparent and is subject to review by the community through consultation, the Local Planning Panel as an expert panel and the elected Council as representatives of our community.

The rezoning option is put forward as the best and most comprehensive option for the following reasons:

- Given the direct, R2 (Low Density Residential) character, pattern and zoning context, the proposed rezoning/zoning adjustment of the subject, single 1 x C4 (Environmental Living) site in the subject row, to match in with the R2 (Low Density Residential) zone and prevailing context, to reflect the environmental capacity and location of the site to support housing is considered to be the most logical and orderly way to adjust the development allowances for the subject site, to alter the mapping and reflect the environmental capacity of the site to release land for housing.
- This adjustment would create a consistent zoning pattern along the subject section of Kulgoa Road, to match most of the southern and opposite adjoining blocks for this end of Kulgoa Road.
- The proposed rezoning track has been chosen as it is considered that the existing zoning is overly restrictive and is inconsistent with the viability of the land to support and supply sustainable housing. Future development would be required to be environmentally sustainable irrespective of lot size. A lot size of 930m² which is consistent with others in the row is capable of providing low density and environmentally sustainable outcomes as detailed in the supportive documents and Urban Design Outcome Study/lot layout.
- The subject single C4 (Environmental Living) site is 'bookended' to the northern side by the adjoining SP2 (Water Supply) zone. This means that this single lot could be transferred to match the southern adjoining R2 (Low Density Residential) lots without requiring further adjustments as the SP2 (Water Supply) zone provides a 'zone boundary'. This means that this change would not create precedent or pressure for any broader change. This is a unique and 'contained' rezoning and is based on a review of the specific site situation, review of biodiversity and tree factors and the demonstrated outcome for consistent development to be achieved to support state and local housing supply.
- Given this is site specific and intended to rezone 1 x single C4 (Environmental Living) lot at the end of a prevailing R2 (Low Density Residential) row of lots, based on site specific ground truthing of the biodiversity map layer and specific context, opportunities and constraints, this would not place pressure on other areas also being rezoned.
- Selected rezoning of the 1 x lot, as proposed as this key option is considered to be the most clear-cut way of adjusting the current C4 (Environmental Living) zoning to match the R2 (Low Density Residential) zoning. This is considered appropriate given that the site may have been allocated the C4 (Environmental Living) zoning in isolation from adjoining sites as part of a desktop analysis undertaken at the time of the implementation of the KLEP and with reference to the mapped biodiversity layer. The biodiversity has been assessed on a site specific basis and is largely off site, however the biodiversity map layer extends over the site.

- This Planning Proposal approach enables the required comprehensive review and 'ground truthing' of the opportunities and constraints provided by the site in terms of the presence of biodiversity and whether the C4 (Environmental Living) is the right zoning to allow reasonable residential development to contribute serviced and accessible land, to boost housing.
- Considered and sustainable increase of housing in accessible and serviced areas is consistent with current NSW requests to increase housing in urban areas.
- This change is based on site specific studies and Urban Design Outcome Study put forward. These show that the outcome would be commensurate with the existing pattern of housing and environmentally sustainable in relation to allowing low density residential development to not adversely impact or fragment nearby biodiversity and to allow substantial trees to be protected. The site is not bushfire prone and would not require asset management, which could otherwise compromise vegetation on site.
- The concept Urban Design Outcome Study, potential stormwater plan and tree and ecological studies demonstrate that with its boundary planting and careful tree protection and vegetation management, an R2 (Low Density Residential) change to match the side adjoining properties and adjoining R2 (Low Density Residential) context would be appropriate and allow the protection and improvement of local biodiversity.
- This Planning Proposal request to rezone the site is made having undertaken consultation with Council staff and by undertaking and presenting a comprehensive assessment of zoning/Development Standard change.
- The Planning Proposal and specific site review is considered the best way to achieve the intended development and lot pattern outcome and to update the zoning map and density maps to match properties along Kulgoa Road.

It is not uncommon for ground truthing of a site to be undertaken alongside a more specific site and contextual analysis to demonstrate that a specific rezoning has strategic merit. It cannot be expected that every site is examined in this way through the development of an LEP and there is opportunity in legislation for a Planning Proposal to be lodged to seek such a rezoning to allow the realisation of ideal density and development potential which is consistent with the environment, planning objectives and the residential density pattern and context.

It has been demonstrated through detailed analysis and ground truthing that this site presents opportunities and viability in terms of zoning to match the R2 (Low Density Context), to provide an additional large residential lot opportunity which would match in terms of zoning, density and character with the surrounding area and allow the protection of trees and nearby valued biodiversity.

A specific study of the property and zoning within the context and ground truthing the development potential of the site and the ecological status has been undertaken to detail why the lot should be zoned for R2 (Low Density Residential).

As identified in the supporting studies relating to ecology and tree protection, ecological community is located adjacent to the site and can be protected and not fragmented.

Further, rezoning of this specific site creates an opportunity for enhancement of biodiversity protection in weed management and replenishment planting via development.

Biodiversity values located around the boundaries of the site and on adjoining land to the north, north-east can be protected via the TPP recommended and provided as a supporting document.

Option 2 – Potential Creation of a Smaller Lot Size via a Development Application ('DA') and subject to KELP 2015 Clause 4.6 which allows Variations to Development Standards (for Lot Size):

- No alternate planning pathway is feasible to seek the variation of density outcomes. This is because a Development Application could not be supported where a prohibited use is proposed. In this case, were it proposed to place a second dwelling on the subject site, this would not be a permissible form of development under the current zoning.
- Likewise, if a Development Application was pursued to seek to amend the minimum allotment size requirement of 1500m² to 1200m² for example, the degree of variation would fall outside a variation that could be supported under Clause 4.6 of the KLEP 2015. This would be likely to be viewed as precedent and as a result, has the potential to undermine the integrity of the LEP development standard.
- This option would involve applying for development approval for subdivision of the lot which would require a Clause 4.6 variation seeking a smaller lot size to match the prevailing smaller lot sizes (given the needlessly large Minimum Lot Size Development Standard attached to the C4 (Environmental Living) zoning).
- For this reason, and to support a robust and consistent approach to Development Standards for Ku-ring-gai, Clause 4.6 Variations are generally not encouraged for development assessment.
- Council largely does not accept Clause 4.6 submissions seeking to vary adopted KLEP Development Standards such as for Minimum Lot Size, Building Height and FSR.
- Clause 4.6 variations can have the effect of undermining Development Standards and allowing some can place pressure on setting 'precedents' for other Clause 4.6 variations for changing lot sizes, which is not desirable broadly for Ku-ring-gai. The proposed approach would simply adjust the Minimum Lot Size and FSR standard to correct what appears to be a mapping anomaly, based on the ground truthing of possibilities for the site and to match the row and context.
- Consequently, variations to Minimum Lot Size and FSR via 4.6 would not be the best way when the zoning and associated Development Standards can simply just be adjusted to match the side and opposite adjoining land via the zoning alteration of the 1 x site to become R2 (Low Density Residential).
- Adjustment of the zoning and relevant development standards and LEP maps would allow a future subdivision and commensurate/reasonable density outcome to match the direct context without the need for Clause 4.6 requests and support, as this sort of variation is unlikely to be supported via a DA.

Option 3 – Zone Boundary Provisions:

- Zone boundary transition allowances are not considered to apply in this situation and could not be utilised for subdivision at a density consistent with R2 (Low Density).

The most reasonable way is to comprehensively review the site and the context and to adjust the zoning of this piece of land to match in with the adjoining R2 (Residential Low Density) zoning in terms of achieving the objectives and intended outcomes of this Planning Proposal.

Option 4 - Additional Permitted Uses Under Schedule 1 of the KLEP

- Inclusion of the site within Schedule 1 would be a possible track however this is not considered to be the best way.

Schedule 1 in the KLEP 2015 is generally used to allow existing use sites to continue as a specific use, acknowledge an existing use or enable dual occupancies on certain land (in accordance with allowances provided under superseded planning instruments).

Schedule 1 is intended to be use in exceptional circumstances, as an enabling clause in the KLEP to permit a specific land use for a specific site, often in isolation of other surrounding sites.

In this instance, it makes sense to allow a minor adjustment of zoning and development allowances to match the row of properties and as this site is bookended by SP2 (Water Supply) zoned land.

B. RELATIONSHIP TO 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)?*

As detailed in the Strategic Review section, the proposal demonstrates consistency with the LSPS, North Plan, Greater Sydney Plan and local policies.

The Planning Proposal to rezone the subject lot from C4 (Environmental Living) to R2 (Low Density Residential) would allow an additional housing opportunity to deliver on housing for the local area, in a well located and serviced area.

The outcome would be sustainable and would meet the objectives of protecting the environment and existing tree canopy throughout Ku-ring-gai.

The outcome is demonstrated in the concept subdivision layout, the viable TPP (preserving trees around the boundaries), the provision of supportive stormwater management and the BDAR assessment which indicates that the development would not fragment biodiversity.

Freeing up available land for appropriate development by allowing a 1 into 2 lot subdivision will assist in reducing pressure on land which contains more risks for development (eg. flood affected, bushfire prone) and land which is not currently serviced or located in accessible areas (near transport and centres).

The proposal is consistent with the Greater Sydney Region Plan as detailed in the following table:

CONSISTENCY WITH GREATER SYDNEY REGION PLAN 2056		
Directions	Objectives	Consistency
Infrastructure and collaboration		
1. A city supported by infrastructure	Objective 1: Infrastructure supports the three cities	The proposal supports development around existing serviced areas and public transport (bus routes available along Mona Vale Road, shopping areas and rail transport at Gordon and Pymble).
	Objective 2:	

	Infrastructure aligns with forecast growth – growth infrastructure compact	This accessibility to transport, roads and local centres and services promotes housing in the right places in accordance with the objectives.
	Objective 3: Infrastructure adapts to meet future needs	The proposal does not create any need for additional infrastructure and will have an imperceptible impact on existing services and infrastructure, with 1 x additional R2 low density lot potential.
	Objective 4: Infrastructure use is optimised	<p>The proposal seeks zoning to allow for a density to suit the R2 context and provide for the subdivision of an additional lot within an area which is well serviced and supported by existing transport and services/infrastructure.</p> <p>This minor, and sustainable increase of low density housing on available, altered and developable land is considered to optimise the use of existing infrastructure via a minor increase in housing in a well-connected and well serviced area (existing road and driveway access is available to Kulgoa Road.</p> <p>Existing open space and social infrastructure exists around Pymble and Gordon to support a rezoning to R2 (Low Density Residential), enabling 1 x additional low density lot.</p>
2. A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	<p>The proposed zoning adjustment would allow the subdivision of available land in a sustainable way to assist in delivering housing for Ku-ring-gai (Sydney and NSW). This modest increase in housing supply in a well located suburban area aligns with the collaboration requirements in planning for housing in NSW.</p> <p>The intended outcome is protective of the environment and consistent with R2 planning objectives and would at the same time, increase the housing contribution of Ku-ring-gai to the current, well-documented national and NSW housing shortage. All local government areas have been requested to increase housing supply.</p> <p>Councils are required to update Local Environmental Plans to align with housing priorities and provide consistency with the <i>Metropolis of 3 Cities</i>.</p> <p>The proposal to allow R2 (Low Density Residential) zoning and density (allowing a subdivision with a 930m² Minimum Lot Size), still provides a very generous lot size (in the suburban Sydney context). This outcome is consistent with the</p>

		<p>low density and 'treed area character, providing space between homes.</p> <p>The proposed zoning change can maintain environmental objectives such that subdivision to an R2 (Residential Low Density) yield and development outcome would be consistent with the objectives of the R2 zone in terms of density and amenity.</p> <p>The resultant density would be environmentally sustainable as the site is not unduly constrained and biodiversity can be reasonably protected and managed despite a smaller lot size, dwelling footprint and stormwater service arrangement.</p> <p>The proposed minor and carefully studied and managed increase in residential density to match the area is considered consistent with local and metropolitan planning strategies to boost housing. This accords with the local strategies and State of reviewing plans and planning for growth and unlocking much needed well located housing opportunities.</p>
3. A city for people	<p>Objective 6:</p> <p>Services and infrastructure meet the changing needs of communities</p>	<p>The proposal provides housing close to urban services (local centres (St Ives, Pymble and Gordon) which offer commercial, employment and medical services as well as proximity of high-quality parks, schools (Pymble and Gordon Public Schools) and private schools (St Ives, Pymble and Wahroonga), community facilities and local transport options (St Ives, Pymble and Gordon).</p> <p>This promotes the desired 'great spaces to live' and ideal connection of people and employment, transport and services.</p> <p>Providing housing close to these facilities and within easy driving, walking, and bus stop distance provides a supportive living environment for different ages, mobility levels and life stages.</p>
	<p>Objective 7:</p> <p>Communities are healthy, resilient and socially connected</p>	<p>The outcome would improve the availability of environmentally resilient housing opportunities close to culturally diverse supportive areas and shops.</p>
	<p>Objective 8:</p> <p>Greater Sydney's communities are culturally rich with diverse neighbourhoods</p>	<p>St Ives and Gordon cater for specific foods/restaurants and deli's, culturally diverse restaurants.</p> <p>Community facilities such as St Ives and Gordon libraries cater for different age and interest groups.</p>

	<p>Objective 9:</p> <p>Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>This existing established social/cultural infrastructure supports diverse groups.</p> <p>The site is well located by bus and train transport to other culturally diverse areas of Sydney such as Chatswood and the city and provides connections to other significant areas and Sydney cultural events and opportunities (Vivid, New Year events, festivals etc).</p> <p>Increasing new land/housing in this ideal location promotes the ability for diverse groups to establish and grow in the area and in turn support local creative and cultural industries. This is considered to support Ku-ring-gai in terms of the local economy and diversity with a minor uplift in population to utilise services and facilities.</p> <p>The proposed zoning to R2 (Low Density Residential) would unlock an additional housing opportunity with a smaller lot size. This represents managed increase in housing within this ideal location to promote community health and wellbeing in accordance with the aims of the plan.</p>
4. Housing the city	<p>Objective 10:</p> <p>Greater housing supply</p>	<p>Housing targets and needs are evolving and currently under review given the well reported current housing shortage in NSW and Sydney.</p> <p>There is a need for new housing to be increased around well located, serviced and accessible areas and for housing to be more affordable (referring to State Policies relating to Diverse and Well Located Homes and Transit Oriented Development).</p> <p>Housing is to be in reach of the population/affordable and to be increased in established areas, to consolidate – particularly around well serviced areas (Transit Oriented Development).</p> <p>The current land size is comparatively large for a suburban lot at 2559m². It is a well-known reality in looking at real estate prices and sales that suburban land in Ku-ring-gai is expensive by Sydney standards in terms of the evidence provided in real estate sales as to the comparative costs of land and housing in this area compared with other areas in Sydney.</p> <p>Houses and ancillary developments (pools and tennis courts) on larger on larger blocks of land attract higher sales prices just by virtue of</p>
	<p>Objective 11:</p> <p>Housing is more diverse and affordable</p>	

	<p>the land values and cost of land and with comparatively larger lots and houses.</p> <p>Housing affordability is driven by a complex range of factors centred around supply and demand and locational factors. The North Shore is a well established residential area with housing close to rail lines and services, with high amenity housing, spaciouly set out and private homes, with large gardens and within garden suburbs.</p> <p>These are some of the factors which lead to comparatively expensive real estate.</p> <p>The proposal would result in the ability to subdivide an additional lot according to the R2 (Low Density Residential) lot size standards which are smaller than the C4 (Environmental Living) lot size (930m² of land versus 1,500m² of land).</p> <p>Smaller lot sizes are generally more affordable than a larger lot within the same location. To this end, the potential subdivision of the site would enable 2 x comfortably sized, R2 low density residential parcels of land (maintaining the above attributes) rather than 1. These can potentially be sold at a lesser cost individually, than if the much larger existing lot was to be sold as 1 x larger parcel.</p> <p>While land values largely sit outside planning considerations, it is important to note that the proposed rezoning seeks potential for a future 2 x lot subdivision only, within the environmental capacity of the land, at the same spacious and landscaped character and surrounds, to match the leafy character and to protect peripheral biodiversity. This would allow an additional lot to be able to be purchased and 2 x lots to be able to be re-developed into contemporary housing to meet current needs in terms of housing choice, opportunities and affordability levels whilst also remaining consistent with the prevailing density, natural environment and landscaped area character.</p> <p>The proposal does not seek to upzone the land to release higher density multi-unit development. The proposed rezoning maintains low density residential potential that could potentially realise 1 x additional residential lot.</p>
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		<p>The outcome would promote housing choice in terms of providing a smaller lot although consistent with large lots in the area.</p> <p>This would allow the development of modern, R2 style housing to meet contemporary BASIX and living space/amenity standards and a choice of housing types (single/2 storey) to suit different family structures and age/accessibility levels.</p> <p>The housing density put forward in Urban Design Outcome Study, with a relevant TPP and VMP and discussion of biodiversity indicates that the site has the capacity to subdivided at the Minimum Lot Size of 930m² whilst protecting peripheral trees and the biodiversity which is adjacent to the site. This could readily support a large dwelling footprint or secondary dwelling/dwelling arrangement whilst protecting gardens and boundaries.</p> <p>This proposed low density zoning and potential for 930m² subdivision would free up available and already serviced land, to contribute to 'area appropriate development' and boost housing numbers in the right place.</p> <p>The proposed reduction in the minimum lot size which would be achieved in connection with the rezoning would allow the desired level of urban intensification in well-serviced areas, connected to transport.</p> <p>The subject site is demonstrated to be able to be developed for R2 (Low Density Residential) housing which would match with the area whilst retaining the peripheral important bushland/natural values.</p> <p>The proposed zoning change and future potential low density development would not fragment biodiversity as indicated in the BDAR and substantial trees can be protected irrespective of the development in accordance with the submitted TPP.</p> <p>The studies indicate that biodiversity is off the site and the site is suitable for the proposed development yield. The BDAR and TPP indicate that the site could be subdivided to R2 (Low Density Residential) standards and supported by stormwater to also protect large stands of existing trees around the boundaries, to protect the biodiversity setting.</p>
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		Consequently, this Planning Proposal delivers on the objective of 'greater housing supply' as well as improving diversity and affordability via a smaller and potentially more affordable minimum lot size entitlement.
5. A city of great places	Objective 12: Great places that bring people together	The benefits of providing an additional housing opportunity in this well located area are discussed above.
	Objective 13: Environmental heritage is conserved and enhanced	<p>This area is well located to bring people together and provide great places. This property is within close proximity to transport, other areas in Sydney and great places around Pymble, Gordon and St Ives with all that those areas have to offer in terms of restaurants, events, medical and financial services and community facilities and activities.</p> <p>The proposed R2 (Low Density Residential) zoning would not create adverse implications for environmental heritage as the site has no listed or mapped heritage values and is not close to any listed items.</p> <p>The proposed zoning change and alteration of R2 (Low Density Residential) density for the subject site would allow protection of local heritage in other areas by increasing housing numbers in the right and available areas. This land is available and viable for subdivision and development.</p> <p>2 x lots can be developed to provide sustainable housing within this enjoyable place to live with pleasant local parks, services and walks.</p> <p>Biodiversity and environmental heritage can be maintained and protected as demonstrated in the attached documents.</p>
Productivity		
6. A well connected city	Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	<p>Providing additional housing near services and transport (road/bus and rail areas) accords with the priority of developing the '30 minute City' - increasing accessible housing close to jobs, services, and transport and access connections.</p> <p>Increasing housing promotes business activity in the accessible/nearby St Ives, Pymble and Gordon Centres with a small number of additional households engaging in local commerce, employment and investment.</p>

<p>7. Jobs and skills for the city</p>	<p>Objective 22:</p> <p>Investment and business activity in centres</p>	<p>The subject land is close to commercial areas, employment opportunities in retail, medical, office and hospitality areas (Pymble, Gordon and St Ives).</p> <p>The land is within 30 minutes of other key employment areas such as Hornsby, Chatswood and St Leonards/North Sydney, Ryde/Macquarie Park employment and University area and the City of Sydney.</p> <p>This proximity provides jobs and skills close by and aligns with the '30 minute City' objective of providing housing with employment and other supportive needs. This assists with providing non-car transport to reduce congestion and fuel and time expensive travel times.</p>
<p>Sustainability</p>		
<p>8. A city in landscape</p>	<p>Objective 25:</p> <p>The coast and waterways are protected and healthier</p> <p>Objective 27:</p> <p>Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>Objective 28:</p> <p>Scenic and cultural landscapes are protected</p> <p>Objective 29:</p> <p>Environmental, social and economic values in rural areas are maintained and enhanced</p> <p>Objective 30:</p> <p>Urban tree canopy cover is increased</p> <p>Objective 31:</p> <p>Public open space is accessible, protected and enhanced</p> <p>Objective 32:</p> <p>The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>The proposed zoning of the subject site to match the adjoining R2 (Low Density Residential) area can achieve the necessary retention of existing biodiversity and landscaping for the site and direct context as detailed in the supportive TPP, BDAR, stormwater and concept urban design plans.</p> <p>The urban tree canopy can be protected via tree protection measures which are outlined in the TPP. This protects biodiversity in line with objective 27.</p> <p>The BDAR makes the following summary:</p> <p>The vegetation at the rear of the site has been mapped by Council and the NSW DPE (NSW Statewide PCT mapping) as Sydney Turpentine Ironbark Forest (Figure 12 and 13).</p> <ul style="list-style-type: none"> • Vegetation Formation: Wet Sclerophyll Forests (Grassy sub-formation) • Vegetation Class: Northern Hinterland Wet Sclerophyll Forests • PCT Name: Sydney Turpentine Ironbark Forest • PCTID: 3262 Sydney Turpentine Ironbark Forest in the Sydney Basin Bioregion is listed as Critically Endangered under the <i>Biodiversity Conservation Act 2016</i> and <i>Environment Protection and Biodiversity Conservation Act 1999</i>. <p>The AIA prepared by Australis Tree Management dated June 2024 states that all locally native trees are proposed for retention.</p> <p>Stormwater can be managed,</p>

		<p>noting the existing 1.2m drainage easement towards the rear, north-eastern corner of the site. All trees are proposed for retention within this area which is currently subject to heavy weed invasion. As a precautionary measure, it has been assumed 0.2ha of native vegetation may be indirectly impacted for the installation of stormwater drainage at the rear of the proposed lots as well as edge effects. This has been taken into account into the BAM-C credit calculation.</p> <p>Council can provide conditions of consent to ensure the further protection of this vegetation. The proposed re-zoning of 77 Kulgoa Ave Pymble will support a potential future subdivision into 2 x lots outside the tree protection zones of locally native trees belonging to the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community.</p> <p>Tree protection fencing are indicated to be able to be provided to ensure all remnant native trees are protected during any essential subdivision works.</p> <p>The land is not mapped as bushfire prone land, therefore, an Asset Protection Zone for potentially resulting in additional vegetation clearing will not be required. Any native vegetation along the rear of the site can be subject to a future Vegetation Management Plan ('VMP') provided to Council (prior to the release of the Subdivision Certificate as part of a future subdivision application).</p> <p>Weed, vegetation, biodiversity and water management can be provided as outlined as part of future development proposals via the recommended VMP as part of per BDAR recommendation.</p> <p>The proposal would facilitate the reduction of weed growth and appropriate replenishment tree planting. This could be conditioned via future development and subject to area appropriate conditions.</p> <p>Weed and vegetation management as part of development would benefit the existing broader/adjacent ecology.</p> <p>Planting can be provided to be consistent with the surrounding biodiversity and canopy via the recommended VMP as part of future development and to comply with Council's relevant biodiversity development controls.</p>
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		<p>The proposal would promote the health and care of waterways and remnant vegetation as detailed in the BDAR.</p> <p>The proposal is consistent with the biodiversity and landscape objectives of the plan.</p>
9. An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	<p>The proposed zoning to enable a small increase in sustainable housing opportunities/options would promote housing within green and shaded areas, sheltered from extreme heat in this area surrounded by green canopy.</p>
	Objective 34: Energy and water flows are captured, used and re-used	<p>Contemporary housing would be in accordance with sustainability building principles and ensure on-site water re-use via water tanks and passive solar design via planning controls.</p>
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	<p>Water can be managed on site to protect the trees at the rear as detailed. Rainwater reuse would be expected as part of future contemporary housing developments for the 2 lots which could be achieved via R2 (Low Density Residential) subdivision.</p> <p>Housing would be required to comply with building sustainability requirements. This would include the inclusion of low water use appliances for new development in accordance with contemporary building sustainability standards.</p> <p>Circular economy and waste recycling can be promoted as part of contemporary housing and sustainability outcomes in accordance with current building and development requirements. Future consent conditions for low density housing would promote waste management.</p>
10. A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	<p>The site is not mapped as bushfire or flood prone and is in an area which is readily able to be drained via the slope and the rear adjoining drainage easement.</p>
	Objective 37: Exposure to natural and urban hazards is reduced	<p>The possible additional lots demonstrated in the Urban Design Outcome Study could be managed to ensure appropriate stormwater management.</p>
	Objective 38: Heatwaves and extreme heat are managed	<p>The site is not bushfire prone or affected by flooding, landslip etc. The site provides suitable land for low density residential development. Providing housing in suitable areas can have the effect of alleviating pressure on less appropriate and more high risk land, reducing exposure of people and buildings to natural and urban</p>

		<p>hazards in other more hazardous areas.</p> <p>Being surrounded by mature trees which can be protected and within a leafy garden suburb, this proposal would provide housing which would be resilient to extreme heat.</p> <p>Housing in the right locations will reduce the need for suburban sprawl and damage to other areas in Sydney which may have more sensitive environments.</p>
11. Implementation	<p>Objective 39:</p> <p>A collaborative approach to city planning</p>	<p>The proposed zoning change to facilitate R2 subdivision and sustainable housing uplift, in a well located area, which allows environmental protection and sustainable housing would promote the review of housing for Ku-ring-gai in accordance with the implementation of the above detailed objectives of the <i>Metropolis of 3 Cities</i> plan.</p> <p>This action would comply with the NSW State government requests for local government areas to consider mechanisms in local planning to increase supply of housing to support the population.</p>

The following assessment is provided in relation to the specific priorities of the North District Plan as detailed in the following table:

CONSISTENCY WITH NORTH DISTRICT PLAN		
Directions	Planning Priority/Actions	Consistency
Infrastructure and collaboration		
A city supported by infrastructure	<p>N1: Planning for a city supported by infrastructure</p> <p>N2 Collaboration</p>	<p>The Planning Proposal is consistent with the key elements to achieve the vision for the future of the North District which include:</p> <ul style="list-style-type: none"> • enhancing the role of the Sydney Eastern Economic Corridor, including North Sydney as part of the Harbour CBD. • supporting jobs growth in strategic centres, including health and education precincts and facilitating innovation. • sustaining local centres to provide jobs, services and amenity. • providing fast and efficient transport connections to achieve a '30 minute city'. • retaining and managing industrial and urban services land. • creating and renewing great places while protecting heritage and local character and improving places for people. • improving walking and safe cycling ways. • enhancing foreshore access to Sydney Harbour and the district's waterways. • enhancing the quality and improving

		<p>access to open space and increasing urban tree canopy.</p> <ul style="list-style-type: none"> • retaining the environmental, social and economic values of the Metropolitan Rural Areas. <p>The proposal would enhance the area and the Eastern Economic Corridor by boosting accessible housing close to a range of local and accessible employment areas (close to local centres and larger employment centres via fast transport connections).</p> <p>The proposal aligns with collaboration objectives in terms of local and state governments working together with community members towards providing appropriate and sustainable housing uplifts and housing to support Sydney.</p>
Liveability		
A city for people	N3: Providing services and social infrastructure to meet people's changing needs	<p>Consistent.</p> <p>The proposal would not change existing services, nor does it create a need for intensification or augmentation of services or social infrastructure.</p> <p>This is because the proposal would facilitate the future development of 1 x additional lot via the adjusted minimum lot size for subdivision and herein a single household to add to the R2 setting as an appropriate density for the area.</p> <p>The impact of this level of increase in density would be imperceptible.</p> <p>The creation of an additional allotment and dwelling would increase the rate base from which funding for Council services and infrastructure is provided. This is considered to be a benefit in terms of supporting local infrastructure and supporting the minor density change.</p>
	N4: Fostering healthy, creative, culturally rich and socially connected community	<p>Consistent.</p> <p>This sustainable housing release outcome accords with the objectives to promote culturally rich and culturally supportive communities. This would create a carefully managed and minor increase in housing within this ideal location to promote community health and wellbeing in accordance with the aims of the plan.</p>
Housing the city	N5: Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>Consistent.</p> <p>Providing housing within easy and close distance of a network of services and employment via existing available bus and train public transport service to a variety of locations (via bus – Mona Vale Road and rail- Gordon). Walking and cycling are options in this area.</p> <p>The subject site is well located in terms of local employment centres such as St Ives, Pymble and Gordon as well as transport connections to the North</p>

		<p>Sydney and City areas and Macquarie Park employment and business/education areas.</p> <p>Additional housing would support jobs, centres with the additional population to visit, spend and work in local centres.</p> <p>This promotes housing which is well located in relation to work as well as other supportive lifestyle needs.</p> <p>Housing on available and serviced land, in the right location will promote urban consolidation and development around transport lines and deliver on the ideal of the '30 minute city'.</p> <p>This Planning Proposal to rezone the available land to R2 (Low Density Residential) would provide for sustainable infill and renewal of this existing area whilst also protecting local character, local biodiversity and heritage.</p> <p>The proposed change from C4 (Environmental Living) to R2 (Low Density Residential) would allow the creation of additional large, environmentally sustainable housing lot to increase housing opportunities and to meet increasing housing demands, providing the required supply.</p>
A city of great places	<p>N3. Providing services and social infrastructure to meet people's changing needs</p> <p>N4. Fostering healthy, creative, culturally rich and socially connected communities</p> <p>N5. Providing housing supply, choice and affordability, with access to jobs, services and public transport</p> <p>N6: Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>Consistent.</p> <p>In terms of housing targets, the Plan indicates an objective to:</p> <p><i>'deliver the 20-year strategic housing target, councils should, in local housing strategies, investigate and recognise opportunities for long term housing supply associated with city-shaping transport corridors; growing, emerging and new centres; and other areas with high accessibility'.</i></p> <p>The proposal involves a minor increase to housing via the rezoning to match the context and to create the potential for smaller subdivision lot size and density provisions.</p> <p>The proposed unlocking of this developable, unconstrained piece of land to become R2 (Low Density Residential) in terms of density and use will allow for the managed and careful renewal of the area.</p> <p>This would allow for the appropriate zoning of this land and for the land to contribute to R2 low density in conformity with the area.</p> <p>This outcome would allow smaller lot sizes, and a subdivision of 1 into 2 lots and housing. This would promote the sustainable use and development of existing serviced and altered suburban land to provide additional new R2 (Low Density Residential) scale housing.</p>

		<p>The proposal provides a smaller lot which by land area would be more affordable. The potential future subdivision would allow housing supply and choice which would also be consistent with the prevailing lot and housing density pattern.</p> <p>This would provide housing close to services, jobs and employment (St Ives, Pymble, Gordon and areas connected by bus and rail transport such as Ryde, Chatswood, Hornsby, St Leonards, North Sydney and the City).</p> <p>Smaller lots and the opportunity to build contemporary housing/redevelopment would promote providing housing for smaller family sizes and a range of needs/choice.</p>
Jobs and skills for the city	N10: Growing investment, business opportunities and jobs in strategic centres	<p>Consistent. Additional housing would support jobs, centres and amenity to support strategic and local centres, providing additional population to rely on businesses and services.</p>
A Well Connected City	N12: Delivering integrated land use and transport planning and a 30-minute city	<p>Consistent. The proposal would increase well located housing opportunities within easy and close distance of a network of public transport and road services leading to employment in a variety of locations (via bus – Mona Vale Road and rail- Gordon). These services connect residents with shops, leisure and community activities, entertainment, services and employment. Development around transport lines will deliver on the ideal of the '30 minute city'.</p> <p>Walking and cycling are options in this area.</p> <p>The proposal utilises residential land and does not provide pressure on urban services land.</p>
A city in landscape	N15: Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	<p>Consistent. Given the urban/suburban context and being well away from coastal areas, no change is involved in relation to the Harbour or the district waterways.</p>
	N16: Protecting and enhancing bushland and biodiversity	<p>Consistent. Protection of trees which are recognised as forming an important part of vegetation communities and the local ecology can be achieved.</p> <p>The ability to protect trees via R2 (Low Density Residential) development outcomes is demonstrated in the Urban Design Outcome Study /subdivision/stormwater layout, TPP and BDAR supporting documents.</p>

	N17: Protecting and enhancing scenic and cultural landscapes	<p>Consistent. This Planning Proposal to rezone the available, readily developable land to R2 (Low Density Residential) would provide for low density housing contribution where this would be consistent with the area character/lot pattern and landscaped character. Therefore, this would not adversely impact on scenic or cultural landscapes.</p> <p>Low density dwelling development can be achieved whilst also protecting the important biodiversity and natural landscape which surrounds the area.</p> <p>Being of a development density which is in context with the surrounding area, and which retains tree cover, the proposal would protect and enhance the scenic landscape.</p> <p>Future development would occupy the already altered and developed/cleared area. Therefore, the change in canopy and scenic quality would not be significant.</p> <p>As indicated in the Urban Design Outcome Study with the generous house footprint layouts, spatial separation can be provided and setbacks from the trees around the boundaries.</p> <p>Potential housing can be nestled within trees, as is characteristically the case with housing along Kulgoa Road.</p> <p>Future planting and tree protection would be provided according to R2 (Low Density Residential) housing/density design requirements which would apply to any future Development Application for low density housing.</p>
	N19: Increasing urban tree canopy cover and delivering Green Grid connections	<p>Consistent. Additional trees can be provided for the urban canopy and to suit the biodiversity context and to support environmental resilience.</p> <p>Planting and appropriate vegetation would be required in accordance with planning controls for future housing.</p> <p>As detailed in the BDAR, a VMP can be provided to ensure that future planting would replenish the area and support the adjoining biodiversity.</p>
	N20: Delivering high quality open space	<p>Consistent. Housing in this location and use of existing residential land would not change open space. This area is located within walking proximity to a number of small and larger local parks and open spaces which would increase the desirable high amenity residential outcome.</p>

An efficient city	N21: Reducing carbon emissions and managing energy, water and waste efficiently	<p>Consistent. The proposed lot arrangements which would result from an R2 (Low Density Residential) subdivision would provide the expected contemporary building design for energy efficiency, building sustainability and waste and water efficiency via re use on site and water/waste minimisation.</p> <p>The proposal meets the objectives of promoting the retention/protection/supplementation of green areas in accordance with local character and environmental objectives.</p>
A resilient city	N22: Adapting to the impacts of urban and natural hazards and climate change	<p>Consistent. This is not sensitive land in terms of hazards such as landslip, coastal protection/management, flooding or bushfire.</p> <p>This opportunity provides for housing in the right areas. Providing sustainable housing opportunities within this area could assisting in alleviating pressure on more sensitive local environments in the pursuit of housing delivery/capacity.</p>

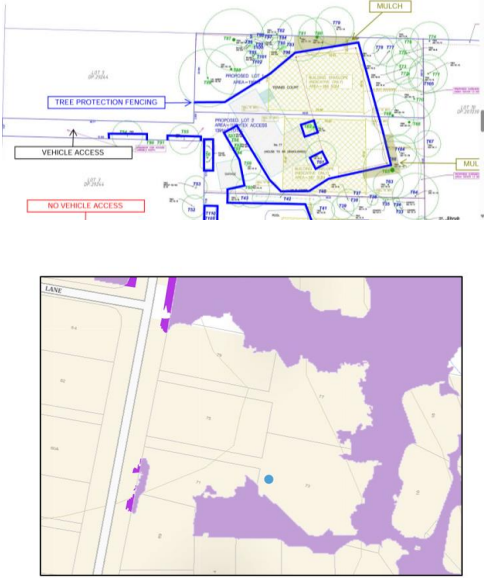
Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The following is a summary of the consistency of the Planning Proposal with the policies.

Local Strategy	Summary LSPS	Assessment/Consistency
Local Strategic Planning Statement (LSPS)	<p>The Ku-ring-gai Local Strategic Planning Statement (LSPS) was adopted by Council in March 2020 and plans for Ku-ring-gai's economic, social and environmental land use needs to 2036.</p> <p>The LSPS highlights that the over 65 population will grow significantly with over 10,000 additional residents within this age group by 2036, accounting for almost 50% of the overall population growth. The LSPS notes that the area has a high aging population and highlights the need to investigate housing provision for this age group to enable ageing in place, including through consideration of LEP clauses that support housing for the aged. The LSPS includes the</p>	<p>Consistent. The proposed managed and appropriate zoning of the site as R2 (Low Density Residential) is consistent with specific Ku-ring-gai planning objectives which seek to build upon what is important to the Ku-ring-gai community.</p> <p>The proposed zoning change, to match the established character and density of the area would allow for a subdivision to 930m² which is a generous low density housing lot size.</p> <p>The smaller lot size would allow an additional housing opportunity which to match in size and arrangement with surrounding lots along Kulgoa Road. This would provide for an additional lot and housing in an ideal, well located, serviced, high amenity, established location.</p> <p>The supportive studies detail that with the zoning change and associated density provision changes associated, would allow for the protection of mature trees and biodiversity which are important to the character of the area and Ku-ring-gai.</p> <p>Trees and peripheral biodiversity can be protected around the boundaries and vegetation management can be provided to protect the adjoining natural areas.</p> <p>This outcome would accord with the expressed values of the Ku-ring-gai community which include: the importance of protecting heritage and the natural environment, protecting species/biodiversity and the sense of place/green and leafy nature of streets and to build</p>

	<p>following relevant planning priorities:</p> <p>K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community</p> <p>K4. Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place.</p> <p>K5. Providing affordable housing that retains and strengthens the local resident and business community.</p>	<p>around areas accessed by public transport to alleviate traffic congestion.</p> <p>The proposed zoning and density outcome would be consistent with the surrounding low density area character and create consistent, additional housing within this landscaped context.</p> <p>In terms of housing response, the LSPS – Part 2 – Liveability – details that the 2016 census indicated a prevalence of single detached residences and this area is characteristically low density.</p> <p>Other areas, around the train stations are/are to be zoned for medium and high density options under the Transit Oriented and Housing Diversity policies (<i>State Environmental Policy Housing 2021</i>).</p> <p>The subject area of Pymble is characteristically low density and the Planning Proposal/zoning adjustment of this 1 x single and limited C4 (Environmental Living) property which would accord with the prevailing area character and planning controls for the surrounding R2 (Low Density Residential) zone as well as sustainably uplift housing.</p> <p>Whilst this area would not likely be selected as an area for social and affordable housing (which might be smaller housing tenures concentrated around town centre renewal areas), providing a smaller range/R2 block size in this area is considered to improve affordability levels insofar as a larger lot size within the same location would cost commensurately more.</p> <p>The 'liveability' section indicates: <i>'The key challenge in the provision of additional housing in Ku-ring-gai, is its integration into the established fabric of the area and the retention of the dominant large lot low density, garden and tree canopy character'</i>. The proposal meets this challenge as the housing can integrate with the natural environment. The site provides the opportunity. The proposed outcome would allow important biodiversity and tree cover to be preserved despite the opportunity redevelop the existing altered area on the site effectively to accommodate 2 x new houses (and ancillary residential development). This aligns with community values for providing living whilst protecting character.</p> <p>Planning Priority K3 – providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing population.</p> <p>The proposal promotes housing close to bus connections along Mona Vale Road and nearby railway stations at Pymble and Gordon which provide connection with other areas around Sydney. This area is close to Pymble, St Ives and Gordon Centres which are well supplied with services and facilities including employment, shopping, medical and professional/community services. This will support the growing and changing population and meet a range of lifestyle, accessibility and lifecycle needs.</p> <p>Access to public transport provides options rather than complete reliance on private car transport.</p>
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	<p>K 21 - A 30 Minute City. Prioritising new development and housing in locations that enable 30 minute access to key strategic centres.</p> <p>K 28 Improving the condition of Ku-ring-gai's bushland and protecting native terrestrial and aquatic flora and fauna and their habitats.</p>	<p>Planning Priority K4 – providing a range of diverse housing to accommodate the changing structure of families and households and enable aging in place.</p> <p>The proposed release of an additional housing lot and the potential future redevelopment of the residential site for the purpose of 2 x new houses and potentially secondary dwellings/dual occupancy within a sustainable/already altered footprint.</p> <p>This would promote housing for a range of needs. Modern housing formats and plans which would be utilised can provide for ageing in place, care of elders within the family home and multi-generational living options.</p> <p>K 21 30 Minute City. Prioritising new development and housing in locations that enable 30 minute access to key strategic centres.</p> <p>Consistent. Increased and sustainable additional housing opportunity is provided around infrastructure, utilising existing serviced areas for housing supply.</p> <p>In this location, housing is close to transport (bus and rail) and is close to Gordon and St Ives Centres, creating additional economic support for those centres with additional population.</p> <p>The proposed minor potential housing uplift in this well accessed location to bus stops, the St Ives Centre and close to rail networks as demonstrated promotes the '30 minute' location of these homes to larger service and employment and community centres such as Hornsby, Gordon, Chatswood and St Leonards. These areas include business, health and employment hubs.</p> <p>K 28 Improving the condition of Ku-ring-gai's bushland and protecting native terrestrial and aquatic flora and fauna and their habitats.</p> <p>Consistent. The proposed potential Urban Design Outcome Study demonstrates that biodiversity and bushland can be protected and supported R2 Low Density Residential development density.</p> <p>The Arboriculture and BDAR studies and Urban Design Outcome Study indicate that the altered and available land (occupied by a large house and tennis court, pool, driveways and gardens) is available to be redeveloped as smaller lots with housing.</p> <p>This provides 2 x large low density residential lots, to match the pattern of the area and to use the existing altered parts of the site for an additional residential allotment and 2 potential new houses.</p> <p>The Urban Design Outcome Study demonstrates a similar footprint to what is there now. The concept and supportive studies indicate that large dwelling footprints can be provided within the context of tree protection zones and to allow peripheral areas to be weed and vegetation managed, with the potential for additional landscaping and soft areas around new dwellings.</p> <p>The TPP provides for the protection of canopy trees.</p>
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	<p>K 29 Enhancing the biodiversity values and ecosystem function services of Ku-ring-gai's natural assets.</p> <p>K 30 Improving the quality and diversity of Ku-ring-gai's urban forest.</p>	<p>Additional planting would be required in accordance with planning controls for future development and this correlates with protecting the biodiversity as detailed in the following map.</p> <p>The BDAR recommends conditions relating to vegetation management and species selection around the perimeter adjacent to the bushland (north and eastern boundaries). Refer to the TPP extract below.</p>  <p><small>Figure 5: Sensitive biodiversity values map (Source: NSW DPIE accessed 18/12/22)</small></p> <p>The indicative building footprints will be located outside the tree protection zones of locally native trees belonging to the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community.</p> <p>The Arborist Report/TPP recommends the location of tree protection fencing to ensure all remnant native trees are protected during any essential future subdivision/development works.</p> <p>The concept lot layout is supported by a TPP (above) which could be adopted and endorsed via future R2 (Low Density Residential) development to ensure existing canopy protection.</p> <p>New future development would require appropriate replenishment planting as part of conditions of approval. This would promote and supplement the existing canopy in accordance with planning controls.</p> <p>The BDAR recommends a VMP could be applied to ensure that vegetation around the rear and northern side boundary could ensure the transition of appropriate vegetation towards the valley/biodiversity as part of future development or the Planning Proposal outcome.</p> <p>The proposal would therefore protect the urban tree canopy as future development can be concentrated over existing altered and cleared areas and most of the large trees could be protected around the boundaries.</p>
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	<p>K 31 Increasing, managing and protecting Ku-ring-gai's urban tree canopy.</p> <p>K 32 – 34 Protecting green grids, connections and walking tracks.</p> <p>K 38 – 42 Reducing emissions in Ku-ring-gai towards Net Zero targets. Reducing waste.</p> <p>K 39- 40 Reducing vulnerability and increasing resilience to the impacts of climate change. Increasing the urban tree canopy to create greener, cooler places.</p> <p>K43. Mitigating the impacts of urban and natural hazards.</p> <p>The LSPS includes an action to undertake a housing strategy to inform the long term strategy for delivery of housing across the LGA.</p> <p>The Planning Proposal directly aligns with the objectives of the LSPS as it by providing additional seniors housing and medium density housing within the LGA, retaining tree canopy where possible and providing high quality landscaping, and improving the mitigation of bushfire risk.</p>
	<p>K 29 Enhancing the biodiversity values and ecosystem function services of Ku-ring-gai's natural assets. For the above reasons, R2 (Low Density Residential) zoning and development can protect and enhance biodiversity values and protection of the adjoining ecology.</p> <p>Consistent. As detailed the proposal involves the rezoning of a large, altered site (large house, driveways, gardens, swimming pool and tennis court).</p> <p>The BDAR and Arborist Assessments find that the 'biodiversity' around the site is around the boundaries.</p> <p>These boundaries would not change and planting around boundaries can be protective despite a potential zoning and density change to support 1 x additional residential lot with generous building footprint. The achievable protection of peripheral trees is demonstrated in the TPP put forward which details that trees can be provided around future lot/house footprint layouts.</p> <p>Therefore, the proposal would preserve and potentially enhance biodiversity and ecosystem into the future.</p> <p>K 30 Improving the quality and diversity of Ku-ring-gai's urban forest.</p> <p>Consistent. As detailed in comment above. The proposal would protect the adjoining valley corridor of bushland.</p> <p>K 31 Increasing, managing and protecting Ku-ring-gai's urban tree canopy.</p> <p>Consistent. Refer to the above comment.</p> <p>K 32 – 34 Protecting green grids, connections and walking tracks.</p> <p>Consistent. As detailed in comment above. The proposal would protect the adjoining valley corridor of bushland. The BDAR indicates that the proposal would not fragment biodiversity or the bushland. The rear and northern boundaries of the site would not change, nor would any publicly accessible areas or walking tracks.</p> <p>K 38 – 42 Reducing emissions in Ku-ring-gai towards Net Zero targets. Reducing waste.</p> <p>K 39- 40 Reducing vulnerability and increasing resilience the impacts of climate change. Increasing the urban tree canopy to create greener, cooler places.</p> <p>K40. Increasing urban tree canopy and water in the landscape to mitigate the urban heat island effect and create greener, cooler places.</p> <p>Consistent. Development can promote energy efficiency and reduction in greenhouse gases via expectations and design/sustainability/energy and water management controls which will apply to future low density housing development.</p> <p>Minor increases in housing in accessible, already serviced, and central/accessible areas reduces the pressure on needing to drive long distances to services</p>

		<p>and to meet residential needs.</p> <p>The land is already altered in terms of environmental presentation and there would not be the need for substantial tree or vegetation removal to accommodate development. An R2 outcome can maintain the 'treed' context.</p> <p>This provides a cool and shaded environment which reduces energy needs in cooling.</p> <p>The proposal will enable protecting of the valley biodiversity and existing peripheral trees and is therefore consistent with the objective of increasing and maintaining the urban tree canopy to mitigate the urban heat island effect.</p> <p>K43. Mitigating the impacts of urban and natural hazards.</p> <p>The subject site is not affected by hazards and provides a viable housing option, reducing the pressure on more vulnerable areas which may be subject to flood or fire hazards.</p> <p>The proposed low density outcome can support sustainable water management and not add to flooding issues (as detailed).</p>
Local Housing Strategy (LHS)	<p>Summary of Plan/Objectives</p> <p>The Ku-ring-gai Housing Strategy was adopted by Council in October 2020 and highlights the following in relation to delivering housing in the LGA over the life of the strategy.</p> <p>As of June 2020 3,179, dwellings have been delivered to meet the 0-5 year housing target of 4,000 dwellings</p> <p>The LSPS has a 6-10 year target of 3,000 to 3,600 dwellings</p> <p>There is a residual capacity within the existing planning controls of 2,700 dwellings on sites currently zoned R3, R4, and B4. This dwelling yield will meet the 0-5 year dwelling target with any remaining capacity contributing to the 6-10 year target</p> <p>Residual capacity within the current planning controls will be</p>	<p>Consistent</p> <p>The LHS sets recommendations for housing provision in the Ku-ring-gai LGA for the 20 year period between 2016 to 2036. The LHS indicates on page 8 that within Ku-ring-gai there is:</p> <p>An ageing population and declining proportion of younger people.</p> <p>A shift in household structures, with the average household size becoming smaller over time.</p> <p>By utilising residual capacity under existing planning controls and allowing for housing in the right locations supplemented by the delivery of seniors housing development and alternative dwellings, the housing needs of Ku-ring-gai's community will be balanced with the protection of local character, heritage and biodiversity assets in line with community feedback.</p> <p>The proposed zoning change to R2 (Low Density Residential) would deliver on objectives relating to the release and availability of well serviced and well-located land, to boost housing close to work and services in sustainable areas.</p> <p>Utilisation of the available land to allow an area and environmentally appropriate subdivision size for an additional housing opportunity would also assist housing delivery in accordance with current State policies which actively seek to lift affordable housing, housing diversity and housing numbers/supply generally across Sydney.</p> <p>The proposed rezoning of this single lot to match in with the adjoining R2 (Low Density Residential) land is considered to accord with the Ku-ring-gai Housing Strategy in terms of utilising existing residentially</p>

	<p>supplemented by the delivery of seniors housing and alternative dwellings such as secondary dwellings, group homes and boarding houses where permissible.</p> <p>The Strategy was subsequently approved by DPE in July 2021, subject to a number of requirements, including the following:</p> <p>Council is to commit to a work program to identify areas for additional medium density housing opportunities outside of primary local centres such as Roseville, Roseville Chase, Killara, Pymble, Wahroonga, West Gordon and North St Ives as identified in the Ku-ring-gai LSPS for potential delivery in</p> <p>the 2031 to 2036 period. A planning proposal(s) for these centres is to be submitted to the Department for Gateway determination by December 2023. Where this work is not pursued by Council the Department welcomes place-based approaches by landowner/developers to explore opportunities for additional medium density housing in locations that are well served by transport, services and facilities.</p> <p>Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and establish targets for seniors and medium density housing to determine whether future changes to the LEP and/or DCP are required to incentivise or encourage housing diversity and</p>	<p>allocated land to the highest and best use and for contribution to achieving housing uplift.</p> <p>The proposal is consistent with the Housing Strategy in that releasing housing on existing serviced and well located, accessible land, close to services and transport, with smaller block sizes and opportunity for new housing types will promote affordable and achievable housing for a range of family types and needs.</p> <p>This may include the ability to provide and design contemporary housing formats to provide for intergenerational needs and to support older people ageing in place supported by younger family members. There is the ability to provide ageing in place and smaller family structures, support for older children and affordable rental housing via the potential to provide secondary dwellings within the R2 (Low Density Residential) zone.</p> <p>The proposal tests the current zoning and density allocation and provides evidence that the site is not constrained, is largely altered and that development can be achieved to promote housing and area consistent density and pattern whilst also protecting the environment, tree canopy and adjoining biodiversity</p> <p>This outcome will assist with Council's requirement to provide housing in line with the NSW Governments requirements and requests.</p> <p>This is submitted to assist with the monitoring required for housing under the strategies.</p>
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	<p>diversity of housing typologies.</p> <p>These requirements highlight the need for greater housing diversity within the LGA. The Planning Proposal is directly aligned with this objective.</p>	
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Local Strategy	Summary Plan	Assessment/Consistency
Ku-ring-gai Community Strategic Plan	<p>The Ku-ring-gai Council's Community Strategic Plan (adopted 26 June 2018) sets out aspirations, vision and long term objectives of the Ku-ring-gai community and is the long term strategic plan for the future of the Ku-ring-gai local government area.</p> <p>The vision contained in the Plan is: 'Our community vision is a Ku-ring-gai that is a creative, healthy and liveable place where people respect each other, conserve the magnificent environment and society for the children and grandchildren of the future'.</p> <p>Residents expressed value in retaining the highly valued bushland character of the area and the healthy environment and benefits to society that the area provides.</p>	<p>Consistent.</p> <p>The proposal is considered to provide a sustainable balance in terms of protecting the environment, renewing areas, increasing land for assisting with housing supply, providing accessible and well-located housing and allowing the protection of heritage and more sensitive areas.</p> <p>As detailed, the proposal would not cause fragmentation of the biodiversity which adjoins the site and trees can be protected around the boundaries despite the development uplift.</p> <p>The rezoning and minor increase to housing opportunities would build upon the type of housing options within this pleasant residential and environmental setting. Providing sustainable housing within this environment aligns with the community values.</p> <p>The potential Urban Design Outcome Study is demonstrated to provide a housing outcome which is consistent with the landscaped and garden character and would utilise existing available land efficiently. This allows additional numbers of residents to enjoy Ku-ring-gai's bushland residential aesthetic.</p> <p>The proposal would not detrimentally impact on the provision of open space and parkland which is also a key strategy of the <i>Community Strategic Plan</i>. This is an existing residentially zoned site.</p> <p>For these reasons, the proposal is consistent with the 'Liveability' aims of the plan and would achieve consistency with Council's residential and environmental planning controls.</p>

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

Net Zero Plan

Sustainable development and energy efficient housing can be constructed to comply with energy standards which are driven by Net Zero targets. Future housing projects would be expected to comply with current energy efficiency, energy efficiency design, waste minimisation, sustainable water and building sustainability requirements.

Surrounded by forest and tree cover, these lots are protected from urban heat. Trees can be protected around the site as detailed in the supporting TPP and via a VMP as discussed in the BDAR.

It is submitted that in line with urban consolidation objectives, providing moderately increased housing in a high amenity, shaded and landscaped area to assist in reducing energy needs involved with developing outer, un-serviced areas. The zoning change would allow the subdivision of the large lot into R2 (Low Density Residential) to release land for subdivision of 1 into 2 x 930m² lots and to provide 2 x housing opportunities in place of 1 which will match in density, scale and landscaping with the area.

Water Plan

Water management can be provided on site and to be re-used without adverse effect and to conserve water and the natural environment in accordance with current planning, sustainability and design requirements for water saving and stormwater.

State Infrastructure Strategy

The proposal uses land well which is located close to roads (Mona Vale Road and the Pacific Highway) with bus connections. The site is located within bus/walking distance to Pymble and Gordon Railway Stations providing connection to public transport.

The site is located within walking distance and bus trip distance to established centres such as St Ives Shopping Centre (Mona Vale Road), Pymble Station Street shopping/business and medical services and Gordon shopping/business and medical and administrative/Council services. This provides the site with close connection and proximity to important supportive social infrastructure, transport networks and essential infrastructure/utility services.

The proposed zoning adjustment to allow the subdivision of the land in accordance with the R2 (Low Density) Zone and associated density standards would promote the creation of an additional lot of land and 2 x potential additional housing development opportunities close to services. Future low density residential development can support the use of transport and reduce the need for long distance car commutes given this proximity to serviced areas. This aligns with transit oriented urban consolidation objectives of all planning frameworks. The proposed zoning therefore represents the efficient and economic use of serviced land.

NSW 2021: A Plan to Make NSW Number One NSW 2021

The plan's strategies include to '*rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen our local environment and communities*'.

This Planning Proposal is consistent with the following relevant goal/target:

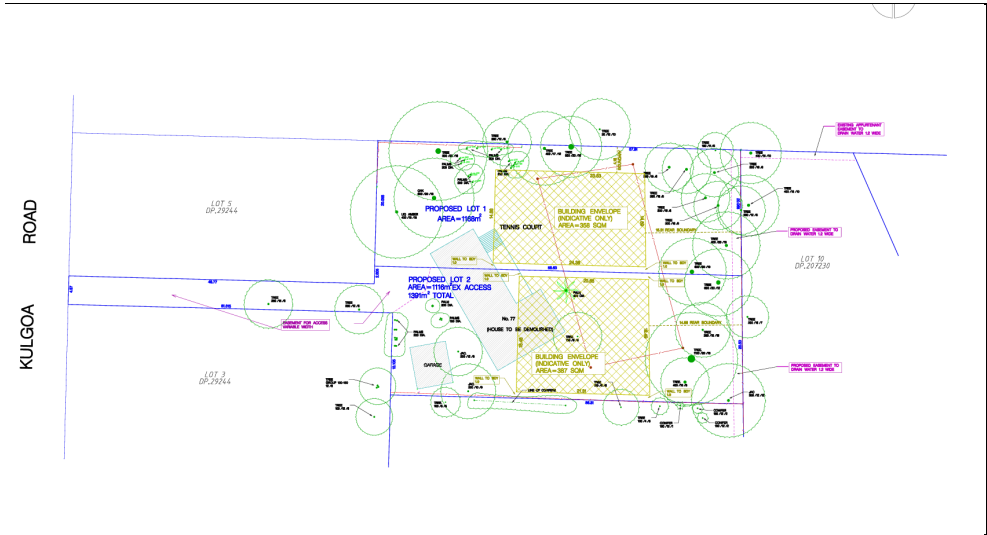
'Goal 5, Target 1: Improve housing affordability and availability and to partner with local councils to ensure that targets for housing and growth and the priorities within the subregional plans and regional plans are reflected in relevant planning proposals and in local planning instruments'.

The proposed zoning adjustment will provide a consistent lot pattern and density outcome to match the adjoining sites and established area character.

Allowing an R2 (Low Density Residential) zone designation and associated adjustment Lot Size and FSR Development Standards will match the surrounding area and will allow subdivision to create smaller lots, and an additional housing opportunity.

This careful and appropriate density increase is demonstrated in the supporting documentation to also accord with biodiversity and tree protection objectives and to represent sustainable development as the land is already largely cleared and altered.

Allowing R2 (Low Density Residential) zoning will allow smaller lot sizes which can provide more affordable parcels of land (smaller allotment size). This would create housing in well serviced and accessible areas and consolidate land in a measured way in accordance with a range of planning policies.



Supportive Detail: Proposed R2 (Residential Low Density), 930m² lot and dwelling footprint layout over existing areas to protect boundary trees.

This provides a demonstrated R2 scale Urban Design Outcome Study/lot outcome to protect trees and biodiversity as detailed in the Urban Design Outcome and supportive documents.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The following table identifies the key applicable SEPPs and outlines this Planning Proposal's consistency with those SEPPs.

SEPP	Comment on Consistency
SEPP (Planning systems) 2021 Chapter 2: State and regional development Chapter 4: Concurrences and consents	<p>Consistent.</p> <p>The Planning Proposal involves a proposal for a local planning instrument change which would allow subdivision. This would not be integrated development.</p> <p>The Planning Proposal follows the guidelines and requirements in terms of making planning instrument changes.</p> <p>The proposed rezoning is considered appropriate given the current housing shortage widely reported across all media State and nationally.</p> <p>The NSW Premier Minns has publicly spoken on the housing supply problems facing metropolitan Sydney and the wider state and made it clear via planned and now recently implemented updates to State Policies (Housing) the need to increase housing opportunities for each local government area, as well as broadening the range of housing types, sizes and affordability levels.</p> <p>The Planning Proposal is considered justifiable on the basis that the site and ecology have been studied and discussed in detail. The proposed R2 low density lot size and potential future large dwelling layout (and associated services) is demonstrated to allow the protection of these areas as required by Ku-ring-gai planning objectives.</p>

SEPP	Comment on Consistency
	The adjustment of the subject property from an overly restrictive and unnecessary C4 (Environmental Living) zoning to R2 (Low Density Residential) zoning would match the area character and would allow an additional, well located housing opportunity with a smaller land size in Kuring-gai to assist in meeting current housing needs. R2 (Low Density Residential) would still allow the required biodiversity protection.
SEPP (Biodiversity and Conservation) 2021 Chapter 2: Vegetation in non-rural areas Chapter 4: Koala habitat protection 2021 Chapter 6: Bushland in urban areas Chapter 7: Canal estate development Chapter 9: Hawkesbury-Nepean River Chapter 10: Sydney Harbour Catchment	Consistent. Refer to the BDAR assessment which documents in detail the biodiversity and conservation mapping, trees/flora and fauna and cross references with the Arboricultural Assessment and tree survey/TPP outcome document as a basis for the detailed commentary. The report indicates that the proposal would not adversely impact on fauna species or habitat and would not detrimentally effect or fragment the vegetation community. The proposal is consistent with Biodiversity conservation legislation and guidelines. The area is not known to be koala habitat. The BDAR offers suggestions in relation to future management, replenishment planting, and vegetation management which could be adopted, and would be expected to not only protect the significant biodiversity but enhance it in line with planning objectives. This would acceptably protect the bushland within this urban area for the ecology, tree cover and cooling and in relation to local area character. This would enable the protection of the aesthetic value of this 'treed' area. As detailed in the concept stormwater plans, the future low density residential development would be acceptable in terms of the potential site absorption, re-use and disposal of water to ensure that water catchments are protected in relation to water quality and quantity. Future development would be expected to comply with current water management and re-use development controls.
SEPP (Resilience and Hazards) 2021 Chapter 2: Coastal management Chapter 3: Hazardous and offensive development Chapter 4: Remediation of land	Consistent. The proposal is not located within a bushfire, landslip, flooding, acid sulfate soils or coastal hazard area meaning that this land would therefore not be prone to hazard and would be resilient for a sustainable increase to housing as is proposed. Given that the site has been historically developed as residential, contamination and remediation issues are unlikely.
SEPP (Industry & Employment) 2021 Chapter 3: Advertising and signage	Consistent. The proposal involves residential use and not industry/employment or commercial.
SEPP 65 Design Quality of Residential Flat Development	Consistent. Not applicable as not zoned or to be zoned for residential apartment purposes.
SEPP Building Sustainability 2022	Consistent. Intended low density housing development. The expected outcome would be required to comply at application/design/approval stage with the SEPP in relation to water and energy use and carbon footprint and relevant design policies in this regard. This would be a requirement and condition of any future dwelling approval.
SEPP (Transport and Infrastructure) 2021 Chapter 2: Infrastructure Chapter 3: Educational establishment and child care facilities	Consistent. The Planning Proposal is considered to utilise/harness existing infrastructure and transport. The site is not directly affected by specific chapters within these SEPPs. The proposal is not an educational facility.
SEPP (Precincts-Eastern Harbour City) 2021 Chapter 2: State significant precincts	Consistent. The site is not within a state significant precinct and is demonstrated in the document review as consistent with the 3 Cities plan.
SEPP (Housing) 2021	Consistent. The proposal is consistent with the aims of SEPP Housing.

SEPP	Comment on Consistency
	<p>The principles of SEPP Housing include:</p> <p><i>The principles of this Policy are as follows—</i></p> <ul style="list-style-type: none"> (a) <i>enabling the development of diverse housing types, including purpose-built rental housing,</i> (b) <i>encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i> (c) <i>ensuring new housing development provides residents with a reasonable level of amenity,</i> (d) <i>promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</i> (e) <i>minimising adverse climate and environmental impacts of new housing development,</i> (f) <i>reinforcing the importance of designing housing in a way that reflects and enhances its locality,</i> (g) <i>supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,</i> (h) <i>mitigating the loss of existing affordable rental housing.</i> <p>The development encourages housing supply to support the local population in providing an additional housing opportunity and the potential to build 2 x new houses (and potentially secondary dwellings).</p> <p>A zoning for low density housing can minimise environmental impacts as existing trees and surrounding biodiversity can be maintained.</p> <p>The housing density which would result from R2 (Low Density Residential) allowances would be in character with the surrounding area.</p> <p>Large housing footprints are demonstrated in the Urban Design Outcome Study to be able to be provided on a 930m2 lot size whilst retaining spatial separation from other homes and providing planted areas..</p> <p>R2 zonings can accommodate Secondary Dwellings and now potentially dual occupancy developments as a format, under the Housing SEPP. This will support housing numbers, types and affordability given the smaller land sizes and more compact homes.</p> <p>Secondary dwellings can promote low density affordable rental housing and support younger and older family members in living independently with the family.</p> <p>Any development which is proposed and able to be proposed in the R2 (Low Density Residential) land under either state or local approval tracks for this site would need to be consistent with allowable density, site coverage, landscaping, setback requirements and environmental controls and conditions.</p> <p>Development would be required to comply with numeric planning controls applicable to low density. In turn, compliance will protect the boundary planting and ecology and the site provides as detailed a large cleared available area for low density uses.</p> <p>Biodiversity mapping applies at the boundaries and therefore protection of trees and biodiversity (and area character) will be required to be assessed with all levels of biodiversity protection legislation and development controls.</p> <p>Future development would therefore be expected to sympathise with and protect this biodiversity context.</p> <p>It is expected that tree protection and appropriate weed and vegetation management would be expected as part of proposals/consent conditions.</p> <p>As discussed, TPP and VMP's can be required for future development.</p>
<p>SEPP Exempt and Complying Development Codes 2008</p> <p>The Codes SEPP aims to provide streamlined assessment processes for development certain types of development that are of minimal environmental impact and identifying types of complying development that</p>	<p>Consistent.</p> <p>The Codes SEPP would be relevant to the site as far as allowing low density residential uses.</p> <p>This would potentially lead to dwelling houses, secondary dwellings and ancillary developments to these uses which are permissible in both the C4 (Environmental Living) and R2 (Low Density Residential) zones. R2 residential housing would be required to comply with specific clauses and</p>

SEPP	Comment on Consistency
may be carried out in accordance with complying development codes.	lead to appropriate development outcomes, water management, energy efficiency. site coverage and scale and amenity outcomes and tree protection.

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

The following table identifies applicable s9.1 Ministerial Directions and outlines this Planning Proposal's consistency with those Directions.

Directions under S9.1	Objectives	Consistency
1. PLANNING SYSTEMS		
1.3 Approval and Referral Requirements This direction applies to all relevant planning authorities when preparing a planning proposal.	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	<p>Consistent. The Planning Proposal which seeks an adjustment to zoning is consistent with the objective of encouraging efficient and appropriate development and promoting housing.</p> <p>The subject site and Urban Design Outcome Study indicate that housing and ancillary space and facilities can be situated largely over the existing altered area, with peripheral and significant planting protected around the boundaries. The lot size and density pattern would match the prevailing pattern.</p> <p>This minor and sustainable release of existing residential land for improved efficiency near resources on serviced and buildable land and near transport (whilst also protecting significant boundary and adjoining tree cover) is in accordance with the orderly and efficient use of land.</p>
1.4 Site Specific Provisions This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	<p>Consistent. The proposal seeks a zoning adjustment to match in with the adjoining zone and to avoid site specific controls.</p> <p>The proposal to rezone the land to R2 (Low Density Residential) would have the effect of removing undue and unnecessary restriction on the ability to subdivide. R2 subdivision can occur whilst achieving the biodiversity and tree protection objectives of the Ku-ring-gai planning controls.</p>
3. BIODIVERSITY AND CONSERVATION		
3.1 Conservation zones This direction applies to all relevant planning authorities when preparing a planning proposal.	The objective of this direction is to protect and conserve environmentally sensitive areas.	<p>Consistent. This matter and the ability of the rezoning, lot size and Urban Design Outcome Study to protect trees and allow conservation is well documented within this document and the supporting studies and plans.</p> <p>The development outcome and density can provide housing whilst also ensuring that the vegetation and biodiversity values around the periphery can be protected.</p> <p>The proposal is therefore consistent with this direction.</p>
3.2 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage	<p>Consistent. The proposal is not directly near or affected by any heritage designation and this is not a</p>

Directions under S9.1	Objectives	Consistency
This direction applies to all relevant planning authorities when preparing a planning proposal.	significance and indigenous heritage significance.	development constraint for the subject Planning Proposal.
4. RESILIENCE AND HAZARDS		
<p>4.1 Flooding</p> <p>This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p>	<p>The objectives of this direction are to:</p> <p>(a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and</p> <p>(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Consistent.</p> <p>As discussed, the site is not flood affected and sustainable drainage could be provided.</p> <p>The future lots and houses would be expected to comply with water management standards (required for applications for future development) to promote on site absorption via appropriate density as well as water re-use and sustainable management solutions to comply with sustainability and water management standards.</p> <p>The proposed minor zoning adjustment is not considered to create concern or exacerbate stormwater runoff issues for the area, water courses or adjoining land.</p> <p>This is because stormwater management is demonstrated as part of the possible low density residential development outcome/with the indicative stormwater layout.</p> <p>Future development would be expected to comply with best practice for water sensitive development as part of development controls.</p> <p>The stormwater management concept has been designed by a relevantly qualified engineer in concert with arboricultural and environmental consultants. It is their professional view following detailed assessment, that the site is capable of sustaining the development potential proposed.</p> <p>This has been revised by the ecologist and would not create adverse impacts on important biodiversity. The proposed density is within the environmental capacity of the site.</p>
<p>4.2 Coastal Management</p> <p>This direction applies when a planning proposal authority prepares a planning proposal that applies to land that is within the coastal zone, as defined under the Coastal Management Act 2016 - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by chapter 3 of the State Environmental Planning Policy (Resilience and Hazards) 2021.</p>	<p>The objective of this direction is to protect and manage coastal areas of NSW.</p>	<p>Consistent.</p> <p>The subject site is well separated from any coastal areas and would not adversely impact.</p>
<p>4.3 Planning for Bushfire Protection</p> <p>This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.</p>	<p>The objectives of this direction are to:</p> <p>(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p>	<p>Consistent.</p> <p>As noted, the subject site and surrounding sites are not mapped as bushfire prone. Future housing is not governed by codes relating to this issue.</p> <p>Unlocking this opportunity on available and serviced/cleared land is submitted reduce pressure on less viable areas in relation to</p>

Directions under S9.1	Objectives	Consistency
<p>This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the EP&A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.</p>	<p>(b) encourage sound management of bush fire prone areas.</p>	<p>environmental risk and hazard. This provides a safe housing opportunity.</p> <p>This would allow the protection of life and property in the face of increasing fires and climate change.</p>
<p>4.4 Remediation of Contaminated Land</p> <p>This direction applies when a planning proposal authority prepares a planning proposal that applies to:</p> <p>(a) land that is within an investigation area within the meaning of the <i>Contaminated Land Management Act 1997</i>,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p>Consistent.</p> <p>The site has been historically been developed as 1 x single detached dwelling with a pool, tennis court and extensive garden areas.</p> <p>Therefore, contamination is unlikely.</p> <p>The minor change of residential zoning would not create risk and is consistent with the direction.</p>
<p>4.5 Acid Sulfate Soils</p> <p>This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning, Housing and Infrastructure.</p>	<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>Consistent.</p> <p>The site is Class 5 and not constrained for residential use and development.</p> <p>The Planning Proposal to alter the zoning from C4 (Environmental Living) which is residential in essence, to R2 (Low Density Residential) effectively envisages the same type of low density development (albeit with a more efficient/smaller lot size).</p> <p>The proposed change therefore would not change this aspect or create concerns in terms of the delivery of future low density residential housing.</p>
5. TRANSPORT AND INFRASTRUCTURE		
<p>5.1 Integrating Land Use and Transport</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a</p>	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p>	<p>Consistent.</p> <p>As detailed, the proposal is entirely consistent with this direction as the adjustment of zoning will allow an additional lot to be subdivided.</p>

Directions under S9.1	Objectives	Consistency
provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	<p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	<p>This area is located close to bus services and train services as well as being located close to community infrastructure, open spaces and commercial centres.</p> <p>In accordance with the strategic planning documents which apply (as discussed), this area is a great place to live, is well connected to jobs and would reduce the need to use private travel to access necessary lifestyle needs.</p> <p>The proposed opportunity for a minor housing uplift in this well serviced location would enable the use of available and viable land, to promote more affordable block sizes, and allow more people to live in this high amenity environment.</p> <p>This would create lot patterns whilst retaining the conservation/biodiversity values of the adjoining land.</p> <p>The outcome would support the use of transport, reduce reliance on cars (given the options of local transport and walking to shops and free up the roads for freight/neutral change in line with Transit Oriented Development ('TOD') policies.</p>
<p>5.2 Reserving Land for Public Purposes</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p>	<p>The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	<p>Consistent.</p> <p>The proposal does not create issues in terms of the adjoining SP2 (Water Supply) land which would remain.</p> <p>The proposal would not change the availability of land for services as this is the minor zoning adjustment of existing residential land (residential to residential use).</p>
6. HOUSING		
<p>6.1 Residential Zones</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>The objectives of this direction are to:</p> <p>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) minimise the impact of residential development on the environment and resource lands.</p>	<p>Consistent.</p> <p>As detailed, the Planning Proposal is entirely consistent with this Direction and all layers of metropolitan and state planning which seek to promote well connected housing, near jobs services and transport and in the right places.</p> <p>The Planning Proposal is consistent with TOD priorities and the necessary urban consolidation of Sydney to accommodate the population to alleviate sprawl.</p> <p>The proposed zoning alteration to allow a reasonable, and still generous, 930m² lot size (as opposed to 1,500m² lot size) would unlock additional land for appropriate scaled housing.</p> <p>This action would increase the opportunity to subdivide to create relatively spacious residential lots to be consistent with the pattern and to maintain the peripheral bushland.</p> <p>This would provide more families with housing options.</p> <p>The proposed outcome is consistent with the pattern of the area as low density housing and would not compromise the development of smaller housing tenures in</p>

Directions under S9.1	Objectives	Consistency
		<p>locations right next to stations and centres (within 400-800m). More intense density is to be provided around the station areas via the TOD program via SEPP (Housing) 2021.</p> <p>It is noted that 'Secondary Dwellings' for affordable rental and support housing are permissible within both the C4 (Environmental Living) and R2 (Low Density Residential) zones and therefore there would be no change in terms of the possibility of this typology to boost affordable and varied housing (via lot size choice and additional residential land availability).</p> <p>The ability to create an additional secondary dwelling opportunity on the possible additional lot is a future benefit in terms of the delivery of affordable housing options.</p> <p>Development would always be considered in connection with the need to protect biodiversity as the local biodiversity map and NSW biodiversity values maps are not proposed to change and would remain appropriate development guides.</p> <p>That is, the key setting and peripheral tree context would remain carefully considered and managed in accordance with the various layers of biodiversity, conservation and bushland management legislation and planning guidelines.</p> <p>Smaller lot sizes offer the potential to improve affordability and properties within financial reach.</p> <p>Allowing the proposed development outcome on this well serviced and relatively unconstrained/viable land would have the broader effect of minimising the pressure on the environment and other resource lands.</p> <p>Urban consolidation will assist in the minimisation of suburban sprawl, commute times and inefficiencies associated with needing to travel large distances for work etc.</p>
<p>6.2 Caravan Parks and Manufactured Home Estates</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>This direction does not apply to Crown land reserved or dedicated for any purposes under the <i>Crown Land Management Act 2016</i>, except Crown land reserved for accommodation purposes, or land dedicated or reserved under the <i>National Parks and Wildlife Act 1974</i>.</p>	<p>The objectives of this direction are to:</p> <p>(a) provide for a variety of housing types, and</p> <p>(b) provide opportunities for caravan parks and manufactured home estates.</p>	<p>Consistent.</p> <p>The site is not affected by this direction, not being a caravan park or home estate.</p>
7. INDUSTRY AND EMPLOYMENT		
<p>7.1 Business and Industrial Zones</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of</p>	<p>The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations,</p> <p>(b) protect employment land in business and industrial zones, and</p>	<p>Consistent.</p> <p>The subject site is not a business or industrial zone and is not proposed to change from being a low density residential based zone.</p> <p>The proposed zoning change would not adversely impact any surrounding business</p>

Directions under S9.1	Objectives	Consistency
any existing business or industrial zone boundary).	(c) support the viability of identified centres.	<p>or industrial zone, involving a change in residential zoning of the subject land from C4 (Environmental Living) allowing residential low density development to R2 (Low Density Residential) to simply alter the density and subdivision lot size allowances.</p> <p>Being residentially zoned land, this would not adversely impact on employment zoned lands and would not negatively impact on the viability of identified employment centres, being well outside of those.</p>
9. PRIMARY PRODUCTION		
9.1 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	<p>Consistent. The subject site is not a rural zone and is not proposed to change from being a low density residential based zone.</p> <p>The proposed zoning change would not implicate any surrounding rural zone.</p> <p>Concentration of residential uses in appropriate areas such as is proposed is considered to have the effect of protecting outer and metropolitan rural zones from being impacted by housing and land release pressure.</p>

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 as a result of the proposal?*

The Ecological Assessment/BDAR assesses the site in the context of the intended subdivision resulting from the proposed zone change. This assessment is based on the AIA provided and the Urban Design Outcome Study/subdivision layout and stormwater concept outline developed underneath the BDAR and AIA/TPP detailing the potential for a potential future R2/930m² subdivision.

This assessment provides a comprehensive review of the potential impact in relation to species and habitat in terms of land subdivision.

The proposal will have minimal environmental impacts and likely positive impact on balance through the implementation of VMPs/TPPs.

The Arborist Report ("AIA") indicates:

The site contains indigenous, planted native and exotic tree species of varying ages and stages of maturity. Indigenous vegetation community is located onsite. This is assessed in the BDAR.

The subject site has been partially modified with the removal of most of the native under storey, ground cover plants and shrubs prior to 1943.

The subject dominant trees together with other indigenous trees in the surrounding residences are connected to the remainder of the ecological communities nearby.

Young indigenous trees are highly valued for retention and protection. Indigenous tree species assessed are:

- Tree No. 71 *Angophora costata* (Smooth-barked Apple)
- Tree No. 70 *Eucalyptus pilularis* (Blackbutt)
- Tree No. 87 *Eucalyptus punctata* (Grey Gum)
- Tree No.'s 65, 68, 69, 80 & 81 *Eucalyptus saligna* (Sydney Blue Gum)
- Tree No.'s 74 & 79 *Pittosporum undulatum* (Sweet Pittosporum)
- Tree No.'s 72, 73 & 105 *Syncarpia glomulifera* (Turpentine)



Supportive Detail: Map showing significant trees from the AIA

The AIA contains management recommendations and TPP to provide for the protection of the significant trees which indicates that R2 (Low Density Subdivision) is possible on the site whilst ensuring tree and biodiversity protection.

The indicates that the current canopy cover is 67% and with the TPP and recommended management measures this large area of canopy for the site can be protected around the boundaries via the suggested large, R2 (Low Density Residential) dwelling footprints.

The BDAR considers the tree details provided by Australis Trees and the suggested subdivision lot layout in terms of the ecological presentation and site situation.

The assessment summarises that the proposal would satisfy the provisions of Clause 13.1 of the KDCP in relation to Tree and Vegetation works and would be consistent with Part 18 of the KDCP in relation to Biodiversity Protection. The assessment considers the composition of the site and characteristics.

The TPP sets out that peripheral trees would be protected for canopy continuity and to maintain the leafy area character and landscaped privacy screening between lots.

Tree No.	Species	TPZ	Proposed Status	Tree No.	Species	TPZ	Proposed Status	Tree No.	Species	TPZ	Proposed Status
34	Juniperus communis (Juniper)	2.4m	Retain	73	Syncarpia glomulifera (Turpentine)	6.0m	Retain	103	Camellia reticulata (Reticulata Camellia)*	2.0m	Retain
35	Juniperus communis (Juniper)	2.0m	Retain	74	Pittosporum undulatum (Sweet Pittosporum)	4.8m	Retain	104	Cellis australis (Nettle Tree)*	6.0m	Retain
36	Buxus sp (Buxus)*	2.0m	Retain	75	Brachychiton acerifolius (Illawarra Flame Tree)	4.8m	Retain	105	Syncarpia glomulifera (Turpentine)	3.6m	Retain
37	Camellia reticulata (Reticulata Camellia)	2.4m	Retain	76	Grevillea robusta (Silky Oak)	24.0m	Retain	106	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
38	Pittosporum tenuifolium (Pittosporum)*	2.0m	Retain	77	Cellis australis (Nettle Tree)*	7.2m	Retain	107	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
40	Cellis australis (Nettle Tree)*	2.0m	Retain	78	Callistemon salignus (Willow Bottlebrush)	5.1m	Retain	108	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
42	Juniperus communis (Juniper)	2.0m	Retain	79	Pittosporum undulatum (Sweet Pittosporum)	2.4m	Retain	109	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
43	Camellia reticulata (Reticulata Camellia)	2.0m	Retain	80	Eucalyptus saligna (Sydney Blue Gum)	9.6m	Retain	110	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
49	Glochidion ferdinandi (Cheese Tree)	6.0m	Retain	81	Eucalyptus saligna (Sydney Blue Gum)	4.8m	Retain				
53	Callistemon salignus (Willow Bottlebrush)	3.0m	Retain	82	Ligustrum lucidum (Large Leaf Privet)*	3.6*	Retain				
54	Thuja plicata (Western Red Cedar)	4.8m	Retain	83	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
55	Glochidion ferdinandi (Cheese Tree)	6.0m	Retain	84	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
56	Archontophoenix cunninghamiana (Bangalow Palm) multiple	3.0m	Retain	85	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
57	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain	86	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
58	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain	87	Eucalyptus punctata (Grey Gum)	8.4m	Retain				
59	Jacaranda mimosifolia (Jacaranda)	4.8m	Retain	88	Cedrus deodara (Deodar Cedar)	8.4m	Retain				
59	Jacaranda mimosifolia (Jacaranda)	4.8m	Retain	89	Ulmus glabra (Scotch Elm)	7.2m	Retain				
60	Jacaranda mimosifolia (Jacaranda)	5.1m	Retain	90	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
61	Camellia reticulata (Reticulata Camellia)	2.4m	Retain	91	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
62	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain	92	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
63	Cedrus deodara (Deodar Cedar)	6.0m	Retain	93	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
64	Jacaranda mimosifolia (Jacaranda)	6.0m	Retain	94	Archontophoenix cunninghamiana (Bangalow Palm)	2.4m	Retain				
65	Eucalyptus saligna (Sydney Blue Gum)	12.0m	Retain	95	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
66	Stenocarpus sinuatus (Fire Wheel Tree)	2.4m	Retain	96	Howea forsteriana (Kentia Palm)	2.0m	Retain				
67	Dead	N/A	Retain	97	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
68	Eucalyptus saligna (Sydney Blue Gum)	6.0m	Retain	98	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
69	Eucalyptus saligna (Sydney Blue Gum)	7.2m	Retain	99	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
70	Eucalyptus ptilaris (Blackbutt)	4.8m	Retain	100	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
71	Angophora costata (Smooth-barked Apple)	6.6m	Retain	101	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
72	Syncarpia glomulifera (Turpentine)	4.8m	Retain	102	Ravenea rivularis (Majesty Palm)	2.4m	Retain				

* Exempt from Council Protection

Supportive Detail: Tree Protection Listing/Schedule for the Site (in connection with the TPP plan)

The BDAR Report makes recommendations as to appropriate and supportive future planting (50% locally indigenous species) and species that reflect the relevant discussed vegetation communities of the site and via a VMP.

The concept stormwater plan indicates that existing mature trees and landforms can be protected via the stormwater being connected to the rear easement area. This can be achieved to support the potential subdivision and R2 (Low Density Residential) lot layout as detailed below.

As a precautionary measure, the BDAR and TPP assume 0.2ha of native vegetation may be indirectly impacted for the installation of stormwater drainage at the rear of the properties as well as edge effects. This has been taken into account into the BAM-C credit calculation.

Council can provide conditions of consent to ensure the further protection (and improvement) of this vegetation via conditions and a VMP which would manage weeds and replenish with suitable supportive plant species.

It is anticipated that the subdivision would therefore allow the retention of most of the trees on site and protect biodiversity and habitat.

The AIA indicates that trees can be protected via appropriate construction management and that works are unlikely to impact on the trees on adjoining land. A tree protection schedule and details are provided within the AIA and associated TPP. Further, that the arborist report has provided the location of tree protection fencing to ensure all remnant native trees are protected during any essential subdivision works.

The BDAR indicates that the building envelopes indicated as part of the Urban Design Outcome Study for subdivision would be located outside the tree protection zones of locally native trees belonging to the *Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community*. There is no Areas of Outstanding Biodiversity Value ('AOBV') on the site. Around 45% of the site can be classified as native vegetation cover and this can be seen as largely around the boundaries on the site plans with the house, pool, driveway and tennis court occupying a substantial area of the site.

As the subject site is not mapped as bushfire prone land, an Asset Protection Zone for potentially resulting in additional vegetation clearing will not be required for future dwellings. Any native vegetation along the rear of a future subdivision would be subject to a future VMP which can be

provided to Council prior to the release of the Subdivision Certificate. This would normally be a requirement for the subdivision and development of land adjoining mapped biodiversity

No threatened fauna species were observed on the subject site during the site assessment. Fauna habitat within the site is further detailed in (Table 7 of the BDAR).

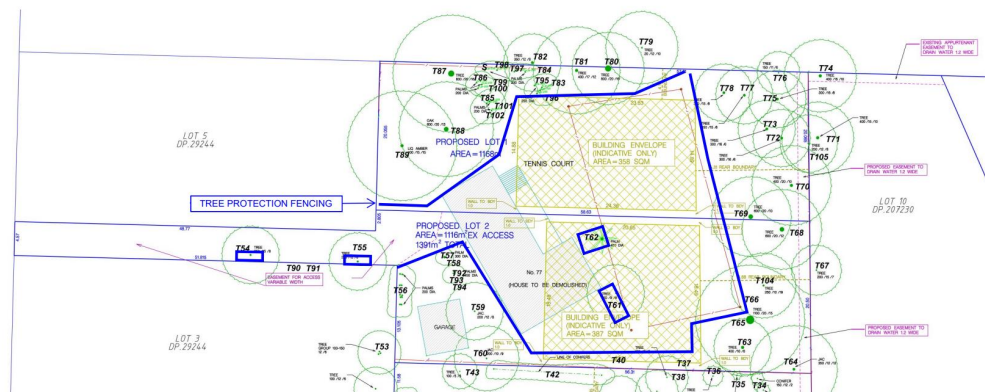
Desktop analysis revealed a number of threatened fauna species have the potential to utilise habitat on the Subject Site during part of their lifecycles (Table 8 BDAR).

There was no potential for significant impact upon all potentially occurring *Biodiversity Conservation Act* listed threatened species therefore no assessment under the '5-Part Test Assessment of Significance' was required.

It has been assessed that there was no potential for significant impact upon all potentially occurring listed threatened species therefore no assessment under the *Significant Impact Guidelines for Matters of National Environmental Significance* (MNES) was required.

The ecological assessment for the Planning Proposal concludes that due to the existing presentation and the existing, substantial disturbed area, that the proposed future subdivision works which could occur following zoning for R2 (Low Density Residential) are unlikely to result in a significant impact such that a local viable population or occurrence of any of the threatened species would be placed at risk of extinction. The detailed assessment is provided in the BDAR.

Based on the above summary of ecological and tree assessment documents, the Planning Proposal and zoning change would not adversely impact on significant tree cover or fragment the biodiversity values which are connected with the adjoining bushland.



Supportive Detail: TPP and lot layout to protect trees and biodiversity values

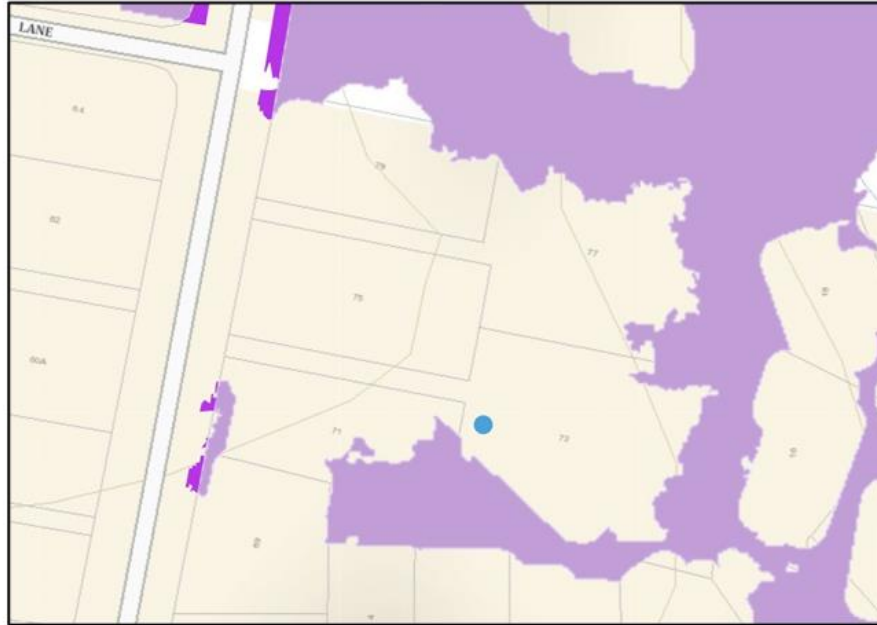


Figure 5: Sensitive biodiversity values map (Source: NSW DPIE accessed 18/12/22)

Supportive Detail: biodiversity values map showing No. 77 from the BDAR

The above Urban Design Outcome Study next to the Sensitive Biodiversity Values Map shows that R2 (Low Density Residential) density housing can be accommodated on the site whilst protecting the peripheral stands of trees and surrounding/adjoining biodiversity.

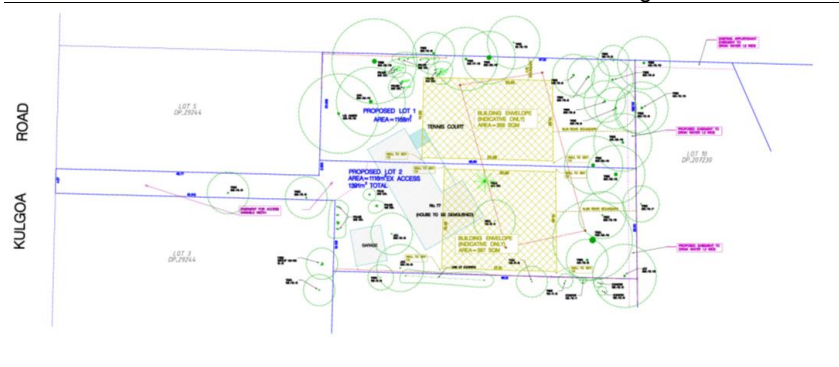
The supportive documents undertaken with this Planning Proposal demonstrate that substantial tree cover around the boundaries can be maintained as detailed and native local species/communities, local habitat or ecology can be protected in those areas. The area of potential development occupies an already altered/disturbed area and future development of those altered areas can be achieved to promote housing and also to manage, protect and replenish vegetation on the site.

The proposed rezoning to R2 (Low Density Residential) is supportable as future development to comply with R2 development provisions and allowances can occur as ecologically sustainable future development.

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

- The environmental impacts of the proposal would be commensurate with low level alteration anticipated for low density housing. Adjoining, surrounding, opposite development comprises detached houses within garden settings at an R2 (Low Density Residential) density (aligning with the current lot site standard of 930m²). As noted, the area proposed for the potential 2 x lots is already altered and developed with residential structures.

- By rezoning the site to R2 (Low Density Residential) this would transition the density standards over to be consistent and the minimum lot size for subdivision would be 930m². This would remove the overly restrictive subdivision minimum lot size standard and replace it with the more reasonable and appropriate minimum lot size Development Standard (connected with R2).
- The anticipated development layout for the R2 (Low Density Residential) outcome presented demonstrates that large, detached house footprints to comply with R2 controls.
- This can be seen below and is consistent with the surrounding lot sizes.



- Future low density residential development would be expected to protect the environment in accordance with local and state planning controls and conditions (State Environmental Planning Policies, the aims and objectives of the KLEP and zone and the controls within the KDCP which relate to housing outcomes such as amenity, built upon area, tree management).
- If housing was to be delivered under state controls, this would be required to comply with built form, water management landscaping, water management, energy efficiency/sustainability and tree provisions.
- Assessments, conditions and controls for future R2 (Low Density Residential) development proposals would always be applied to the specific presentation, features, constraints, tree cover etc of the site.
- Important characteristics of this site and context include substantial and mature trees, plant community, habitat, landform, and scenic/bushland values. These can be retained in accordance with the TPP as discussed.
- As detailed in the tree and BDAR reports, the residential development of the site could/would be subject to TPP (as it would be currently), site management and potentially VMP's to ensure the protection of trees and biodiversity around the site and adjoining. This would ensure protection of existing and replenishment of suitable plants to ensure the on-going protection of the adjoining biodiversity as part of future development.
- As water can be drained away and would be expected to be contained and controlled, this is not expected to cause adverse impacts to the ecology, land or any watercourses. The disturbance for this is assessed as minimal.
- Given the proposal is for low density residential, there would not be considerable or noticeable increase to traffic in the area.
- The potential creation of 1 x additional lot can be readily supported by the local road network. An existing access driveway exists and would be utilised and upgraded for a land subdivision.
- The existing driveway is wide enough to support access to the potential lots and provides appropriate gradients.
- Improved drainage can be provided through formalisation of access which would include stormwater servicing. This would reuse and upgrade existing altered areas and not create additional environmental disturbance.

- The additional lot and household would not place unreasonable pressure on social or open space resources.
- Additional development contributions levied on subdivisions would assist in supportive updates to balance development.
- The proposal is consistent with zoning objectives and housing policies as detailed in the policy assessment tables in Part 3 of this Planning Proposal.
- Any proposal for subdivision and subsequent new dwellings would require DA approval and the finite details would be assessed, managed, conditioned through that process.
- This Planning Proposal demonstrates however that compliant and considerate outcomes can be achieved in line with planning objectives.
- It is therefore considered that there are no other impacts associated with the proposal.

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

- Existing social infrastructure is located within the area to support the proposal. The minor change to density (1 x additional possible lot) is not considered to create undue pressure on social infrastructure and would rather increase the availability of well-located housing to existing beneficial community and social infrastructure.
- The proposal would create a compelling benefit of increasing housing via 1 x additional residential lot with the potential to provide for 1 x house, secondary dwelling development (and now potentially a dual occupancy style) to reflect existing allowable subdivision sizes. This supports housing for the Ku-ring-gai and Sydney communities in a sustainable and area appropriate way within this high amenity neighbourhood. Providing well located housing is considered to constitute a social and economic benefit.
- The additional lot which could be created would offer the opportunity to build new purpose-built houses on the 2 x new potential lots, to meet current sustainability and housing choice needs. This has the benefit of creating housing to support contemporary needs, with the potential for secondary dwellings to support housing affordability and accommodate intergenerational housing, including allowing care of the ageing population in an independent setting, with family.
- A sustainable increase in housing opportunities with an additional lot and future new homes with potential for secondary dwellings accords with N5 of the *Ku-ring-gai Local Strategic Planning Statement* which looks for 'providing housing supply, choice and affordability with access to jobs, services and public transport.' As detailed, this is an area close to bus, rail and commercial services.
- This opportunity would have the effect of reducing lot size and therefore creating more affordable building blocks to support families. Affordable by Ku-ring-gai standards. With the land values, a smaller achievable land size under an R2 (Low Density Residential) zoning (930m² as opposed to 1500m² land size) leads to less m² and cost/m² to purchase. Logically, a larger land area with large house, pool and tennis court is more costly to purchase than a smaller land size/undeveloped piece of land to build on. This provides housing opportunity and choice to provide a smaller block. Providing supply in a time of demand this. This is not adding to costs of housing. This addresses a Planning Direction from the Minister to allow supply to outstrip demand. This will contribute to the effort to increase supply which will have an overall impact on cost. Increasing supply is legislated in State planning policies.
- The need for intergenerational living (space and opportunity within housing design and layout to care for the young and older generations and support ageing parents, adult children and their children etc) is a well-documented social imperative of all housing studies. Many families are living together under one roof to care for the young and old, provide ageing in place supported by family

and reducing the need to rely on external support services. It is well reported that adult children are staying in the home to save money, manage costs of living and sometimes raise their own children with the additional support of grandparents. This can particularly be the case at the current time where mortgage stress is on the increase and housing affordability/renting opportunities are becoming more and more difficult to attain in Sydney. This problem is reflected in the current federal and state drive to unlock more rental housing.

- Supporting housing for affordability and housing different generations living together can improve social wellbeing, connection and cater for diverse and evolving social/cultural housing needs.
- Diverse, more affordable and different housing typologies and opportunities are mandated within recent amendments to *State Environmental Policy (Housing) 2021* to create diversity in housing, TOD and more affordable housing types. The SEPP seeks to plan in the development of different housing types and affordability levels (eg. secondary dwellings) and to create different sorts of living arrangements to support different life cycle needs and family sizes.
- Allowing families to age in place with an ageing population and allowing grown up children to remain in the home and save to afford their own places is an important part of alleviating the current housing and housing affordability shortage. It is noted that Priority K 4 of the *Ku-ring-gai Local Planning Policy* indicates '*providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place*'. Also '*providing affordable housing that retains and strengthens the local residential and business community*'.
- The proposed rezoning would provide the ability to provide an additional, low density residential lot, plus the re-development of the of altered site to accommodate 2 x new low density residential housing opportunities (with the opportunity for additional secondary dwellings for low cost housing).
- The smaller block sizes, ability to create different housing formats and the ability to accommodate intergenerational housing support as part of these new opportunity naturally increases the potential for local housing affordability in line with this priority.
- Providing homes close to work, employment, support services, health services, entertainment areas and transport creates social benefit and interaction given the opportunities provided to residents of a well-connected area (eg. the 30 minute city ideal).
- An increase in population density, albeit minor in this case, is considered to support the existing consumer base supporting local businesses and the creative industries.
- Additional developer contributions and rates generated by sustainable, low density subdivision is considered to support the improvement of community infrastructure in terms of boosted funding.
- The proposal accords with the intrinsic values of low density housing for Ku-ring-gai and is demonstrated to be able to support housing which can protect the important local character and biodiversity.

D. INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

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

- The area and subject site are well serviced by existing and well-established public infrastructure and services (services, roads transport, community support).
- Bus services and associated stops are located within walking distance (within 400m) on Mona Vale Road and Woodlands Avenue.

- Railway stations are located at Gordon and Pymble. One additional low density residential lot would not place undue pressure on existing transport services which are able to support the local population of Kur-ring-gai.
- Local schools (St Ives, Pymble and Gordon) can support the resultant minor addition of an additional lot.
- The increase in population density likely resulting for this proposal (1 x additional low residential lot) would have an imperceptible impact on public services and infrastructure.
- In addition, the collection of rates and developer contributions which would apply for future R2 housing development would support infrastructure provision. The Planning Proposal does not have an adverse impact on public infrastructure.
- Services exist for the site given its current residential development. Minor services upgrades would be expected to support 1 x additional residential lot which would be the desired outcome. This would not add substantial pressure and would release a small, single opportunity to build on of already serviced land for housing.
- The site is located close to public transport with bus services along Mona Vale Road and Woodlands Avenue, and trains from Gordon and Pymble stations.
- As detailed in the Urban Design Outcome Study and stormwater concept, sustainable stormwater management can be supported to meet local requirements and protect the adjoining trees and biodiversity/community of trees.

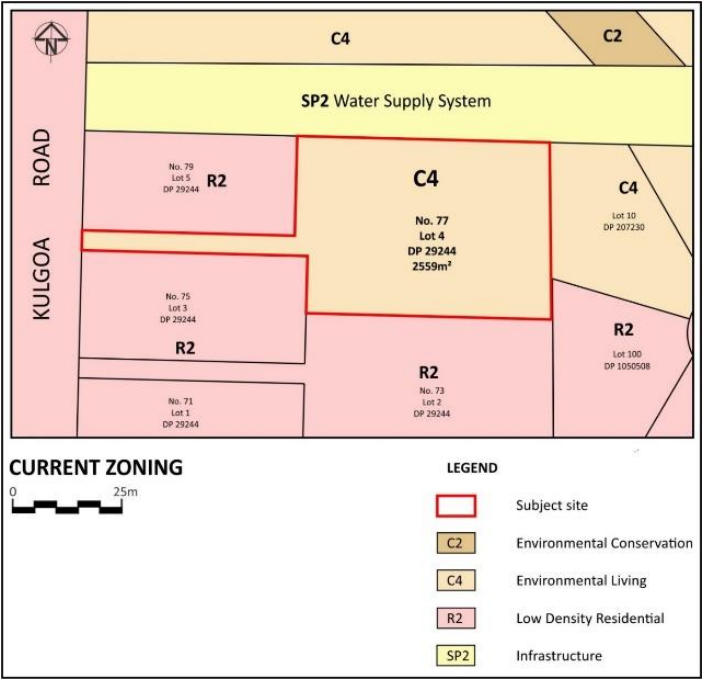
E. STATE AND COMMONWEALTH INTERESTS

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

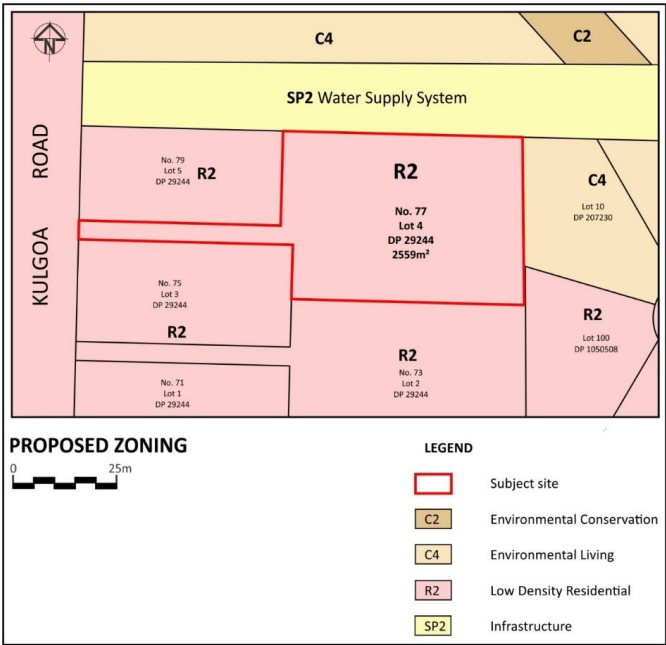
At the time of preparation, no formal consultation has been carried out with State and/or Commonwealth Public Authorities. Notwithstanding, consultation will be carried out in accordance with the requirements of a Gateway Determination.

PART 4 - MAPPING

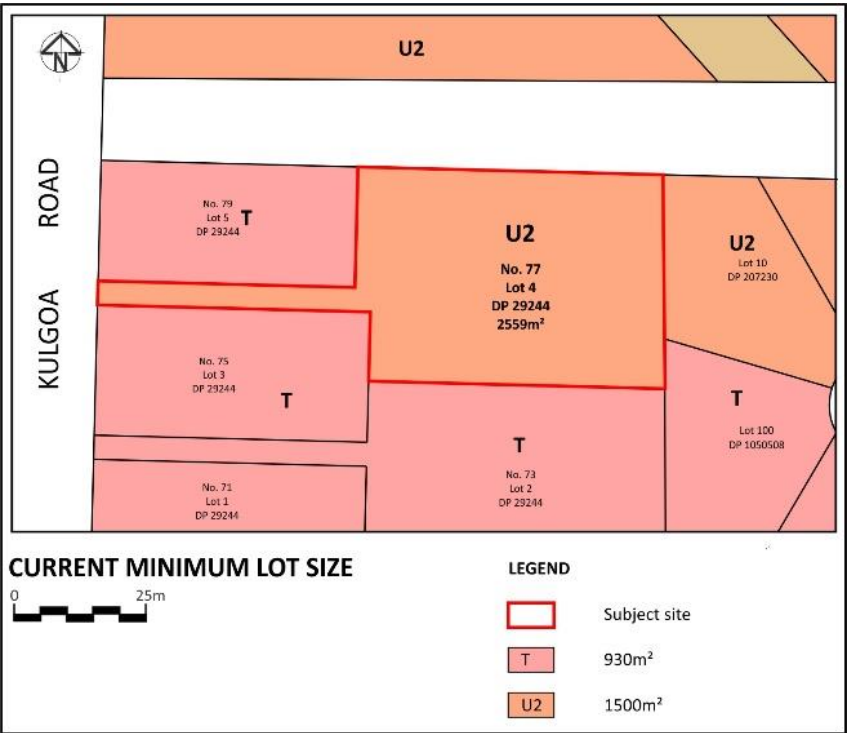
The existing proposed mapping changes to KLEP 2015 are demonstrated in the following map extracts:



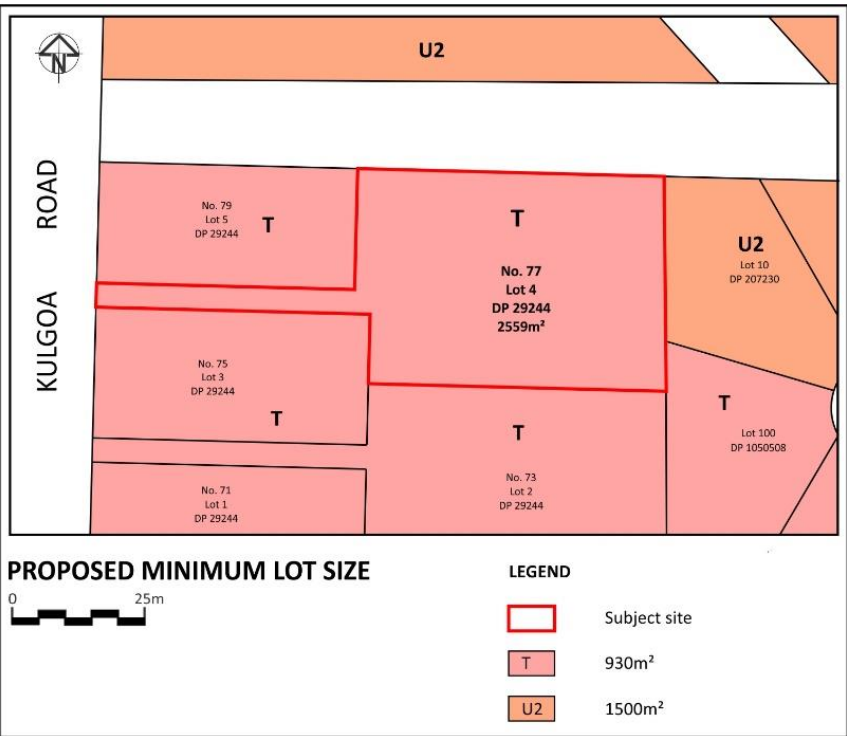
Existing Zoning Map C4 (Environmental Living)



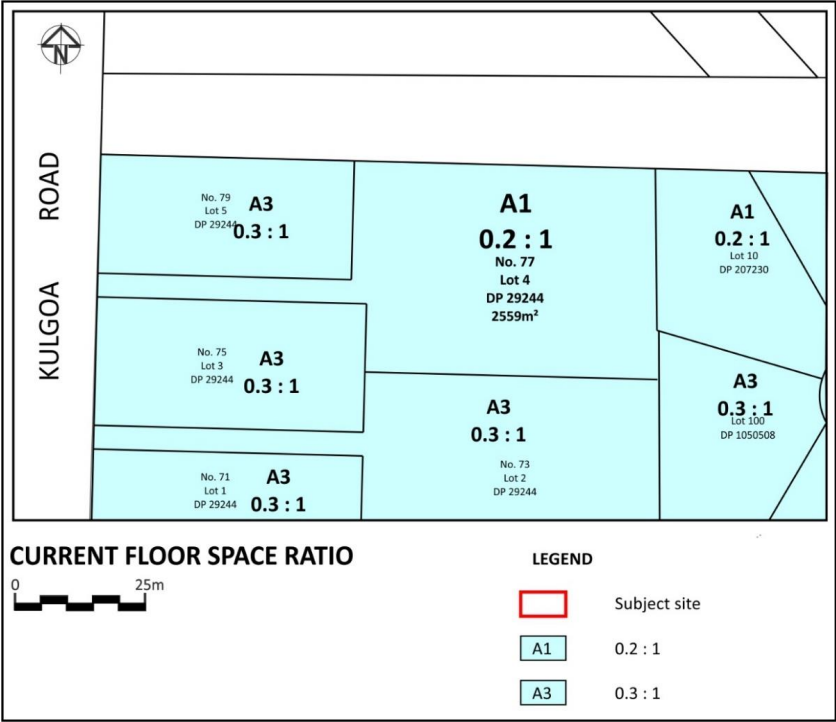
Proposed Zoning Map Proposed Zoning to R2 (Low Density Residential)



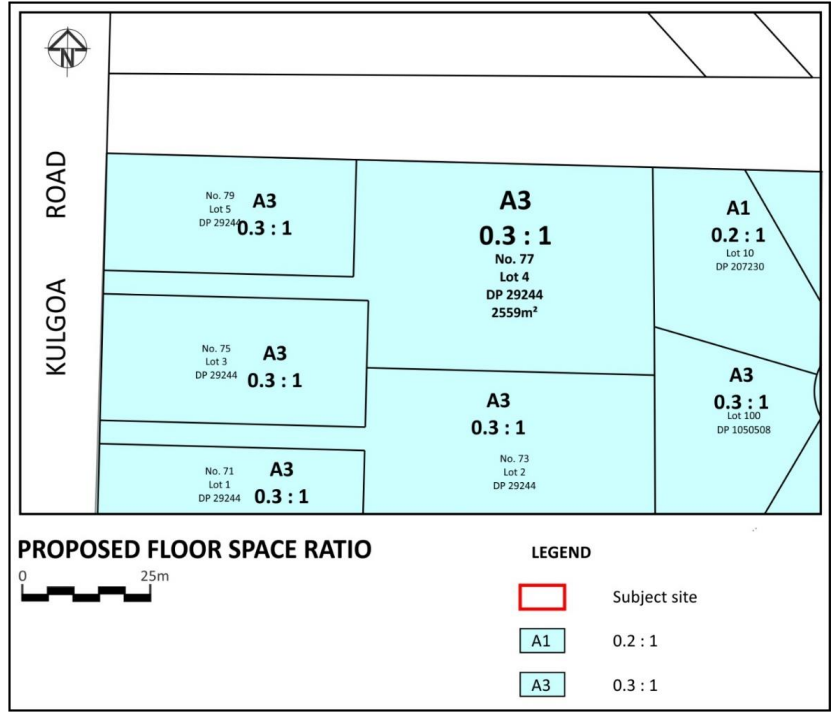
Existing lot size map



Proposed minimum lot size



Existing floor space ratio map



Proposed floor space ratio

PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the planning proposal

At the time of preparation, no formal consultation has been carried out with State and/or Commonwealth Public Authorities. Government agency and public consultation requirements will be detailed in the Gateway Determination and conducted accordingly. It is anticipated that a number of government agencies may need to be consulted, such as the following:

- Department of Planning, Housing and the Environment, Biodiversity and Conservation
- Transport for NSW
- Sydney Water
- Ausgrid

The Planning Proposal will be placed on public exhibition in accordance with the , should DPE support the proposal. Confirmation of the public exhibition period and requirements for consultation will be detailed as part of the Gateway Determination.

PART 6 – PROJECT TIMELINE

Stage	Timeframe and/or date
Consideration by Council	
Council decision	
Gateway determination	
Pre-exhibition	
Commencement and completion of public exhibition period	
Consideration of submissions	
Post-exhibition review and additional studies	
Submission to the Department for finalisation (where applicable)	
Gazettal of LEP amendment	

**APPENDIX A – Arboricultural Assessment ('AIA') and Suggested Tree
Protection Plan ('TPP') to support the Planning Proposal– 77 Kulgoa
Road Pymble**

**APPENDIX B – Biodiversity Development Assessment Report ('BDAR') –
77 Kulgoa Road Pymble**

**APPENDIX C – Urban Design Outcome Study – Potential Plan of
Subdivision for 77 Kulgoa Road Pymble**

**APPENDIX D – Urban Design/Stormwater Concept Plan – Plan of
Subdivision for 77 Kulgoa Road Pymble**

APPENDIX E – Site Photographs

APPENDIX F – Pre-Planning Proposal Meeting Minutes



Arboriculture Impact Assessment

**Lot 4 in DP29244
77 Kulgoa Road, Pymble NSW 2073**

Commissioned By: Mr & Mrs Leece
C/-Natalie Richter Planning
PO Box 59,
MT COLAH NSW 2079

Date: 11 July 2024
Reference: 20242078
Revision: 5

Prepared By: Meredith Gibbs (Dip. Hort. Arb.)
Arboriculture Qualification AQF 5

Australis Tree Management
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11 July 2024

Document Details

Document Title	Arboriculture Impact Assessment
Client	Mr & Mrs Leece
Client Contact	Natalie Richter Planning
Property Details	77 Kulgoa Road, Pymble
Legal Description	Lot 4 in DP29244
LGA	Ku-ring Gai Council
Zone	C4 - Environmental Living: (pub. 5-11-2021)
Written By	Meredith Gibbs

Australis Reference	Revision Number	Date	Details
20221842	1	20 December 2021	For Client Review
20221842	2	20 January 2022	Minor updates and corrections
20232962	3	24 March 2023	For Client Review
20242078	4	22 June 2024	Updated – For Client Review
20242078	5	11 July 2024	Minor corrections



Meredith Gibbs
Australis Tree Management
11 July 2024

11 July 2024

Disclaimer

Australis Tree Management has no affiliation with any private contractors, associations or nurseries involved in the tree removal and pruning business. This ensures an impartial approach to all recommendations given regarding tree removals, tree hazard inspections and surveys. The Principal of the business, Meredith Gibbs, has a certificate level 5 in Arboriculture obtained from Northern Sydney Institute, Ryde TAFE College, NSW in 2003.

This report/assessment is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report/assessment wholly or in part. Any third party acting or relying on this report / assessment in whole, or in part, does so at their own risk.

The addressee is required to peruse the report and contact Australis Tree Management within fourteen days for corrections. The addressee is also required to advise if any of the information or data supplied is inaccurate or incomplete, thereby affecting the conclusions and recommendations given in this report.

Any required updates, reassessments or re-examinations of the original report required by any other party will incur a fee.

Because of the nature of living organisms and the circumstances and condition that can affect their health and well-being this report will have a validity of 3 months from the date hereof. Where further information/data is supplied to Australis Tree Management, which nullifies the original report then a further fee will apply.

No responsibility can be taken for incorrect or misleading information provided by the client or other parties

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11 July 2024

1. Summary

Australis Tree Management has been commissioned by Natalie Richter Planning on behalf of their client Mr & Mrs Leece to complete an *Arboriculture Impact Assessment* (AIA) in accordance with *AS4970 Protection of trees on development sites*. 'TreeAZ' (Version 10.10-ANZ) was used to determine retention values.

The *Arboriculture Impact Assessment* undertook assessment of sixty-seven (67) existing trees within the subject site and within 3m of boundaries on adjoining properties to establish tree retention values the health and condition of the trees, potential impacts from proposed works and to provide recommendations regarding tree retention and tree protection. The tree defects and symptoms that were encountered have been discussed and a detailed tree schedule is included in Appendix A.

The proposed development is for demolition of the dwelling and tennis court with associated works for the subdivision of the sites into 2 lots.

The inspection at 77 Kulgoa Road, Pymble was performed on the 2 February 2023 by visibly inspecting the trees from accessible points at ground level from the subject site and public areas only. I completed a modified *Tree Survey Form* (Matheny & Clark, 1994), applied 'TreeAZ' ratings (Barrell, 2016) as well as taking supporting photographs of the trees.

In total sixty-seven (67) trees were assessed. All trees are selected for retention and will require tree protection measures to ensure their long-term survival.

		Onsite	Adjoining
TreeAZ	'A'	25 trees	5 trees
	'Z'	26 trees	11 trees

Recommendations are provided to protect trees from the activities associated with the proposed demolition works areas. Trees proposed for retention will require tree protection measures throughout the development works to ensure their long-term survival. Recommendation is also made to restrict vehicle access to one driveway to protect the low canopies of trees.

The *Tree Protection Plan and Specifications* form part of the overall construction documentation package. These must be followed throughout all construction phases of the project. The tree protection plans provide a layout of tree protection fencing and other tree protection measures.

Tree protection specifications are detail requirements for the qualified project arborist engaged throughout the construction process. It includes tree management, monitoring guidelines and project hold points. All tree protection measures are to be in place and certified by the project arborist prior to commencement of demolition works or site establishment. All TPZ areas are to be maintained throughout the period of the works.

11 July 2024

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Acronyms

Abbreviation	Term	Definition
ATM	Australis Tree Management	
DBH	Diameter at breast height	The diameter of a tree's stem typically measured with a diameter tape at 1.4 metres height (AS4970-2009).
DCP	Development Control Plan	
ENCR	Encroachment	Proposed or existing TPZ encroachments (AS4970-2009)
LEP	Local Environmental Plan	
LGA	Local Government Authority	
SRZ	Structural Root Zone	The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree (AS4970-2009).
TPP	Tree Protection Plan	Showing the TPZs for trees being retained taking into account the proposed development (AS4970-2009).
TPZ	Tree Protection Zone	The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable (AS4970-2009).

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2. Introduction

2.1. Brief

Mr and Mrs Leece have provided instruction to assess the health and condition of the selected trees located at 77 Kulgoa Road, Pymble. This includes selected trees within the vicinity of the proposed works. To prepare and Arboriculture Impact Assessment on the proposed impacts of the development works on the selected trees. This report will provide recommendations regarding tree protection during the demolition process.

2.2. Project Description

The development proposed is for the demolition of the existing dwelling at No. 77 for the subdivision into 2 lots. All trees are proposed for retention.

2.3. Site Description

The site is a well-kept residential site has natural indigenous with planted native and exotic vegetation throughout. The grounds are in good condition.

2.4. Aims

- Undertake field surveys for tree health and condition.
- Conduct a literature review on the tree defects and symptoms.
- Search databases for relevant tree species information including Council Tree Protection Policies.
- Identify Tree Protection Zones for all trees assessed and assess the likely impacts from the development on the trees.
- Provide preliminary advice and tree protection recommendations for trees proposed for retention and protection.

2.5. Qualifications and Experience

This report has been based upon site observations and the assessment of the subject trees. Conclusions have been reached from experience and follow up research. Qualification details are included in the appendix.

Australis Tree Management (Meredith Gibbs) provides consulting arborist services only and does not provide services such as climbing, pruning, tree removal, root investigations or root pruning. This report is an impartial professional assessment only and does not derive any financial benefit from specifying pruning or other physical services.

2.6. Documents Provided

Supplier	Date Supplied	Document Date	File Name
Hammond Smealie & Co Pty Ltd	22/12/2022	30/11/2022	14989 SUB DESIGN WITH TREES.pdf
	30/1/2023	30/11/2022	14989 SUB DESIGN BE.pdf

Table 1. Documents Provided

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2.7. Scope

This report is only concerned with the health and condition of the subject trees and the potential impacts from the proposed development. Root mapping, invasive structural strength of the trees, soils assessments or aerial inspections were not performed. This report has been prepared in accordance with Ku-ring Gai Council requirements. It includes a detailed assessment based on the site visit and the documents provided.

Recommendations may be provided regarding alterations to the proposed design or construction methods to mitigate detrimental impacts on the subject trees. All tree species assessed (including unprotected trees) are located in the 'Tree Schedule' in Appendix A.

2.8. Field Visit

The unaccompanied site visit was conducted on Thursday, 2 February 2023. All observations were from ground level without detailed investigations. The weather at the time of the inspection was sunny and clear with adequate visibility

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Location Map

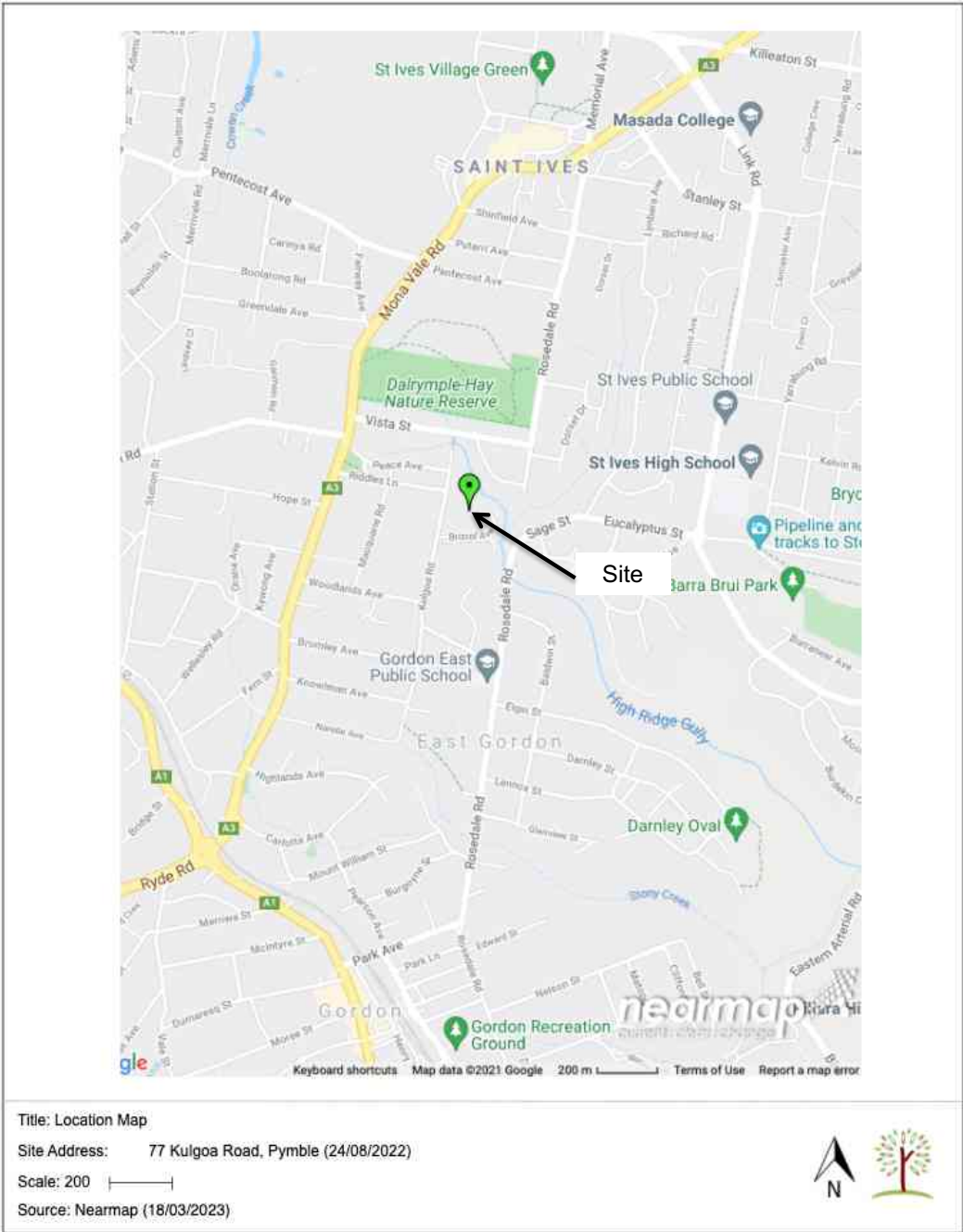


Figure 1. Location Map

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3. The Site

3.1. Brief Site Description

Kulgoa Road is located in the residential suburb of Pymble, located approximately 20km north from the Sydney CBD in the Upper North Shore region. Number 77 is on the eastern side of the road surrounded by similar residential developments.

The site is zoned as C4 - Environmental Living: (pub. 5-11-2021) and is not located within the council specified heritage area and does not contain any heritage items. The properties consist of dwellings, garages and swimming pools.

The subject site is located within the Ku-ring Gai LGA and is assessed and protected under the legislation and controls in Table 1. Note that Ku-ring Gai Council is still transitioning from pre-amalgamation LEPs and DCPs.

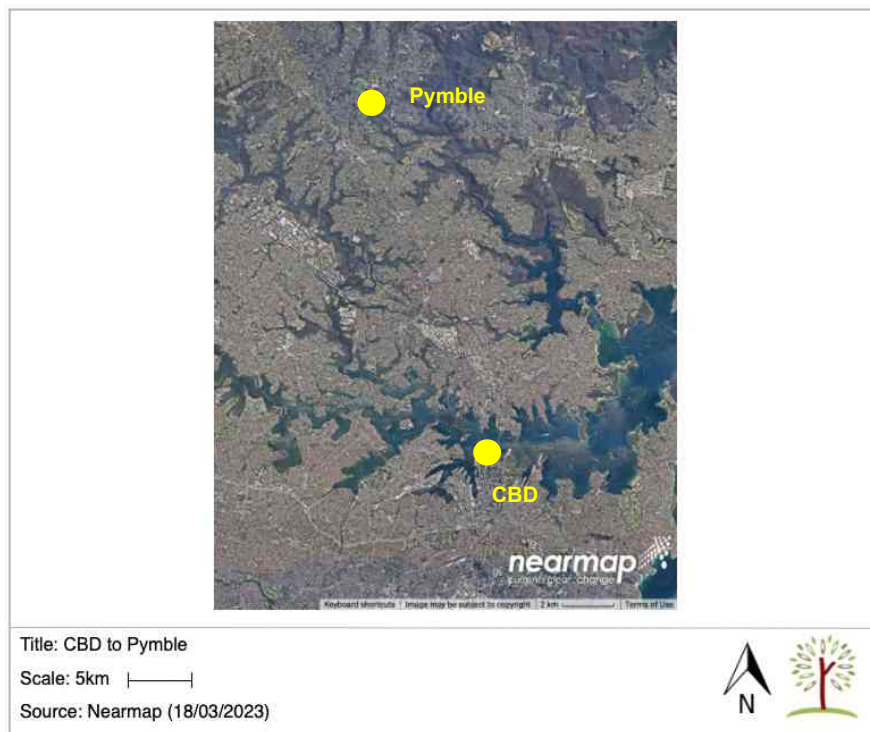


Figure 2. CBD to Pymble Map

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3.2. Site History

A review of historical aerial imagery shows that vegetation on the site is regrowth from historical clearing as well as from ongoing maintenance regimes. (SIXmaps 2022).

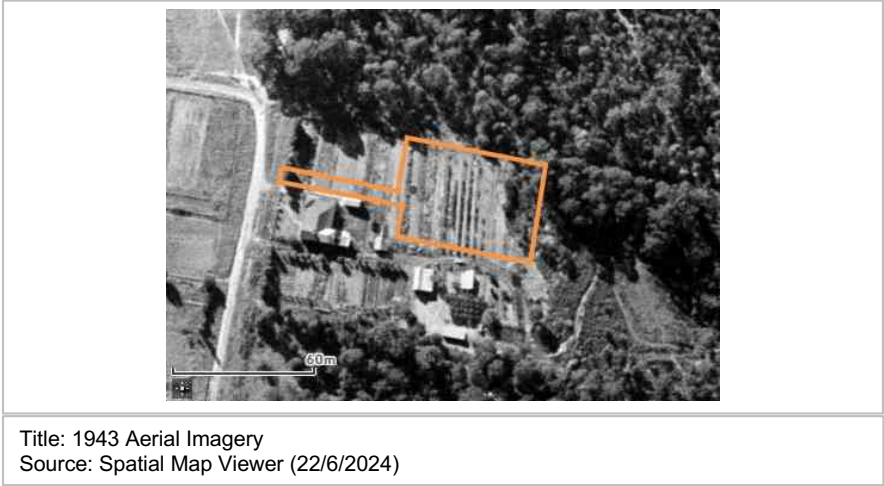


Figure 3. 1943 Aerial Imagery



Figure 4. Aerial Site Images

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3.3. Climate

Pymble is located approximately 12km from the nearest weather station at Sydney Olympic Park. The area has an annual mean average temperature between 16.9°C and 27.6°C, with the annual mean rainfall averaging 190mm. The site is flat and exposed to the east with prevailing winds coming from the south.

3.4. Microclimates

The site is moderately protected by residential buildings and vegetation creating protection from strong winds. The trees located on the southern side of the site influence the microclimate in that area by providing significant protection from poor weather and provide significant shading. The existing grasses and gardens also result in cooler microclimates. The available light levels throughout the site are adequate for vegetation growth. There is no permanent fixed irrigation on site.

3.5. Location of the Trees

The assessed trees are located predominately around the boundaries of the site. The trees have been located on the supplied site plan (Gary Skow dated 30/11/2022) and numbered accordingly. These plans are illustrative purposes only and should not be used directly for scaling measurements. Tree No.'s. 37, 40, 66, 90 and 91 were not located on the supplied survey plan and have been approximately located therefore inaccuracies may occur.

3.6. Underground Services

Underground Service locations were not identified on the supplied site survey.

3.7. Onsite Vegetation

The site contains indigenous, planted native and exotic tree species of varying ages and stages of maturity. Indigenous vegetation community is located onsite. Please refer to Ecologist report for more information. The subject site has been partially modified with the removal of most of the native under storey, ground cover plants and shrubs prior to 1943. The subject dominant trees together with other indigenous trees in the surrounding residences are connected to the remainder of the ecological communities nearby. Young indigenous trees are highly valued for retention and protection.

Indigenous tree species assessed are:

- Tree No. 71 *Angophora costata* (Smooth-barked Apple)
- Tree No. 70 *Eucalyptus pilularis* (Blackbutt)
- Tree No. 87 *Eucalyptus punctata* (Grey Gum)
- Tree No.'s 65, 68, 69, 80 & 81 *Eucalyptus saligna* (Sydney Blue Gum)
- Tree No.'s 74 & 79 *Pittosporum undulatum* (Sweet Pittosporum)
- Tree No.'s 72, 73 & 105 *Syncarpia glomulifera* (Turpentine)

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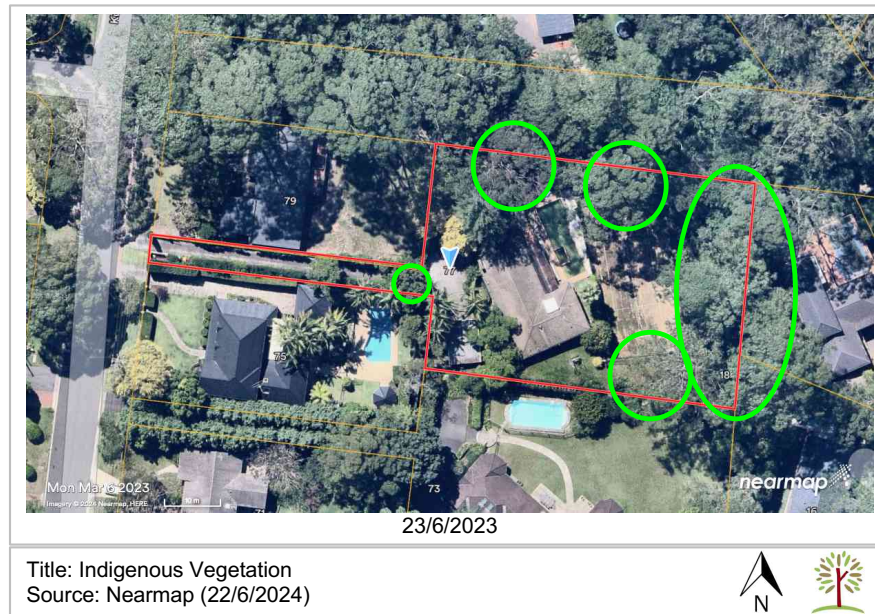


Figure 5. Indigenous Vegetation

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4. Urban Heat Island

4.1. Urban Development

Increased urban densification and the loss of green spaces means that mature trees are increasingly valuable for to reduce heat. Existing trees require sufficient access to soil water or must be irrigated and in prime condition to provide maximum benefits. *The Urban Heat Island (UHI) dataset measures the effects of urbanisation on land surface temperatures across Sydney Greater Metropolitan Area for the Summer of 2015-2016. UHI shows the variation of temperature to a non-urban vegetated reference, such as heavily wooded areas or national parks around Sydney (SEED 2022).* The UHI indicates that the subject site is 1.8°C above baseline.

Residential areas are exposed to significant urban heat island effects caused by thermal energy being absorbed into man-made hard surfaces and radiating heat back into the local environment (NSW SEED).

Hard surfaces absorb heat and become significantly hotter than vegetated areas. Trees are the most effective infrastructure elements for localised cooling and mature trees have higher cooling potential than smaller younger trees, though young trees have the greatest potential for cooling in the future.

Daytime near-surface air temperature declined with increasing height and canopy density providing significant cooling benefits. However, reversed at night when tall trees with dense canopies restricted longwave radiative cooling and trapped warm air beneath their crowns. To mitigate increasing urban heat through trees can be devised to local scale (Wujeska-Klaue and Pfautsch, 2020).

4.2. Canopy Cover

The NSW government has set targets to increase the urban tree canopy cover throughout Sydney with a target of 40% tree canopy cover in suburban areas. The current percentage of canopy coverage for this site is 67% (SEED, 2022).

4.3. Benefits of Trees

Trees provide shade and evaporative cooling which helps reduce the urban heat island effect. Increased urban densification and the loss of green spaces means that mature trees are increasingly valuable for to reduce heat. Existing trees require sufficient access to soil water or must be irrigated and in prime condition to provide maximum benefits. Trees transpirative cooling process reduces the thermal load from sunshine.

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5. Relevant Government Legislation

5.1. Relevant Government Legislation

<i>Local Government</i>
Ku-ring Gai Council Local Environmental Plan (2015)
Ku-ring Gai Council Development Control Plan (2015)
<i>State Government</i>
Biodiversity and Conservation (2021)
Heritage Act (1977)
Environment Protection and Biodiversity Conservation Act (1999)
Vegetation in Non-Rural Areas [NSW] (2017)

Table 2. Relevant Government Legislation

5.2. Vegetation in Non-Rural Areas [NSW] (2017)

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 includes provisions requiring the preservation of trees and bushland within Central Coast Council LGA.

Aims of Policy

The aims of this Policy are:

- (a) to protect biodiversity values of trees and vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

5.3. SEPP (Biodiversity and Conservation) 2021

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 includes provisions requiring the preservation of trees and bushland within Ku-ring Gai Council LGA.

5.4. Council Tree Protection

This report relies on the information contained within Ku-ring Gai Local Environmental Plan and Development Control Plan. This report may include trees on adjoining properties that are likely to be impacted by the proposed development regardless of the definition contained in the Tree and Vegetation DCP Part 13. Council may require a greater setback from proposed structures to ensure the preservation and protection of the tree. A separate permit to prune any trees within or adjacent to the property and/or any pruning of tree roots must be obtained from Council prior to any works being undertaken.

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5.5. Exempt Tree Species

The following tree species are listed in councils' list of exempt species, exempt of works or undersized.

Tree No.	Species	Exempt Species or Undersize
40, 77 & 104	<i>Celtis sp</i> (Nettle)	Exempt Species
82	<i>Ligustrum lucidum</i> (Broad Leaf Privet)	Exempt Species

Table 3. Exempt Tree Species

5.6. Threatened Species

The subject tree species are not listed in the NSW Biodiversity Conservation Act (2016) or the Environment Protection and Biodiversity Conservation Act (1999).

5.7. Biosecurity Act 2015

The following tree species are listed in the Biosecurity Act (2015) and classed as 'General'. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimized, so far as is reasonably practicable.

Tree No.	Species
40, 77 & 104	<i>Celtis sinensis</i> (Chinese Nettle)
82	<i>Ligustrum lucidum</i> (Broad Leaf Privet)
74 & 79	<i>Pittosporum undulatum</i> (Sweet Pittosporum)

Table 4. Biosecurity Act Listed Tree Species

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6. Tree Assessment

6.1. Information Collected

Information collected includes tree species, dimensions, tree health and condition, tree assessment ratings and tree protection zones etc. Trees located on adjoining properties will be inspected from the ground on the subject site or public land only. All relevant information is included in the Tree Schedule (Appendix A). The inspection (*Visual Tree Assessment, Mattheck & Breloer, 1994*) was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

In accordance with AS 4970-2009 tree trunk diameters were measured with a diameter tape at 1.4m high (unless stated). Tree heights are measured with a clinometer and canopy spreads estimated accordingly and confirmed with Near Map.

Post site inspection calculations and assessments were made of the following and are included in the Tree Schedule located in Appendix A.

6.2. Methodology

The following relevant information was compiled for consideration of the proposed works. Further information can be found in the appendices.

- *Tree Survey Form* (Matheny & Clark, 1994)
- *Visual Tree Assessment* (Mattheck & Breloer, 1994)
- *TreeAZ* (Barrell, 2010) (Version 10.10-ANZ)
 - **'A'** - Moderate and high-quality trees suitable for retention for more than 10 years, and worthy of being a material constraint
 - **'Z'** - Low quality trees not worthy of being material constraint
 - *TreeAZ 'A' category trees are not required to be retained, although this is recommended. TreeAZ 'Z' category trees are not required to be removed. If they pose no risk to life or property it is recommended that they be retained.*
- Australian Standard 4970-2009 Protection of trees on development sites
 - *This document describes the best practices for the planning and protection of trees on development sites. The procedures described are based on plant biology and current best practices as covered in recently published literature.*
 - *In accordance with AS 4970-2009 tree trunk diameters were measured with a diameter tape at 1.4m high (unless stated). Tree heights are measured with a clinometer and canopy spreads estimated accordingly.*
 - *Tree Protection Zone - Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and*

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- contiguous with the TPZ.*
- *Structural Root Zone - The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.*
- *Minor Encroachment - If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors.*
- *Major Encroachment - If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors.*
- AS 4373 - 2007 Pruning of amenity trees
 - *The objective of this revision is to reflect current arboricultural practices. The recommendations given in this Standard are intended to apply specifically to urban and amenity trees but exclude pruning for fruit production and silviculture.*

6.3. Species identification

Tree species identification of the subject trees was determined by visible features only at the time of the inspection. Every effort is made to correctly identify the subject trees where time permits. It is not based upon comparison against herbarium specimens. Photographs are compared with varying text listed in 'References'.

6.4. Photography

Photographs were taken using an iPhone, iPad or Nikon D5000. In low light levels photographs may be altered to improve visual quality, this involves adjustments to exposure, contrast, reduction of shadows and increased sharpness. No adjustments to vibrancy that alter natural colours were applied.

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7. Results

A total of sixty-seven (67) trees were assessed on site and within 5m of boundaries.

* Exempt (Unprotected) trees – 36, 38, 39, 40, 41, 44, 67, 77, 82, 103, 104, 106, 107, 108, 109 & 110

7.1. 'TreeAZ' and Life Expectancy

7.1.1. 'A' - Moderate and high-quality trees suitable for retention for more than 10 years, and worthy of being a material constraint.

Tree No.	Species	Life Expectancy
72, 73 & 105	<i>Syncarpia glomulifera</i> (Turpentine)	40+yrs
71	<i>Angophora costata</i> (Smooth-barked Apple)	40+yrs
88	<i>Cedrus deodara</i> (Deodar Cedar)	40+yrs
65, 68, 69, 80 & 81	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	40+yrs
47	<i>Podocarpus elatus</i> (Brown Pine)	40+yrs
48	<i>Eucalyptus microcorys</i> (Tallowwood)	40+yrs
49 & 55	<i>Glochidion ferdinandi</i> (Cheese Tree)	40+yrs
54	<i>Thuja plicata</i> (Western Red Cedar)	15-40yrs
56 - 58, 89 - 94	<i>Archontophoenix cunninghamiana</i> (Bangalow Palm) multiple	40+yrs
59 & 60	<i>Jacaranda mimosifolia</i> (Jacaranda)	40+yrs
54	<i>Thuja plicata</i> (Western Red Cedar)	15-40yrs
62	<i>Livistona chinensis</i> (Chinese Fan Palm)	40+yrs
70	<i>Eucalyptus pilularis</i> (Blackbutt)	40+yrs
74	<i>Pittosporum undulatum</i> (Sweet Pittosporum)	5-15yrs
75	<i>Brachychiton acerifolius</i> (Illawarra Flame Tree)	40+yrs
76	<i>Grevillea robusta</i> (Silky Oak)	15-40yrs
87	<i>Eucalyptus punctata</i> (Grey Gum)	40+yrs
89	<i>Ulmus glabra</i> (Scotch Elm)	40+yrs

Table 5. TreeAZ 'A' Trees and Life Expectancy

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7.1.2. 'Z' - Low quality trees not worthy of being material constraint.

Tree No.	Species	Life Expectancy
41	<i>Viburnum odoratissimum</i> (Sweet Viburnum)	15-40yrs
35 & 42	<i>Juniperus communis</i> (Juniper)	15-40yrs
36	<i>Buxus sp</i> (Buxus)	15-40yrs
37, 43, 61 & 103	<i>Camellia reticulata</i> (Reticulata Camellia)	40+yrs
38 & 79	<i>Pittosporum tenuifolium</i> (Pittosporum)	15-40yrs
40 & 104	<i>Celtis australis</i> (Nettle Tree)	40+yrs
50	<i>Grevillea robusta</i> (Silky Oak)	<5yrs
53	<i>Callistemon salignus</i> (Willow Bottlebrush)	5-15yrs
63	<i>Cedrus deodara</i> (Deodar Cedar)	15-40yrs
64	<i>Jacaranda mimosifolia</i> (Jacaranda)	40+yrs
66	<i>Stenocarpus sinuatus</i> (Fire Wheel Tree)	40+yrs
67	Dead	dead (no hollows)
77	<i>Celtis australis</i> (Nettle Tree)	15-40yrs
78	<i>Callistemon salignus</i> (Willow Bottlebrush)	15-40yrs
82	<i>Ligustrum lucidum</i> (Large Leaf Privet)	40+yrs
83 – 86, 95, 97 - 101	<i>Livistona chinensis</i> (Chinese Fan Palm)	40+yrs
96	<i>Howea forsteriana</i> (Kentia Palm)	40+yrs
102	<i>Ravenea rivularis</i> (Majesty Palm)	40+yrs
106 - 110	<i>Tibouchina lepidota</i> 'Alstonville' (Alstonville Tibouchina)	<5yrs

Table 6. TreeAZ 'Z' Trees and Life Expectancy

7.2. Tree Significance

Tree Significance Assessment Criteria (IACA)

Low	Medium	High
49, 54 – 58, 62, 64, 74, 75, 83 – 86, 89 - 102	34-38, 40, 42– 44, 53, 59 – 61, 63, 66, 67, 76 – 70, 82, 103, 104, 106 - 110	65 68 – 73, 80, 81, 87, 88 & 105

Table 7. Tree Significance

7.3. Determining the Tree Protection Zone (AS4970-2009)

- The radius of the TPZ is calculated for each tree by multiplying its DBH × 12.
- TPZ = DBH×12
- Where DBH = trunk diameter measured at 1.4 m above ground
- **Radius** is measured from the centre of the stem at ground level.

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- A TPZ should not be less than 2m nor greater than 15m (except where crown protection is required). Clause 3.3 covers variations to the TPZ.
- The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

7.4. Trees Proposed for Retention

All trees are proposed for retention. Trees located adjacent to structures proposed for demolition that will require strict protection are listed below.

7.5. Trees Located Adjacent to Demolition Works

Tree No.	Species	TPZ
59	<i>Jacaranda mimosifolia</i> (Jacaranda)	4.8m
61	<i>Camellia reticulata</i> (Reticulata Camellia)	2.4m
65	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	12m
66	<i>Stenocarpus sinuatus</i> (Fire Wheel Tree)	2m
69	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	7.2m
80	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	9.6m
81	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	4.8m

Table 8. Trees Located Adjacent to Demolition Works

7.6. Trees Located Adjacent to Indicative Building Envelopes

The following trees have indicative building envelopes within their TPZ's. These trees must be given the opportunity for retention within any future proposed developments.

Tree No.	Species	TPZ	Proposed Encroachment
37	<i>Camellia reticulata</i> (Reticulata Camellia)	2.4m	100%
42	<i>Juniperus communis</i> (Juniper)	2.0m	7.2%
61	<i>Camellia reticulata</i> (Reticulata Camellia)	2.4m	100%
62	<i>Livistona chinensis</i> (Chinese Fan Palm)	3.0m	100%
63	<i>Cedrus deodara</i> (Deodar Cedar)	6.0m	4.0%
65	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	12.0m	6.2%
77	<i>Celtis australis</i> (Nettle Tree)	7.2m	1.8%
78	<i>Callistemon salignus</i> (Willow Bottlebrush)	5.1m	4.9%
80	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	9.6m	3.5%
81	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	4.8m	6.9%
83	<i>Livistona chinensis</i> (Chinese Fan Palm)	3.0m	28.6%
95	<i>Livistona chinensis</i> (Chinese Fan Palm)	2.4m	28.6%
96	<i>Howea forsteriana</i> (Kentia Palm)	2.0m	38.6%

Table 9. Onsite Trees Proposed for Removal

7.7. Trees Proposed for Pruning

There are no trees that require pruning for the proposed development works.

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8. The Proposed Development

The development proposed is for the subdivision of the sites into 2 lots and for the demolition of selected structures. The following must be considered and assessed to their impacts to trees.

8.1. Tree Tolerance

Generally, older and larger trees tolerate construction impacts less. Different species also have different tolerance of injury and disturbance. Importantly it needs to be stressed, that a tree does not “heal” from injury. Any injury made to a tree, results in the tree expending considerable energy reserves to create new growth that “seals” and surrounds a wound and then attempting to compensate structurally and physically for any losses. Impacts to trees are therefore cumulative and a series of otherwise small and unrelated impacts can easily result in the death of a tree.

A tree that is already compromised or showing signs of stress is far less likely to tolerate construction impacts due to its lower levels of energy reserves and already weakened state. Therefore, a tree that is only in a fair condition or poor condition is less likely to tolerate construction impacts than a young tree in good or excellent condition.

Weakened or stressed trees are also far less able to combat the myriad of normal environmental stresses and pathogens that are naturally imposed against them such as drought, decay, fungi, bacteria and insect pests.

The site works proposed will result in site disturbances, excavation and re-grading. This means that some trees will require removal. Only those trees that have a reasonable and practical chance of being successfully retained have been targeted for retention and protection.

8.2. Demolition

The demolition and removal of structures can cause damage to trees if work occurs within TPZ's. Machinery used for demolition must stay outside of TPZ's or within existing hard surface or previous structure platforms to prevent compaction of the root system and damage to the canopy. Tree protection fencing must be in place prior to demolition. If demolition of structures must occur within any TPZ then organic mulch must be applied at a depth of no greater than 70mm. If a temporary path is required within any TPZ then a cell structure of a suitable strength can be temporarily laid.

8.3. Approved Tree Removal

Trees approved by council for retention must be protected during the removal of other trees approved for removal. Roots larger than 50mm originating from removed trees must remain without root zone disturbances.

8.4. Construction Activities

The proposed demolition activities are likely to result in site disturbances and may cause detrimental impacts to the subject trees. Generally, soil disturbances occur at a minimal 1.5m from the works. Soil compaction can occur with foot traffic as well as

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machinery. This reduces available water and oxygen to penetrate the root zone resulting in death to fibrous roots used for moisture and nutrient uptake.

8.5. Vehicle Access

All construction access and deliveries are to be made from the driveway for No. 77 Kulgoa Road.

8.6. Proposed Earthworks

Earthworks machinery cause significant soil compaction which causes the top layer of roots to die. Roots require oxygen to respire and function. Soil compaction also kills mycorrhizal fungi (a beneficial fungi).

Cutting soil levels can seriously damage tree roots. The removal of woody roots can jeopardise the tree stability as well as significantly reducing its life expectancy and removing shallow feeder roots will result in immediate water stress. The maximum amount of undisturbed soil within any TPZ is beneficial.

Raising soil levels within any TPZ reduces gaseous exchanges. Overtime, decay and diseases may develop and reduce the life expectancy of the tree. Impacts may not be noticeable for many years.

8.7. Proposed Fencing

Proposed fences or boundary walls located within TPZ's must be constructed at the existing fence depth or proposed fence sections or panels must be suspended. Support footings or fence support posts must be hand excavated allowing a minimum 100mm distance from roots measuring greater than 50mm in diameter. Hand excavated must occur within any TPZ to protect roots measuring greater than 50mm in diameter.

8.8. Erosion and Sediment Control Fencing

Erosion and sediment control fencing located within the TPZ's must not be excavated. A soil strip may be mounded 200mm. Star pickets must not be installed within any Structural Root Zone.

8.9. Soil Water Availability

Trees adapt to the existing distribution of soil water in its own particular situation and to the usual fluctuations of water supply that exists. Newly constructed roads, paths, roofs and other impermeable surfaces located upslope from trees prevent rainwater from entering the soil and seeping downslope to trees. Therefore, removing rainwater and redirecting soil water will lead to a deterioration in health and reduced life expectancy for trees located the down slope from the development.

8.10. Wind Exposure

Trees growing in dense stands become prone to windthrow when surrounding trees are removed, which exposes the remaining trees to the full force of the wind. Trees growing in an open environment are generally shorter and strongly tapered. The construction of buildings adjacent to trees results in the removal of surrounding trees that provide protection. Buildings also alter to natural wind directions. These changes

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are likely to increase wind stresses on retained trees, which may result in branch failures until the tree has time to adapt and strengthen to the new conditions.

8.11. Proposed Encroachment Impacts

- Trees with a <10% encroachment proposed are considered to have a 'minor' encroachment in accordance with AS4970-2009 or low-level impact. These trees can be retained and protected during the development processes.
- Trees with between 10% and 20% encroachment proposed are considered to have a 'major' encroachment in accordance with AS4970-2009 or a moderate level of impact and require individual specifications for work within their TPZ's.
- Trees with >20% encroachment proposed are considered to have a significant level of impact where roots and canopy may be significantly impacted on and are unlikely tolerate the proposed works.

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9. Discussion

9.1. Trees Located Adjacent to Demolition Works

9.1.1. Tree No. 59 *Jacaranda mimosifolia* (Jacaranda)

9.1.1.1. This planted, exotic tree is located on site and is protected by council. This young tree has a spreading habit and is growing in a dominant class with adequate form. It is expected to increase in size by approximately 100% as it matures. It has a dominant trunk with the crown showing average (3) health. The amount of deadwood was determined as low and small being approximately <10% of the canopy with epicormic growth being varying ages and sizes at approximately <10%. No significant issues were sighted; therefore, the structural condition appears to be fair.

9.1.1.2. The root zone is garden with a garage and the dwelling nearby. The surrounding structures provide partial protection from strong winds and the tree provides minor shading to an existing open space.

9.1.1.3. This tree has a 'TreeAZ' rating of 'A2' and an estimated life expectancy of 40+yrs. It is considered low in significance (IACA, 2010).

9.1.1.4. The existing dwelling is proposed for demolition and located approximately 3.6m from the trunk within approximately 7% of the TPZ. Therefore, the tree will require protection.

9.1.2. Tree No. 61 *Camellia reticulata* (Reticulata Camellia)

9.1.2.1. This planted, exotic tree is located on site and is protected by council. This mature tree has a spreading habit and is growing in a dominant class with dense form. It is expected to increase in size by approximately 50% as it ages. It has a multi trunked trunk with the crown showing good (4) health with no significant issues sighted.

9.1.2.2. The root zone is grass with the dwelling and a pool fence nearby. The tree does not provide significant shading.

9.1.2.3. This tree has a 'TreeAZ' rating of 'Z1' and an estimated life expectancy of 40+yrs. It is considered low in significance (IACA, 2010).

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- 9.1.3. Tree No. 65 *Eucalyptus saligna* (Sydney Blue Gum)
- 9.1.3.1. This seeded, indigenous tree is located on site and is protected by council. This mature tree has a spreading habit and is growing in a codominant class with adequate form. It is expected to increase in size by approximately 10% as it ages. It has a dominant trunk with the crown showing average (3) health. The amount of deadwood was determined as varying ages and sizes being approximately 10%-25% of the canopy with epicormic growth being varying ages and sizes at approximately 10%-25%. The tree has minor previously failed branches, one with bracket fungi, 5-10cm diameter trunk cavities. The structural condition appears to be fair without structural strength testing to determine otherwise.
- 9.1.3.2. The root zone is grass with a tennis court nearby. The tree provides major shading to an existing open space and currently provides screening to an adjoining property.
- 9.1.3.3. This tree has a 'TreeAZ' rating of 'A2' and an estimated life expectancy of 40+yrs. It is considered high in significance (IACA, 2010).
- 9.1.3.4. The existing tennis court is proposed for demolition and located approximately 1.5m from the trunk within approximately 19% of the TPZ. Therefore, the tree will require strict protection.
- 9.1.4. Tree No. 66 *Stenocarpus sinuatus* (Fire Wheel Tree)
- 9.1.4.1. This planted, native tree is located on site and is protected by council. This young tree has an upright habit and is growing in a dominant class with dense form. It is expected to increase in size by approximately 100% as it ages. It has a dominant trunk with the crown showing good (4) health. The amount of deadwood was determined as low and small being approximately <10% of the canopy with epicormic growth being low and young at approximately <10%. The tree has basal suckers, and the structural condition appears to be fair.
- 9.1.4.2. The root zone is weeds with a tennis court nearby. The nearby vegetation provides partial protection from strong winds and the tree provides minor shading to an existing open space as well as currently provides screening to an adjoining property.
- 9.1.4.3. This tree has a 'TreeAZ' rating of 'Z1' and an estimated life expectancy of 40+yrs. It is considered low in significance (IACA, 2010).

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- 9.1.4.4. The existing tennis court is proposed for demolition and located approximately 1m from the trunk within approximately 6% of the TPZ. Therefore, the tree will require strict protection.
- 9.1.5. Tree No. 69 *Eucalyptus saligna* (Sydney Blue Gum)
- 9.1.5.1. This seeded, indigenous tree is located on site and is protected by council. This mature tree has a spreading habit and is growing in a codominant class with adequate form. It is expected to increase in size by approximately 10% as it ages. It has a dominant trunk with the crown showing average (3) health. The amount of deadwood was determined as low and small being approximately <10% of the canopy with epicormic growth being low and young at approximately <10%. No significant issues sighted; therefore, the structural condition appears to be fair.
- 9.1.5.2. The root zone is grass with the tennis court nearby. The tree provides major shading to an existing open space as well.
- 9.1.5.3. This tree has a 'TreeAZ' rating of 'A2' and an estimated life expectancy of 40+ yrs. It is considered high in significance (IACA, 2010).
- 9.1.6. Tree No. 80 *Eucalyptus saligna* (Sydney Blue Gum)
- 9.1.6.1. This remnant, indigenous tree is located on site and is protected by council. This mature tree has a spreading habit and is growing in a dominant class with adequate form. It is expected to increase in size by approximately 10% as it ages. It has a dominant trunk with the crown showing average (3) health. The amount of deadwood was determined as varying ages and sizes being approximately 10%-25% of the canopy with epicormic growth being varying ages and sizes at approximately 10%-25%. No significant issues were sighted.
- 9.1.6.2. The root zone is grass with a tennis court nearby. The nearby vegetation provides partial protection from strong winds and the tree provides major shading to an existing open space.
- 9.1.6.3. This tree has a 'TreeAZ' rating of 'A2' and an estimated life expectancy of 40+ yrs. It is considered high in significance (IACA, 2010).
- 9.1.6.4. The existing tennis court is proposed for demolition and located approximately 3.7m from the trunk within approximately 22% of the TPZ. Therefore, the tree will require strict protection.

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9.1.7. Tree No. 81 *Eucalyptus saligna* (Sydney Blue Gum)

- 9.1.7.1. This remnant, indigenous tree is located on site and is protected by council. This semi mature tree has a spreading habit and is growing in a dominant class with adequate form. It is expected to increase in size by approximately 20% as it ages. It has a dominant trunk with the crown showing average (3) health. The amount of deadwood was determined as varying ages and sizes being approximately 10%-25% of the canopy with epicormic growth being varying ages and sizes at approximately 10%-25%. No significant issues were sighted.
- 9.1.7.2. The root zone is grass with no structures nearby. The nearby vegetation provides partial protection from strong winds and the tree provides major shading to an existing open space.
- 9.1.7.3. This tree has a 'TreeAZ' rating of 'A2' and an estimated life expectancy of 40+ yrs. It is considered high in significance (IACA, 2010).
- 9.1.7.4. The existing tennis court is proposed for demolition and located approximately 4.3m from the trunk within approximately 1% of the TPZ. Therefore, the tree will require protection.

9.2. Impact on Surrounding Area

- 9.2.1. The existing trees provide significant shading and protection from strong winds and storms as well as some screening from adjoining properties.
- 9.2.2. The proposed demolition works are unlikely to detrimentally impact the health and stability of the subject significant trees.

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10. Recommendations

10.1. Trees Requiring Protection

- 10.1.1. Tree No. 59 *Jacaranda mimosifolia* (Jacaranda) is a dominant and young exotic tree located onsite. It is in fair condition with a 'TreeAZ' rating of 'A2', a 40+yrs life expectancy and low in significance. The existing dwelling proposed for demolition encroaches the 4.8m TPZ by a minor 7%.
- Recommendations
 - Demolition machinery to work from hard surfaces only
 - Tree protection fencing required
- 10.1.2. Tree No. 61 *Camellia reticulata* (Reticulata Camellia) is a dominant and mature exotic tree located onsite. It is in fair condition with a 'TreeAZ' rating of 'Z1', a 40+yrs life expectancy and low in significance. The existing dwelling proposed for demolition encroaches the 2.4m TPZ by a minor 6%.
- Recommendations
 - Demolition machinery to work from hard surfaces only
 - Tree protection fencing required
- 10.1.3. Tree No. 65 *Eucalyptus saligna* (Sydney Blue Gum) is a codominant and mature indigenous tree located onsite. It is in fair condition with a 'TreeAZ' rating of 'A2', a 40+yrs life expectancy and high in significance. The existing tennis court proposed for demolition encroaches the 12m TPZ by a major 19%.
- Recommendations
 - Demolition machinery to work from hard surfaces only
 - Mulch using composted leaf mulch
 - Apply micro irrigation to TPZ remaining connected to a designated water source
 - Tree protection fencing required
- 10.1.4. Tree No. 66 *Stenocarpus sinuatus* (Fire Wheel Tree) is a dominant and young native tree located onsite. It is in good condition with a 'TreeAZ' rating of 'Z1', a 40+yrs life expectancy and low in significance. The existing tennis court proposed for demolition encroaches the 2.4m TPZ by a minor 6%.
- Recommendations
 - Demolition machinery to work from hard surfaces only
 - Tree protection fencing required

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- 10.1.5. Tree No. 69 *Eucalyptus saligna* (Sydney Blue Gum) is a codominant and mature indigenous tree located onsite. It is in fair condition with a 'TreeAZ' rating of 'A2', a 40+ yrs life expectancy and high in significance. The existing tennis court proposed for demolition encroaches the 7.2m TPZ by a major 17%.
- Recommendations
 - Demolition machinery to work from hard surfaces only
 - Mulch using composted leaf mulch
 - Apply micro irrigation to TPZ remaining connected to a designated water source
 - Tree protection fencing required
- 10.1.6. Tree No. 80 *Eucalyptus saligna* (Sydney Blue Gum) is a dominant and mature indigenous tree located onsite. It is in fair condition with a 'TreeAZ' rating of 'A2', a 40+ yrs life expectancy and high in significance. The existing tennis court proposed for demolition encroaches the 9.6m TPZ by a major 22%.
- Recommendations
 - Demolition machinery to work from hard surfaces only
 - Mulch using composted leaf mulch
 - Apply micro irrigation to TPZ remaining connected to a designated water source
 - Tree protection fencing required
- 10.1.7. Tree No. 81 *Eucalyptus saligna* (Sydney Blue Gum) is a dominant and semi mature indigenous tree located onsite. It is in fair condition with a 'TreeAZ' rating of 'A2', a 40+ yrs life expectancy and high in significance. The existing tennis court proposed for demolition encroaches the 4.8m TPZ by a minor 1%.
- Recommendations
 - Demolition machinery to work from hard surfaces only
 - Tree protection fencing required

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11. Tree Protection and Management Programme

11.1. Tree Retention & Removal List

Protected trees only

Tree No.	Species	TPZ (m)	Status
34	Juniperus communis (Juniper)	2.4m	Retain
35	Juniperus communis (Juniper)	2.0m	Retain
37	Camellia reticulata (Reticulata Camellia)	2.4m	Retain
42	Juniperus communis (Juniper)	2.0m	Retain
43	Camellia reticulata (Reticulata Camellia)	2.0m	Retain
45	Cupressus sempervirens var. stricta (Pencil Pine)	2.4m	Retain
46	Cupressus sempervirens var. stricta (Pencil Pine)	2.4m	Retain
47	Podocarpus elatus (Brown Pine)	7.2m	Retain
48	Eucalyptus microcorys (Tallowwood)	8.4m	Retain
49	Glochidion ferdinandi (Cheese Tree)	6.0m	Retain
50	Grevillea robusta (Silky Oak)	2.4m	Retain
51	Callistemon salignus (Willow Bottlebrush)	4.2m	Retain
52	Callistemon salignus (Willow Bottlebrush)	2.0m	Retain
53	Callistemon salignus (Willow Bottlebrush)	3.0m	Retain
54	Thuja plicata (Western Red Cedar)	4.8m	Retain
55	Glochidion ferdinandi (Cheese Tree)	6.0m	Retain
56	Archontophoenix cunninghamiana (Bangalow Palm) multiple	3.6m	Retain
57	Archontophoenix cunninghamiana (Bangalow Palm)	3.6m	Retain
58	Archontophoenix cunninghamiana (Bangalow Palm)	2.4m	Retain
59	Jacaranda mimosifolia (Jacaranda)	4.8m	Retain
60	Jacaranda mimosifolia (Jacaranda)	5.1m	Retain
61	Camellia reticulata (Reticulata Camellia)	2.4m	Retain
62	Livistona chinensis (Chinese Fan Palm)	6.0m	Retain
63	Cedrus deodara (Deodar Cedar)	6.0m	Retain
64	Jacaranda mimosifolia (Jacaranda)	6.0m	Retain
65	Eucalyptus saligna (Sydney Blue Gum)	12.0m	Retain
66	Stenocarpus sinuatus (Fire Wheel Tree)	2.4m	Retain
68	Eucalyptus saligna (Sydney Blue Gum)	6.0m	Retain
69	Eucalyptus saligna (Sydney Blue Gum)	7.2m	Retain
70	Eucalyptus pilularis (Blackbutt)	4.8m	Retain
71	Angophora costata (Smooth-barked Apple)	6.6m	Retain
72	Syncarpia glomulifera (Turpentine)	4.8m	Retain
73	Syncarpia glomulifera (Turpentine)	6.0m	Retain
74	Pittosporum undulatum (Sweet Pittosporum)	4.8m	Retain
75	Brachychiton acerifolius (Illawarra Flame Tree)	4.8m	Retain
76	Grevillea robusta (Silky Oak)	24.0m	Retain
78	Callistemon salignus (Willow Bottlebrush)	5.1m	Retain
79	Pittosporum undulatum (Sweet Pittosporum)	2.4m	Retain
80	Eucalyptus saligna (Sydney Blue Gum)	9.6m	Retain
81	Eucalyptus saligna (Sydney Blue Gum)	4.8m	Retain
83	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
84	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
85	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
86	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
87	Eucalyptus punctata (Grey Gum)	8.4m	Retain
88	Cedrus deodara (Deodar Cedar)	8.4m	Retain
89	Ulmus glabra (Scotch Elm)	7.2m	Retain
90	Archontophoenix cunninghamiana (Bangalow Palm)	3.6m	Retain

Table 10. Tree Retention and Removal List

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Tree Retention and Removal List Continued

Tree No.	Species	TPZ (m)	Status
91	Archontophoenix cunninghamiana (Bangalow Palm)	3.6m	Retain
92	Archontophoenix cunninghamiana (Bangalow Palm)	2.4m	Retain
93	Archontophoenix cunninghamiana (Bangalow Palm)	2.4m	Retain
94	Archontophoenix cunninghamiana (Bangalow Palm)	2.4m	Retain
95	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
96	Howea forsteriana (Kentia Palm)	2.0m	Retain
97	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
98	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
99	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
100	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
101	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain
102	Ravenea rivularis (Majesty Palm)	2.4m	Retain
105	Syncarpia glomulifera (Turpentine)	3.6m	Retain

Table 10. Continued -Tree Retention and Removal List

11.2. Tree Protection Measures

These specifications are for the trees identified and selected for retention including any tree located on adjoining properties.

- 11.2.1. **Tree Protection** - All tree parts must be protected - This includes roots, trunks and branches. *The TPZ distance is measured radially from the trunk.*
- 11.2.2. **Fencing** - A 1.8m chain wire fence, secured and fastened to prevent movement be installed in accordance with AS4970-2009 *protection of trees on development sites* and AS 4687-2007 *Temporary Fencing and Hoarding*. The TPZ distances are located within the tree schedule. Woody roots must not be damage during fencing TPZ fencing installation. The installation of all required tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates and liquids from entering the tree protection zone. No fence relocation is permitted without Arborist permission.
- 11.2.3. **Ground Protection** - Ground surface protection must be installed if construction access is required through any TPZ. Protected with boarding (ie scaffolding board or plywood sheeting or similar material), placed over a layer of mulch to a depth of at least 100mm and geotextile fabric. The protective boarding must be left in place for the duration of the construction and development. The existing concrete driveways are to be left in-situ and forms part of the ground surface protection.
- 11.2.4. **Signage** - "Tree Protection Zone, No Entry". With project arborist contact details to be attached to the protective fencing.
- 11.2.5. **Machinery Movements** - Machinery movements must be kept outside of TPZ's or on hard surfaces within TPZ's.

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11.2.6. **AS4970-2009** - Activities generally excluded from the TPZ include but are not limited to;

- soil cutting or fill including trenching
- machine excavation including trenching;
- excavation for silt fencing;
- soil cultivation, disturbance or compaction;
- stockpiling, storage or mixing of materials;
- preparation of chemicals, including preparation of cement products;
- parking of vehicles and plant;
- disposal of liquids and refuelling;
- dumping of waste;
- disposal of building materials;
- was placement of fill;
- lighting of fires;
- soil level changes;
- temporary or permanent installation of utilities and signs, and
- physical damage to the tree.
- site offices or shed locations

11.2.7. **Canopy Pruning** - No pruning is expected.

11.2.8. **Mulch** - Within the TPZ fencing up to 100mm of *COMPOSTED* organic mulch must be applied to help retain moisture levels, suppress weed growth and reduce tree stress. Mulch must be in accordance with AS4454-2012 Composts, soil conditioners and mulches.

11.2.9. **Irrigation** - All trees must be thoroughly watered regularly throughout the development process. This is dependent on weather conditions where more water applied during hot and or winding weather. Micro-irrigation lines must be connected to a designated water source that remains connected throughout the development works. and forward-facing sprayers from the fence line for use during and post construction activities.

11.2.10. **Tree Damage** - If any tree is damaged the project arborist should be notified, engaged to inspect and provide advice as well as written documentation to be supplied to the certifying authority.

11.2.11. **Fertilisation** - Any tree requiring fertilisation should be performed at the discretion of the site arborist only.

11.3. Tree Monitoring Schedule

11.3.1. During site occupation all TPZ's and trees must be monitored, assessed and recorded by the project arborist according to council's determinations.

11.3.2. Any work that occurs within a TPZ must be witnessed and directed by the project arborist.

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11.3.3. In the event that any tree is declining in health the project arborist shall be engaged to supply written remedial applications that must be applied immediately.

11.3.4. Any excavation work within a Tree Protection Zone must be monitored by the project arborist.

11.4. Project Arborist Monitoring

1	Project arborist (level 5) must oversee tree retention with written confirmation from the owner or site manager
2	All tree related matters must be discussed with the project arborist
3	The builder / site manager is responsible to inform the project arborist of any issues during works
4	Project arborist must maintain a <u>monthly</u> log including site visits, notes and photographs
5	Project arborist must provide feedback the builder, site manager or council

Table 11. Project Arborist Monitoring

11.5. Project Arborist Supervision

An Arborist with minimum qualifications in Arboriculture of Level 5 (under the Australian Qualification Framework) must oversee various stages of work within the Tree Protection Zone of any tree listed for retention. The Arborist must certify compliance with each key milestone as detailed below.

1	Project arborist to mark or tag all trees to be removed (red) and retain (green) with confirmed and agreement with site manager prior to ANY onsite works
2	Project arborist to mark tree protection fencing locations prior to ANY onsite works
3	During demolition of any ground surface materials (paving, concrete, grass etc) within the Tree Protection Zone (TPZ) of any tree to be retained
4	During any excavation and trenching which has been approved by Council within the TPZ of any tree to be retained
5	During any Landscape works within the TPZ of any tree to be retained

Table 12. Project Arborist Supervision

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11.6. Project Arborist Hold Points


Hold Point	Task	Timing
1	Tree Protection Plan be onsite prior to works (AS4970-2009)	Prior to demolition of any structures
2	Approve tree tagging for tree retention and removal	
4	Inspect Tree Protection Fencing with signage (AS4970-2009)	
5	Install Trunk Protection where applicable	As required prior to works proceeding
6	Supervise all work within any TPZ's	As required during works
7	Tree Inspection	Monthly during all construction works
8	Final Tree Inspection	Post construction

Table 13. Project Arborist Hold Points

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11.7. Tree Protection Plan





Tree Protection Plan

AS 4970-2009 Protection of trees on development sites

Site Address:
77 Kulgoa Road, Pymble

Client:
Mr & Mrs Leece

Date:
11 July 2024

Reference:
20242078.5

Prepared By:
Meredith Gibbs

**PO Box 3453,
DURAL NSW 2158
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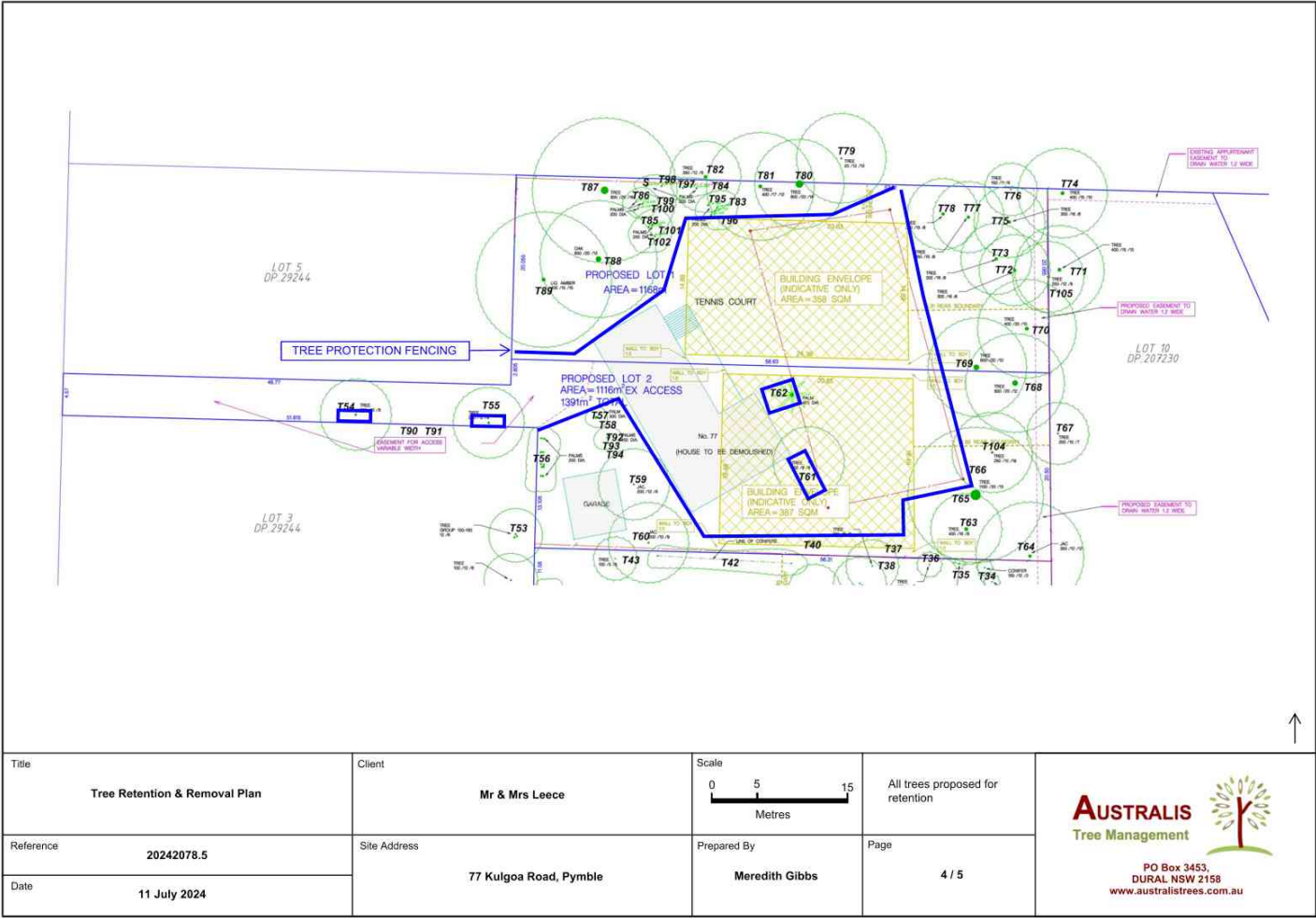
Tree No.	Species	TPZ	Proposed Status	Tree No.	Species	TPZ	Proposed Status	Tree No.	Species	TPZ	Proposed Status
34	Juniperus communis (Juniper)	2.4m	Retain	73	Syncarpia glomulifera (Turpentine)	6.0m	Retain	103	Camellia reticulata (Reticulata Camellia)*	2.0m	Retain
35	Juniperus communis (Juniper)	2.0m	Retain	74	Pittosporum undulatum (Sweet Pittosporum)	4.8m	Retain	104	Celtis australis (Nettle Tree)*	6.0m	Retain
36	Buxus sp (Buxus)*	2.0m	Retain	75	Brachychiton acerifolius (Illawarra Flame Tree)	4.8m	Retain	105	Syncarpia glomulifera (Turpentine)	3.6m	Retain
37	Camellia reticulata (Reticulata Camellia)	2.4m	Retain	76	Grevillea robusta (Silky Oak)	24.0m	Retain	106	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)*	2.0m	Retain
38	Pittosporum tenuifolium (Pittosporum)*	2.0m	Retain	77	Celtis australis (Nettle Tree)*	7.2m	Retain	107	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)*	2.0m	Retain
40	Celtis australis (Nettle Tree)*	2.0m	Retain	78	Callistemon salignus (Willow Bottlebrush)	5.1m	Retain	108	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)*	2.0m	Retain
42	Juniperus communis (Juniper)	2.0m	Retain	79	Pittosporum undulatum (Sweet Pittosporum)	2.4m	Retain	109	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)*	2.0m	Retain
43	Camellia reticulata (Reticulata Camellia)	2.0m	Retain	80	Eucalyptus saligna (Sydney Blue Gum)	9.6m	Retain	110	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)*	2.0m	Retain
49	Glochidion ferdinandi (Cheese Tree)	6.0m	Retain	81	Eucalyptus saligna (Sydney Blue Gum)	4.8m	Retain				
53	Callistemon salignus (Willow Bottlebrush)	3.0m	Retain	82	Ligustrum lucidum (Large Leaf Privet)*	3.6*	Retain				
54	Thuja plicata (Western Red Cedar)	4.8m	Retain	83	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
55	Glochidion ferdinandi (Cheese Tree)	6.0m	Retain	84	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
56	Archontophoenix cunninghamiana (Bangalow Palm) multiple	3.0m	Retain	85	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
57	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain	86	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain				
58	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain	87	Eucalyptus punctata (Grey Gum)	8.4m	Retain				
59	Jacaranda mimosifolia (Jacaranda)	4.8m	Retain	88	Cedrus deodara (Deodar Cedar)	8.4m	Retain				
59	Jacaranda mimosifolia (Jacaranda)	4.8m	Retain	89	Ulmus glabra (Scotch Elm)	7.2m	Retain				
60	Jacaranda mimosifolia (Jacaranda)	5.1m	Retain	90	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
61	Camellia reticulata (Reticulata Camellia)	2.4m	Retain	91	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
62	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain	92	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
63	Cedrus deodara (Deodar Cedar)	6.0m	Retain	93	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain				
64	Jacaranda mimosifolia (Jacaranda)	6.0m	Retain	94	Archontophoenix cunninghamiana (Bangalow Palm)	2.4m	Retain				
65	Eucalyptus saligna (Sydney Blue Gum)	12.0m	Retain	95	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
66	Stenocarpus sinuatus (Fire Wheel Tree)	2.4m	Retain	96	Howea forsteriana (Kentia Palm)	2.0m	Retain				
67	Dead	N/A	Retain	97	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
68	Eucalyptus saligna (Sydney Blue Gum)	6.0m	Retain	98	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
69	Eucalyptus saligna (Sydney Blue Gum)	7.2m	Retain	99	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
70	Eucalyptus pilularis (Blackbutt)	4.8m	Retain	100	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
71	Angophora costata (Smooth-barked Apple)	6.6m	Retain	101	Livistona chinensis (Chinese Fan Palm)	2.4m	Retain				
72	Syncarpia glomulifera (Turpentine)	4.8m	Retain	102	Ravenea rivularis (Majesty Palm)	2.4m	Retain				

* Exempt from Council Protection

Title	Tree List	Client	Mr & Mrs Leece		Retain Remove
Reference	20242078.5	Site Address	77 Kulgoa Road, Pymble	Prepared By	Meredith Gibbs
Date	11 July 2024			Page	2 / 5

AUSTRALIS
Tree Management
PO Box 3453,
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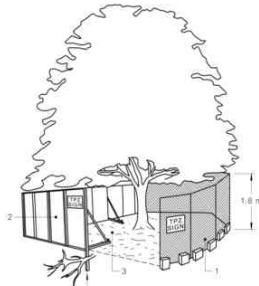
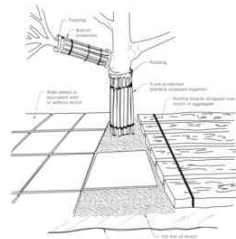


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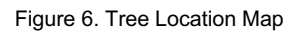
Arboriculture Impact Assessment for 77 Kulgoa Road, Pymble
Australis Tree Management

Reference 20242078.5
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<p>Project Arborist Monitoring</p> <p>Project arborist (level 5) must oversee tree retention with written confirmation from the owner or site manager</p> <p>All tree related matters must be discussed with the project arborist</p> <p>The builder / site manager is responsible to inform the project arborist of any issues during works</p> <p>Project arborist must maintain a monthly log including site visits, notes and photographs</p> <p>The project arborist must provide feedback to the owner / builder / notes and site manager / council.</p> <p>All tree related matters must be discussed with the project arborist</p> <p>Project Hold Points</p> <p>Prior to demolition of structures</p> <p>Tree Protection Plan & Specifications must be onsite prior to works</p> <p>Project arborist must oversee tree retention</p> <p>Project arborist must inspect Tree Protection Fencing including adequate signage</p> <p>As required</p> <p>The builder / site manager is responsible to inform the project arborist of any issues during works</p> <p>During all construction works</p> <p>Project arborist must inspect trees monthly</p> <p>Post construction</p> <p>Final Tree Inspection</p>	<p>Activities Excluded From Tree Protection Zones</p> <p>No soil level changes</p> <p>Machine excavation including trenching</p> <p>Excavation for silt fencing</p> <p>Cultivation</p> <p>Preparation of chemicals</p> <p>Parking of vehicles and machinery</p> <p>Refuelling</p> <p>Dumping of waste</p> <p>Wash down and cleaning of equipment</p> <p>Placement of fill</p> <p>Lighting of fires</p> <p>Temporary or permanent installation of utilities</p> <p>Physical damage to the tree</p> <p>Bolt cutters or wire cutters must not be used for root pruning</p> <p>Activities Permissible Within Tree Protection Zones</p> <p>Any excavation work within a Tree Protection Zone must be monitored by the project arborist.</p> <p>Roots measuring over 50mm in diameter within the Tree Protection Zone and outside the Structural Root Zone may be pruned at the discretion of the project arborist.</p> <p>Root exposure must be applied with hand tools or Air Spade to prevent damage to the root system.</p> <p>All root pruning equipment must be sharp and clean. Secateurs, loppers or pruning saws should be used and can be cleaned with methylated spirits to prevent disease and pathogen spread. No bolt cutters.</p> <p>Any roots exposed must be wrapped or covered with hessian or cloth and kept moist to prevent drying out and sunburn until backfilling occurs.</p> <p>Backfill must be watered in and mulched with composted leaf mulch.</p>	<p>Tree Protection Fencing</p> <p>A 1.8m chain wire fence, secured and fastened to prevent movement be installed in accordance with AS4970-2009 and AS 4687-2007. Woody roots must not be damaged during fencing TPZ fencing installation. No fence relocation is permitted without Arborist permission.</p> <p>Signage - "Tree Protection Zone, No Entry". With project arborist contact details to be attached to the protective fencing.</p> <p>Within the TPZ fencing up to 50mm of COMPOSTED organic mulch must be applied to help retain moisture levels, suppress weed growth and reduce tree stress. Mulch must be in accordance with AS4454-2012 Composts, soil conditioners and mulches.</p> <p>All trees must be thoroughly watered regularly throughout the development works. This is dependent on weather conditions where more water applied during hot and or winding weather.</p> <p>Tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates and liquids from entering the TPZ.</p> <p>Trunk Protection</p> <p>Trunk protection shall consist of hessian wrapped around the trunk.</p> <p>Two metre lengths of timber (100 x 50mm) spaced at 100-150mm centres secured together with 2mm galvanised wire.</p> <p>These shall be strapped around the trunk and not fixed to the tree in any way to avoid mechanical injury or damage.</p> <p>Ground Protection</p> <p>Ground protection is required within a TPZ for foot traffic, temporary access for machinery and if full TPZ fencing distances cannot be achieved.</p> <p>The purpose of ground protection is to prevent root damage and soil compaction within the TPZ.</p> <p>Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards.</p> <p>These measures may be applied to root zones beyond the TPZ.</p> <p>Foot Traffic Platforms</p> <p>Ground protection against foot traffic is required within the TPZ. Scaffolding with timber boards attached</p>	  	
<p>Compliance Inspection Check List</p> <p>Council Conditions and the following list will be checked during each inspection. Failure will result in non compliance.</p> <p>Tree protection fencing in place</p> <p>Trunk protection in place</p> <p>Ground protection in place</p> <p>Correct signage attached</p> <p>Mulch installed</p> <p>Irrigation installed</p> <p>Scaffolding installation damage</p> <p>Evidence of tree protection fencing adjustments</p> <p>Evidence tree damage</p> <p>Evidence of machinery movements, foot traffic or work within TPZ fencing</p>				
<p>Title</p> <p>Tree Protection Specifications</p> <p>AS 4970-2009 Protection of trees on development sites</p>	<p>Client</p> <p>Mr & Mrs Leece</p>			<p>AUSTRALIS</p> <p>Tree Management</p>  <p>PO Box 3453, DURAL NSW 2158 www.australistrees.com.au</p>
<p>Reference</p> <p>20242078.5</p>	<p>Site Address</p> <p>77 Kulgoa Road, Pymble</p>	<p>Prepared By</p> <p>Meredith Gibbs</p>	<p>Page</p> <p>5 / 5</p>	
<p>Date</p> <p>11 July 2024</p>				

Appendix A - Tree Location Map



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Appendix B - Tree Schedule

Tree No	Species	Location	DBH (cm) multi (yrs)	DGL (cm)	Height (m)	Canopy (m) radius	Age Class	Life Expectancy	Crown Class	Tree Condition	Crown Condition	Structure Condition	Deadwood Epicormics	Type	Tree AZ	Council Protected	TPZ (m) SRZ (m)	Proposed Works	Distance (m)	Proposed Ener	Proposed Status
34	Juniperus communis (Juniper)	adjoining 73 Kulgoa Road	20	20	6.0	1.0 1.0 1.0 1.0 N S E W	mature	15-40yrs	codominant	fair	good (4)	fair	N/A N/A	exotic	Z1	Yes	2.4 1.7	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
35	Juniperus communis (Juniper)	adjoining 73 Kulgoa Road	15	15	6.0	0.5 0.5 0.5 1.0 N S E W	mature	15-40yrs	codominant	fair	good (4)	fair	N/A N/A	exotic	Z1	Yes	2.0 1.5	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
36	Buxus sp (Buxus)	adjoining 73 Kulgoa Road	10	20	3.0	2.0 2.0 2.0 2.0 N S E W	mature	15-40yrs	dominant	fair	good (4)	fair	N/A N/A	exotic	Z1	No	2.0 1.7	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
37	Camellia reticulata (Reticulata Camellia)	onsite	20 10 10 10 10	50	5.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	fair	good (4)	fair	0% <10%	exotic	Z1	Yes	2.4 2.5	indicative building envelope (lot 3)	0.0	100%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
38	Pittosporum tenuifolium (Pittosporum)	adjoining 73 Kulgoa Road	10	20	4.0	2.0 2.0 2.0 2.0 N S E W	mature	15-40yrs	dominant	fair	good (4)	fair	N/A N/A	exotic	Z1	No	2.0 1.7	no works		0%	Retain
Health & Condition lean																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
40	Celtis australis (Nettle Tree)	adjoining 73 Kulgoa Road	10	10	5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	fair	average (3)	fair	0% <10%	exotic	Z3	No	2.0 1.5	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
42	Juniperus communis (Juniper)	adjoining 73 Kulgoa Road	5	5	3.0	1.0 1.0 1.0 1.0 N S E W	mature	15-40yrs	codominant	fair	good (4)	fair	N/A N/A	exotic	Z1	Yes	2.0 1.5	indicative building envelope (lot 3)	1.5	7%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
43	Camellia reticulata (Reticulata Camellia)	adjoining 73 Kulgoa Road	5	10	5.0	1.0 1.0 1.0 1.0 N S E W	mature	40+yrs	dominant	fair	average (3)	fair	0% <10%	exotic	Z1	Yes	2.0 1.5	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
49	Glochidion ferdinandi (Cheese Tree)	adjoining 75 Kulgoa Road	50 25 25 25 25	60	12.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	codominant	fair	average (3)	fair	<10% <10%	native	A2	Yes	6.0 2.7	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
53	Callistemon salignus (Willow Bottlebrush)	adjoining 75 Kulgoa Road	25	30	10.0	3.0 3.0 3.0 3.0 N S E W	mature	5-15yrs	dominant	poor	decline (2)	fair	50%-75% <10%	native	Z4	Yes	3.0 2.0	no works		0%	Retain
Health & Condition decline / stress																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					

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Tree No.	Species	Location	DBH (cm) multi (cm)	DGL (cm)	Height (m)	Canopy (m) radius	Age Class	Life Expectancy	Crown Class	Tree Condition	Crown Condition	Structure Condition	Deadwood Epicormics	Type	Tree AZ	Council Protected	TPZ (m) SRZ (m)	Proposed Works	Distance (m)	Proposed Enscr	Proposed Status
54	Thuja plicata (Western Red Cedar)	onsite	40	40	12.0	3.0 3.0 2.5 3.0 N S E W	mature	15-40yrs	dominant	fair	average (3)	poor	<10% N/A	exotic	A2	Yes	4.8 2.3	no works		0%	Retain
Health & Condition included bark in scaffold union at 2m																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
55	Glochidion ferdinandi (Cheese Tree)	onsite	50	50	10.0	3.5 3.5 3.5 3.5 N S E W	mature	40+yrs	codominant	fair	average (3)	fair	<10% <10%	native	A2	Yes	6.0 2.5	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
56	Archontophoenix cunninghamiana (Bangalow Palm) multiple	onsite	30		8.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	3.6	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
57	Archontophoenix cunninghamiana (Bangalow Palm)	onsite	30		8.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	3.6	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
58	Archontophoenix cunninghamiana (Bangalow Palm)	onsite	20		8.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	2.4	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
59	Jacaranda mimosifolia (Jacaranda)	onsite	40	50	6.0	4.0 3.5 3.5 4.5 N S E W	young	40+yrs	dominant	fair	average (3)	fair	<10% <10%	exotic	A2	Yes	4.8 2.5	No. 77 dwelling demolition	3.6	7%	Retain
Health & Condition no significant issues sighted																					
Existing Structure No. 77 dwelling demolition Existing Structure Distance 4m Existing Structure Obstruction % 7%																					
60	Jacaranda mimosifolia (Jacaranda)	onsite	42 30 30	50	7.0	3.0 3.0 3.0 3.0 N S E W	young	40+yrs	dominant	fair	average (3)	fair	<10% <10%	exotic	A2	Yes	5.1 2.5	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
61	Camellia reticulata (Reticulata Camellia)	onsite	20 10 10	50	5.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	fair	good (4)	fair	0% <10%	exotic	Z1	Yes	2.4 2.5	indicative building envelope (lot 2)	0.0	100%	Retain
Health & Condition no significant issues sighted																					
Existing Structure No. 77 dwelling demolition Existing Structure Distance 2m Existing Structure Obstruction % 6%																					
62	Livistona chinensis (Chinese Fan Palm)	onsite	50		8.0	2.0 2.0 2.0 2.0 N S E W	semi mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	6.0	indicative building envelope (lot 2)	0.0	0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure No. 77 dwelling demolition Existing Structure Distance 3m Existing Structure Obstruction % 20%																					
63	Cedrus deodara (Deodar Cedar)	onsite	50	55	10.0	3.0 3.0 3.0 3.0 N S E W	semi mature	15-40yrs	suppressed	fair	low (2-3)	poor	<10% N/A	exotic	Z10	Yes	6.0 2.6	indicative building envelope (lot 2)	5.0	4%	Retain
Health & Condition poor form																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					

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Tree No.	Species	Location	DBH (cm) multi (cm)	DGL (cm)	Height (m)	Canopy (m) radius	Age Class	Life Expectancy	Crown Class	Tree Condition	Crown Condition	Structure Condition	Deadwood Epicormics	Type	Tree AZ	Council Protected	TPZ (m) SRZ (m)	Proposed Works	Distance (m)	Proposed Encr	Proposed Status
64	Jacaranda mimosifolia (Jacaranda)	onsite	50 30 40	50	9.0	4.0 6.0 3.0 3.0 N S E W	semi mature	40+yrs	dominant	fair	average (3)	poor	<10% <10%	exotic	Z5	Yes	6.0 2.5	no works		0%	Retain
			Health & Condition		lean			Existing Structure			Existing Structure Distance		Existing Structure Obstruction %								
65	Eucalyptus saligna (Sydney Blue Gum)	onsite	100	100	20.0	7.0 7.0 7.0 8.0 N S E W	mature	40+yrs	codominant	fair	average (3)	fair	10%-25% 10%-25%	indigenous	A2	Yes	12.0 3.3	indicative building envelope (lot 2)	5.8	6%	Retain
			Health & Condition		minor previously failed branches, one with bracket fungi / deadwood / 5-10cm diameter trunk cavities			Existing Structure			tennis court		Existing Structure Distance 2m		Existing Structure Obstruction % 19%						
66	Stenocarpus sinuatus (Fire Wheel Tree)	onsite	20	20	8.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	fair	<10% <10%	native	Z1	Yes	2.4 1.7	no works		0%	Retain
			Health & Condition		basal suckers			Existing Structure			tennis court		Existing Structure Distance 1m		Existing Structure Obstruction % 6%						
67	Dead	adjoining 18 Bristol Ave				N S E W	dead (no hollows)			dead					Z4						
			Health & Condition																		
			Existing Structure		Existing Structure Distance		Existing Structure Obstruction %														
68	Eucalyptus saligna (Sydney Blue Gum)	onsite	50	60	17.0	7.0 7.0 6.0 6.0 N S E W	mature	40+yrs	codominant	fair	average (3)	fair	<10% <10%	indigenous	A2	Yes	6.0 2.7	no works		0%	Retain
			Health & Condition		minor previously failed branches			Existing Structure			N/A		Existing Structure Distance		Existing Structure Obstruction %						
69	Eucalyptus saligna (Sydney Blue Gum)	onsite	60	65	20.0	7.0 7.0 6.0 6.0 N S E W	mature	40+yrs	codominant	fair	average (3)	fair	<10% <10%	indigenous	A2	Yes	7.2 2.8	no works		0%	Retain
			Health & Condition		no significant issues sighted			Existing Structure			tennis court		Existing Structure Distance 4m		Existing Structure Obstruction % 17%						
70	Eucalyptus pilularis (Blackbutt)	onsite	40	50	18.0	3.0 3.0 4.0 4.0 N S E W	semi mature	40+yrs	codominant	fair	average (3)	fair	<10% 25%-50%	indigenous	A2	Yes	4.8 2.5	no works		0%	Retain
			Health & Condition		stress			Existing Structure			N/A		Existing Structure Distance		Existing Structure Obstruction %						
71	Angophora costata (Smooth-barked Apple)	adjoining 18 Bristol Ave	55	60	20.0	5.0 5.0 5.0 5.0 N S E W	semi mature	40+yrs	dominant	fair	average (3)	fair	<10% <10%	indigenous	A2	Yes	6.6 2.7	no works		0%	Retain
			Health & Condition		no significant issues sighted			Existing Structure			N/A		Existing Structure Distance		Existing Structure Obstruction %						
72	Syncarpia glomulifera (Turpentine)	onsite	40	50	16.0	4.0 4.0 4.0 4.0 N S E W	young	40+yrs	intermediate	fair	average (3)	fair	<10% N/A	indigenous	A2	Yes	4.8 2.5	no works		0%	Retain
			Health & Condition		no significant issues sighted			Existing Structure			N/A		Existing Structure Distance		Existing Structure Obstruction %						
73	Syncarpia glomulifera (Turpentine)	onsite	50	60	18.0	5.0 5.0 5.0 5.0 N S E W	semi mature	40+yrs	intermediate	fair	average (3)	fair	<10% N/A	indigenous	A2	Yes	6.0 2.7	no works		0%	Retain
			Health & Condition		no significant issues sighted			Existing Structure			N/A		Existing Structure Distance		Existing Structure Obstruction %						

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Tree No.	Species	Location	DBH (cm) multi (cm)	DGL (cm)	Height (m)	Canopy (m) radius	Age Class	Life Expectancy	Crown Class	Tree Condition	Crown Condition	Structure Condition	Deadwood Epicormics	Type	Tree AZ	Council Protected	TPZ (m) SRZ (m)	Proposed Works	Distance (m)	Proposed Engr	Propos Status	
74	Pittosporum undulatum (Sweet Pittosporum)	adjoining 18 Bristol Ave	40	40	10.0	5.0 N 5.0 S 5.0 E 5.0 W	mature	5-15yrs	codominant	fair	average (3)	fair	<10% N/A	indigenous	A2	Yes	4.8 2.3	no works		0%	Retain	
				Health & Condition climber																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		
75	Brachychiton acerifolius (Illawarra Flame Tree)	onsite	40	45	15.0	5.0 N 5.0 S 5.0 E 5.0 W	semi mature	40+yrs	codominant	good	average (3)	good	<10% <10%	native	A2	Yes	4.8 2.4	no works		0%	Retain	
				Health & Condition no significant issues sighted																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		
76	Grevillea robusta (Silky Oak)	onsite	200	250	11.0	3.0 N 3.0 S 3.0 E 3.0 W	young	15-40yrs	codominant	fair	average (3)	fair	<10% N/A	native	A2	Yes	24.0 4.9	no works		0%	Retain	
				Health & Condition no significant issues sighted																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		
77	Celtis australis (Nettle Tree)	onsite	60	60	8.0	3.0 N 3.0 S 3.0 E 3.0 W	mature	15-40yrs	codominant	poor	average (3)	poor	<10% <10%	exotic	Z5	No	7.2 2.7	indicative building envelope (lot 1)	6.0	2%	Retain	
				Health & Condition trunk wound																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		
78	Callistemon salignus (Willow Bottlebrush)	onsite	42 30	50	13.0	4.0 N 4.0 S 4.0 E 4.0 W	mature	15-40yrs	codominant	fair	average (3)	poor	<10% <10%	native	Z5	Yes	5.1 2.5	indicative building envelope (lot 1)	3.5	5%	Retain	
				Health & Condition included bark within codominant stems (burfucating at 1m) and scaffold unions																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		
79	Pittosporum undulatum (Sweet Pittosporum)	adjoining SP2 Water Supply	20	30	8.0	3.0 N 3.0 S 3.0 E 3.0 W	mature	15-40yrs	dominant	fair	good (4)	fair	<10% <10%	indigenous	Z1	Yes	2.4 2.0	no works		0%	Retain	
				Health & Condition no significant issues sighted																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		
80	Eucalyptus saligna (Sydney Blue Gum)	onsite	80	90	20.0	5.0 N 5.0 S 5.0 E 5.0 W	mature	40+yrs	dominant	fair	average (3)	fair	10%-25% 10%-25%	indigenous	A2	Yes	9.6 3.2	indicative building envelope (lot 1)	3.4	3%	Retain	
				Health & Condition no significant issues sighted																		
				Existing Structure tennis court Existing Structure Distance: 4m Existing Structure Obstruction % 22%																		
81	Eucalyptus saligna (Sydney Blue Gum)	onsite	40	50	16.0	5.0 N 4.0 S 4.0 E 7.0 W	semi mature	40+yrs	dominant	fair	average (3)	fair	10%-25% 10%-25%	indigenous	A2	Yes	4.8 2.5	indicative building envelope (lot 1)	3.0	7%	Retain	
				Health & Condition no significant issues sighted																		
				Existing Structure tennis court Existing Structure Distance: 4m Existing Structure Obstruction % 1%																		
82	Ligustrum lucidum (Large Leaf Privet)	adjoining SP2 Water Supply	30	40	12.0	3.0 N 3.0 S 3.0 E 3.0 W	mature	40+yrs	dominant	fair	average (3)	fair	N/A N/A	exotic	Z3	No	3.6 2.3	no works		0%	Retain	
				Health & Condition no significant issues sighted																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		
83	Livistona chinensis (Chinese Fan Palm)	onsite	20		6.0	2.0 N 2.0 S 2.0 E 2.0 W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	indicative building envelope (lot 1)	1.0	0%	Retain	
				Health & Condition no significant issues sighted																		
				Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																		

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Tree No.	Species	Location	DBH (cm) multi (cm)	DGL (cm)	Height (m)	Canopy (m) radius	Age Class	Life Expectancy	Crown Class	Tree Condition	Crown Condition	Structure Condition	Deadwood/ Epicormics	Type	Tree AZ	Council Protected	TPZ (m) SRZ (m)	Proposed Works	Distance (m)	Proposed Ener	Proposed Status
84	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
85	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
86	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
87	Eucalyptus punctata (Grey Gum)	onsite	70	75	16.0	8.5 6.5 9.0 7.0 N S E W	mature	40+yrs	dominant	fair	average (3)	fair	<10% <10%	indigenous	A2	Yes	8.4 2.9	no works		0%	Retain
Health & Condition no significant issues sighted / minor deadwood																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
88	Cedrus deodara (Deodar Cedar)	onsite	70	80	16.0	5.0 5.0 4.0 5.0 N S E W	mature	40+yrs	dominant	fair	average (3)	fair	<10% <10%	exotic	A2	Yes	8.4 3.0	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
89	Ulmus glabra (Scotch Elm)	onsite	60	50	16.0	5.0 5.0 3.0 6.0 N S E W	mature	40+yrs	dominant	fair	average (3)	fair	<10% <10%	exotic	A2	Yes	7.2 2.5	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
90	Archontophoenix cunninghamiana (Bangalow Palm)	adjoining 75 Kulgoa Road	30		10.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	3.6	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
91	Archontophoenix cunninghamiana (Bangalow Palm)	adjoining 75 Kulgoa Road	30		10.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	3.6	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
92	Archontophoenix cunninghamiana (Bangalow Palm)	onsite	20		8.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	2.4	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
93	Archontophoenix cunninghamiana (Bangalow Palm)	onsite	20		8.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	2.4	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					

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Tree No.	Species	Location	DBH (cm) multi (cm)	DGL (cm)	Height (m)	Canopy (m) radius	Age Class	Life Expectancy	Crown Class	Tree Condition	Crown Condition	Structure Condition	Deadwood Epicormics	Type	Tree AZ	Council Protected	TPZ (m) SRZ (m)	Proposed Works	Distance (m)	Proposed Engr	Proposed Status
94	Archontophoenix cunninghamiana (Bangalow Palm)	onsite	20		8.0	2.0 2.0 2.0 2.0 N S E W	mature	40+yrs	dominant	good	good (4)	good	0% N/A	native	A2	Yes	2.4	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
95	Livistona chinensis (Chinese Fan Palm)	onsite	20		6.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	indicative building envelope (lot 1)	1.0	0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
96	Howea forsteriana (Kentia Palm)	onsite	15		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.0	indicative building envelope (lot 1)	0.5	0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
97	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
98	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
99	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
100	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
101	Livistona chinensis (Chinese Fan Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
102	Ravenea rivularis (Majesty Palm)	onsite	20		5.0	2.0 2.0 2.0 2.0 N S E W	young	40+yrs	dominant	good	good (4)	good	0% N/A	native	Z1	Yes	2.4	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					
103	Camellia reticulata (Reticulata Camellia)	onsite	15 10 5 10	30	3.0	2.0 2.0 2.0 2.0 N S E W	semi mature	40+yrs	dominant	fair	good (4)	fair	0% <10%	exotic	Z1	No	2.0 2.0	no works		0%	Retain
Health & Condition: no significant issues sighted																					
Existing Structure: N/A Existing Structure Distance: Existing Structure Obstruction %																					

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Tree No.	Species	Location	DBH (cm) multi (cm)	DGL (cm)	Height (m)	Canopy (m) radius	Age Class	Life Expectancy	Crown Class	Tree Condition	Crown Condition	Structure Condition	Deadwood Epicormics	Type	Tree AZ	Council Protected	TPZ (m) SRZ (m)	Proposed Works	Distance (m)	Proposed Encl	Proposed Status
104	Celtis australis (Nettle Tree)	onsite	50 30 30	50	8.0	4.0 4.0 4.0 4.0 N S E W	mature	40+yrs	dominant	fair	average (3)	fair	<10% <10%	exotic	Z3	No	6.0 2.5	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure tennis court Existing Structure Distance 4m Existing Structure Obstruction % 13%																					
105	Syncarpia glomulifera (Turpentine)	onsite	30	40	12.0	4.0 4.0 4.0 4.0 N S E W	young	40+yrs	intermediate	fair	average (3)	fair	<10% N/A	indigenous	A2	Yes	3.6 2.3	no works		0%	Retain
Health & Condition no significant issues sighted																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
106	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)	onsite	5	10	4.0	1.0 1.0 1.0 1.0 N S E W	mature	<5yrs	dominant	poor	decline (2)	poor	25%-50% 25%-50%	exotic	Z1	No	2.0 1.5	no works		0%	Retain
Health & Condition decline / stress																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
107	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)	onsite	5	10	4.0	1.0 1.0 1.0 1.0 N S E W	mature	<5yrs	dominant	poor	decline (2)	poor	25%-50% 25%-50%	exotic	Z1	No	2.0 1.5	no works		0%	Retain
Health & Condition decline / stress																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
108	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)	onsite	5	10	3.0	1.0 1.0 1.0 1.0 N S E W	mature	<5yrs	dominant	poor	decline (2)	poor	25%-50% 25%-50%	exotic	Z1	No	2.0 1.5	no works		0%	Retain
Health & Condition decline / stress																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
109	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)	onsite	5	10	4.0	1.0 1.0 1.0 1.0 N S E W	mature	<5yrs	dominant	poor	decline (2)	poor	25%-50% 25%-50%	exotic	Z1	No	2.0 1.5	no works		0%	Retain
Health & Condition decline / stress																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					
110	Tibouchina lepidota 'Alstonville' (Alstonville Tibouchina)	onsite	14 10 10	30	4.0	2.0 2.0 2.0 2.0 N S E W	mature	<5yrs	dominant	poor	decline (2)	poor	25%-50% 25%-50%	exotic	Z1	No	2.0 2.0	no works		0%	Retain
Health & Condition decline / stress																					
Existing Structure N/A Existing Structure Distance Existing Structure Obstruction %																					

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Appendix C - Tree Schedule Definitions and Information

Location

- Adjoining Property / Nature Strip / On Site

Dimensions

- Diameter at breast height at 1.4m (DBH) / Diameter at ground level (DGL)

Height

- Height measured in meters determined with a clinometer or estimated by eye

Canopy

- Canopy spread measured in diameter on NearMap or estimated by eye on site

Age Class

- Young - Recently planted or seeded
- Semi mature - < 20% of life expectancy
- Mature - 20% - 80% of life expectancy
- Over mature - > 80% of life expectancy

Life Expectancy

- >5 years / 5-15 years / 15-40 years / 40+ years

Crown Class

- Dominant - Crown extends above general canopy; not restricted by other trees.
- Co-dominant - Crown forms the bulk of the general canopy but crowded by other trees.
- Intermediate - Crown extends into dominant / co dominant canopy but quite crowded on all sides.
- Emergent - Crown development restricted from surrounding trees.
- Suppressed - Crown development restricted from overgrowing trees.

Growth Habit:

- Upright - straight upright narrow canopy
- Leaning – trunk leaning from the root base
- Multi-Stemmed - multiple trunks originating from or near the basal area

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Crown Form:

- Symmetrical - even and balanced in all directions
- Asymmetrical - uneven canopy
- Dense - full and dense foliage within the canopy
- Sparse - thin foliage density with open areas in the canopy

Tree Condition

- **Good** - The crown is unrestricted. Free of pests, diseases and obvious structural issues. Has adequate vigour, foliage volume, size and colour.
- **Fair** - The crown is not significantly restricted. Minor signs of pests and diseases. Some signs of damage or branch failures from storms. Some signs of reduced health or potential decline. They tree may improve in health or deteriorate in health and condition and may improve with remedial works.
- **Poor** - The crown is significantly restricted. Major signs of pests and diseases. Significant signs of damage or branch failures where structural integrity may be compromised or the tree is in decline and unlikely to recover.
- **Senescent** - The tree is overmature and show irreversible decline, dying or nearly dead.
- **Dead** - The tree is no longer capable of photosynthesis, osmosis and turgidity. Any dead tree must be assessed for hollow bearing capabilities and habitat potential.

Removed

- No longer present at location.

Crown Condition

- 1 - Severe decline, <20% canopy density; major dead wood
- 2 - Declining, 20-60% canopy density; twig and branch dieback
- 3 - Average / low vigour, 60-90% canopy density; twig dieback
- 4 - Good, 90-100% canopy density; little or no dieback or other problems
- 5 - Excellent, 100% canopy density; no deadwood or other problems

Structural Condition

- Poor - Wounds with fungal fruiting bodies, excessive included bark unions, numerous previous failures, significant wounds.
- Fair - Minor wounds, minor included bark unions, minor deadwood etc.
- Good - No significant issues and good foliage volume

Deadwood

- Low - Less than 10% of the canopy - Small, <10mm diameter and <2 metres in length / Large, >10mm diameter and >2 metres in length
- Medium - Between 10% and 50% of the canopy - Small, <10mm diameter and <2 metres in length / Large, >10mm diameter and >2 metres in length
- High - Greater than 50% of the canopy - Small, <10mm diameter and <2 metres in length / Large, >10mm diameter and >2 metres in length

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Epicormic growth

- Low - Less than 10% of the canopy - young / mature
- Medium - Between 10% and 50% of the canopy - young / mature
- High - Greater than 50% of the canopy - young / mature

Leaning Trees

- Low - Angle Less than 15° lean
- Medium - Angle Less than 15°-30° lean
- High - Angle Less than 30° - 45° lean
- Significant - Greater than 45° lean

Tree Type

- Endemic - Species that occur naturally and are restricted to a given area.
- Exotic - An introduced plant from outside Australia.
- Indigenous - Species that occur naturally to a given area but may not be restricted to only that area.
- Native - A general term referring to any plant indigenous to Australia including cultivars.

Root Zone

- Compacted / Garden / Grass / Mulched / Natural Bush / Paved / Soil level lowered / Soil level raised

Structures

- Fence / Garage / Footpath / Verandah / Dwelling / Road / Driveway / Seat

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Appendix D - Site Photographs



Figure 7. Tree No.'s 65, 66, 104, 67, 68 and 69

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Appendix E - Thumbnail Photographs



34

Juniperus communis
(Juniper)



35

Juniperus communis
(Juniper)



36

Buxus sp (Buxus)



37

Camellia reticulata
(Reticulata Camellia)



38

Pittosporum tenuifolium
(Pittosporum)



40

Celtis australis (Nettle Tree)



42

Juniperus communis
(Juniper)



43

Camellia reticulata
(Reticulata Camellia)



49

Glochidion ferdinandi
(Cheese Tree)



53

Callistemon salignus (Willow
Bottlebrush)



54

Thuja plicata (Western Red
Cedar)



55

Glochidion ferdinandi
(Cheese Tree)

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56
Archontophoenix
cunninghamiana (Bangalow
Palm) multiple



57
Archontophoenix
cunninghamiana (Bangalow
Palm)



58
Archontophoenix
cunninghamiana (Bangalow
Palm)



59
Jacaranda mimosifolia
(Jacaranda)



60
Jacaranda mimosifolia
(Jacaranda)



61
Camellia reticulata
(Reticulata Camellia)



62
Livistona chinensis (Chinese
Fan Palm)



63
Cedrus deodara (Deodar
Cedar)



64
Jacaranda mimosifolia
(Jacaranda)



65
Eucalyptus saligna (Sydney
Blue Gum)



66
Stenocarpus sinuatus (Fire
Wheel Tree)



67
Dead

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68
Eucalyptus saligna (Sydney Blue Gum)



69
Eucalyptus saligna (Sydney Blue Gum)



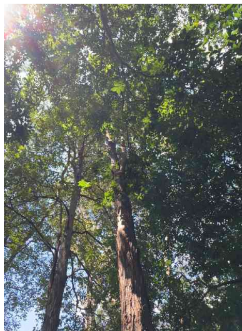
70
Eucalyptus pilularis (Blackbutt)



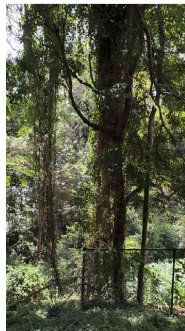
71
Angophora costata (Smooth-barked Apple)



72
Syncarpia glomulifera (Turpentine)



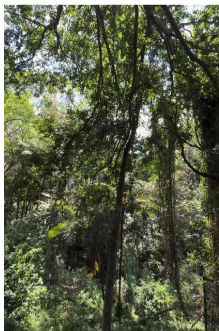
73
Syncarpia glomulifera (Turpentine)



74
Pittosporum undulatum (Sweet Pittosporum)



75
Brachychiton acerifolius (Illawarra Flame Tree)



76
Grevillea robusta (Silky Oak)



77
Celtis australis (Nettle Tree)



78
Callistemon salignus (Willow Bottlebrush)



79
Pittosporum undulatum (Sweet Pittosporum)

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80
Eucalyptus saligna (Sydney Blue Gum)



81
Eucalyptus saligna (Sydney Blue Gum)



82
Ligustrum lucidum (Large Leaf Privet)



83
Livistona chinensis (Chinese Fan Palm)



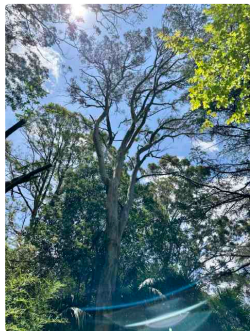
84
Livistona chinensis (Chinese Fan Palm)



85
Livistona chinensis (Chinese Fan Palm)



86
Livistona chinensis (Chinese Fan Palm)



87
Eucalyptus punctata (Grey Gum)



88
Cedrus deodara (Deodar Cedar)



89
Ulmus glabra (Scotch Elm)



90
Archontophoenix cunninghamiana (Bangalow Palm)



91
Archontophoenix cunninghamiana (Bangalow Palm)

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92
Archontophoenix
cunninghamiana (Bangalow
Palm)



93
Archontophoenix
cunninghamiana (Bangalow
Palm)



94
Archontophoenix
cunninghamiana (Bangalow
Palm)



95
Livistona chinensis (Chinese
Fan Palm)



96
Howea forsteriana (Kentia
Palm)



97
Livistona chinensis (Chinese
Fan Palm)



98
Livistona chinensis (Chinese
Fan Palm)



99
Livistona chinensis (Chinese
Fan Palm)



100
Livistona chinensis (Chinese
Fan Palm)



101
Livistona chinensis (Chinese
Fan Palm)



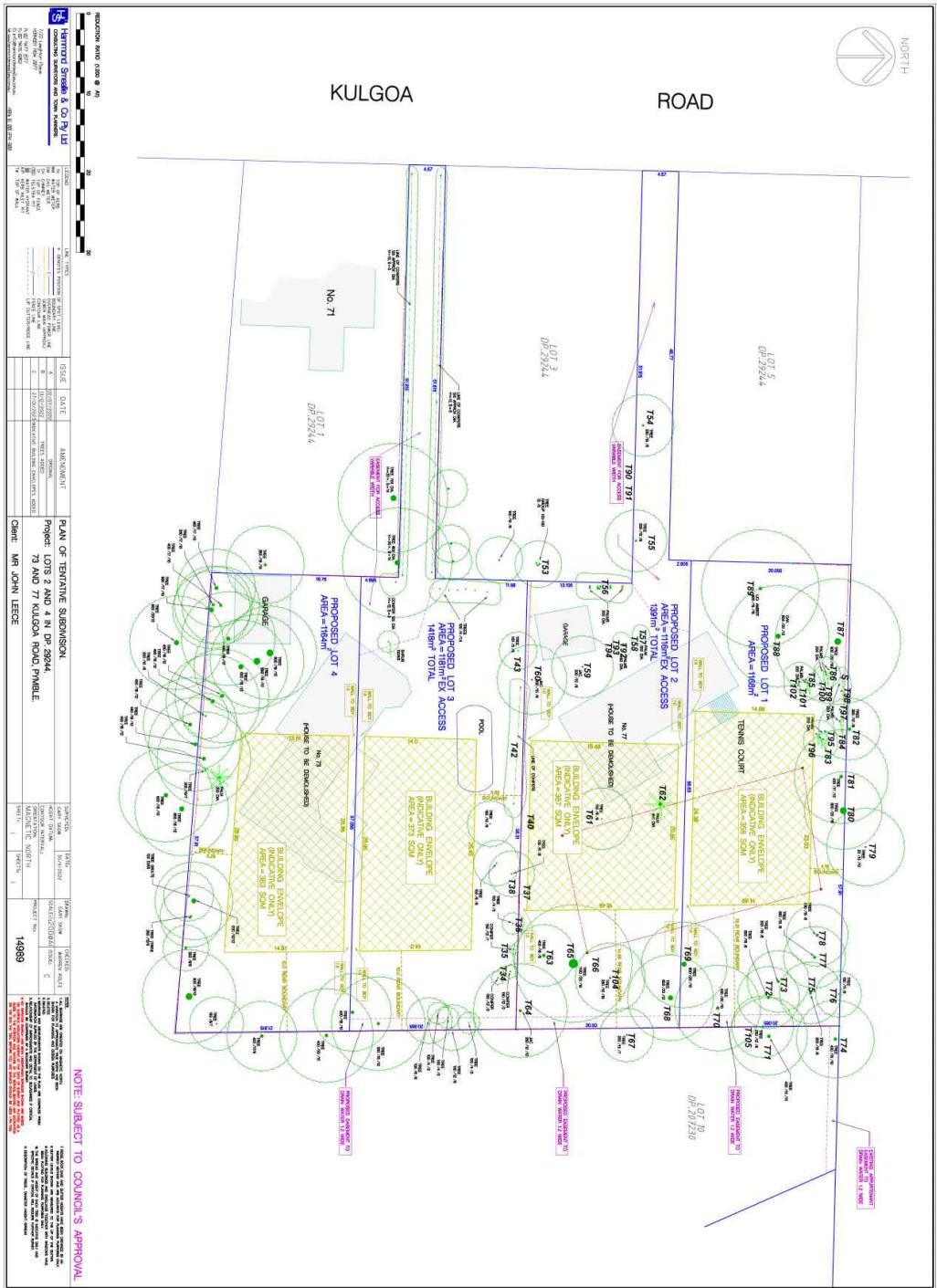
102
Ravenea rivularis (Majesty
Palm)



103
Camellia reticulata
(Reticulata Camellia)

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Appendix F - Proposed Site Plan



Arboriculture Impact Assessment for 77 Kulgoa Road, Pymble
Australis Tree Management

Reference 20242078.5
60 / 71

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Appendix G - Tree Roots

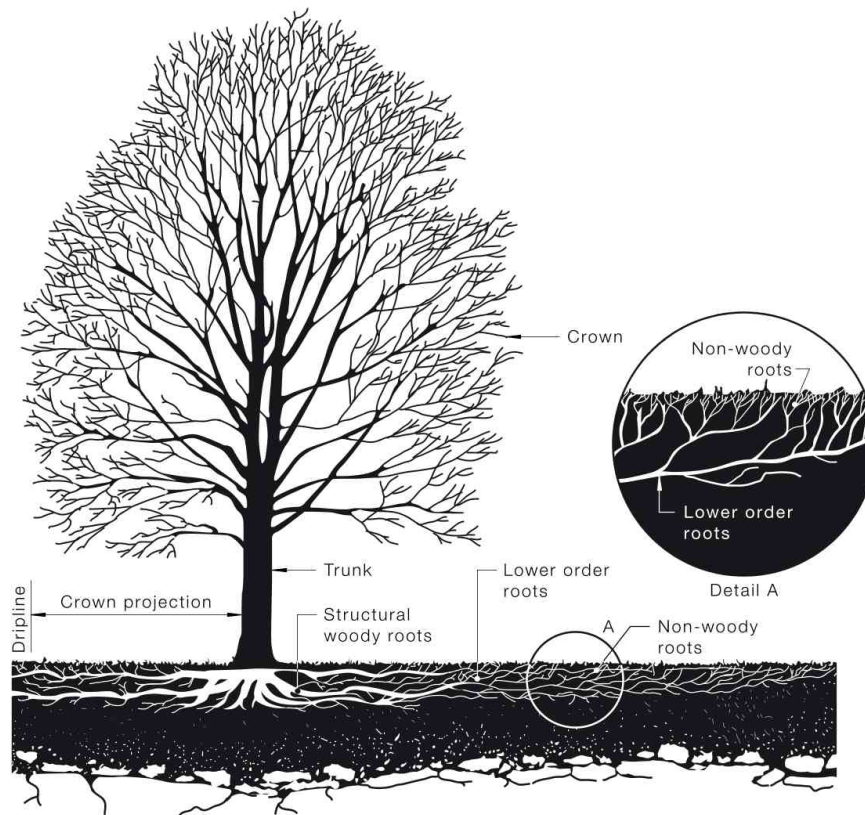


Figure 8. Tree Roots

Structural Woody Roots are large, woody roots that the tree requires for anchorage and support.

Lower Order Roots are used for anchorage, storage and transportation of water and nutrients

Non-woody Roots are fine, fibrous roots that take up water and minerals. Most absorbing roots grow upward into surface layers and mulch

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Appendix H - Glossary

Shigo, A.L. (1986) A New Tree Biology Dictionary.

*Docktor, D (2001) City of Palo Alto, Tree Technical Manual.

Bark* - All tissue outside the vascular cambium. Bark is usually divided into inner bark active phloem and aging and dead crushed phloem.

Basal - Lower trunk area of the tree.

Branch* - Organ which supports leaves, flowers and fruit.

Branch collar* - Trunk tissue that forms around the base of a branch between the main stem and the branch wood and trunk wood to meet. Formed by compaction or expansion as the girth of the branch and trunk increase.

Canopy - The part of the crown composed of the leaves and small twigs.

Cavity - An open wound, characterized by the presence of decay and resulting in a hollow (Matheny & Clarke, 1994).

Codominant stems* - Stems or trunks of about the same size originating from the same position from the main stem.

Compaction - Compaction of soils causes roots to die due to lack of oxygen and water.

Compartmentalization* - Dynamic tree defence process involving protection features that resist the spread of pathogens.

Crown* - Portion of the tree consisting of branches and leaves and any part of the trunk from which branches arise.

Crown Projection - Area within the dripline or beneath the lateral extent of the crown (Geiger, 2004)

Decay* - Degeneration and delignification of plant tissue, including wood, by pathogens or microorganisms.

Dieback - Dieback is the reduction in the dynamic mass of a tree as twigs and branches die and are walled off by protection boundaries.

Epicormic shoots* - Shoots produced by dormant buds within the bark or stems of a tree as a result of stress, lopping or increase light. Epicormic shoots usually have a weaker form of branch attachment.

Included bark* - Inwardly formed bark at the junction of branches or codominant stems.

Kino - A dark red to brown resin-like substance produced by the trees in the genera Eucalyptus and other related genera. Kino forms when living cells are injured and infected.

Lopping* - Random cutting of branches or stems between branch union or at internodes on young trees.

Mycorrhiza - A symbiotic, non pathogenic, or weakly pathogenic association of fungi and non woody, absorbing roots of plants. The common belief is that the mycorrhiza help the tree with mineral absorption, especially phosphorus.

Microorganisms - An organism of microscopic size. Bacteria, the tree pathogens, may be as small as 3 microns wide by 5 microns long.

Pathogen - Any agent that causes disease.

Photosynthesis - A process where chlorophyll in plants traps the energy of the sun in a molecule of carbon dioxide and water that is called sugar.

Roots - An organ of a tree that serves to maintain mechanical support, to provide water and essential elements from the soil through absorption, and to store energy reserves.

Stem* - Organ which supports branches, leaves flowers and fruit.

Tree* - Long lived woody perennial plant greater than (or potentially greater than) 3m in height with one or relatively few stems.

Trunk* - The main stem.

Wound* - An opening that is created when the bark is cut, removed or injured.

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Appendix I - TreeAZ (Barrell 2010)

TreeAZ Categories (Version 10.10-ANZ)

Category Z: Unimportant trees not worthy of being material constraint	
Z	Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species
	1 Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
	2 Too close to a building i.e exempt from legal protection because of proximity etc
	3 Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc
	High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure
	4 Dead, dying, diseased or declining
	5 Severe damage and/or structural defects where a high risk of failure cannot be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
	6 Instability, i.e. poor anchorage, increased exposure, etc
	Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people
	7 Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
	8 Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc
	Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population
	9 Severe damage and/or structural defects where a high risk of failure can be temporarily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
	10 Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
	11 Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
	12 Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate

Category A Important trees suitable for retention for more than 10 years and worthy of being a material constraint

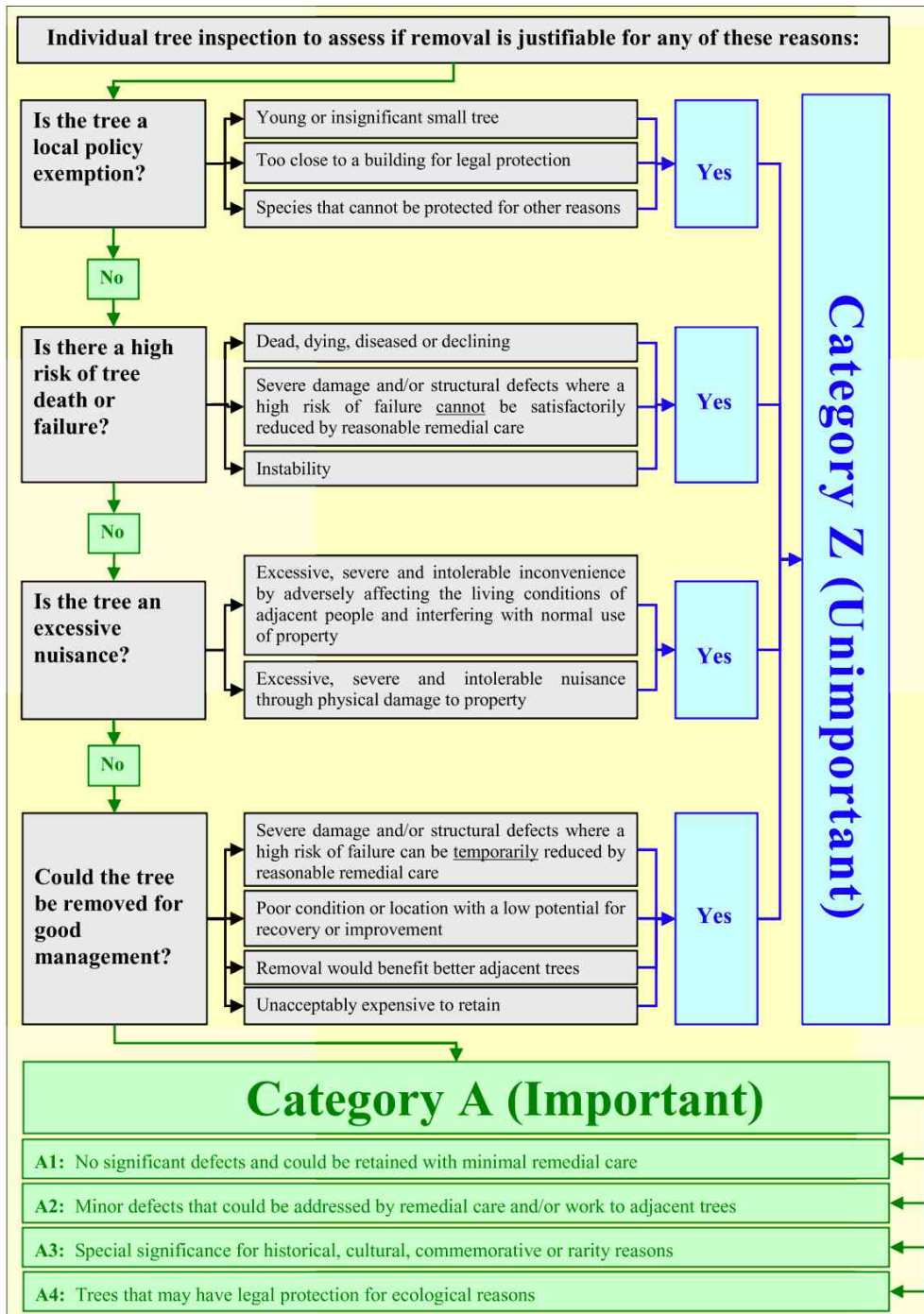
A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy (www.barrelltreecare.co.uk) and is reproduced with their permission

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TreeAZ Flow Chart



Appendix J - Tree Significance Assessment Criteria (IACA)

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Tree Significance - Assessment Criteria



1. High Significance in landscape

- The tree is in good condition and good vigour;
- The tree has a form typical for the species;
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age;
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register;
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity;
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values;
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa *in situ* - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour;
- The tree has form typical or atypical of the species;
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street,
- The tree provides a fair contribution to the visual character and amenity of the local area,
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa *in situ*.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour;
- The tree has form atypical of the species;
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings,
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area,
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen,
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa *in situ* - tree is inappropriate to the site conditions,
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms,
- The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species

- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.

Hazardous/Irreversible Decline

- The tree is structurally unsound and/or unstable and is considered potentially dangerous,
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

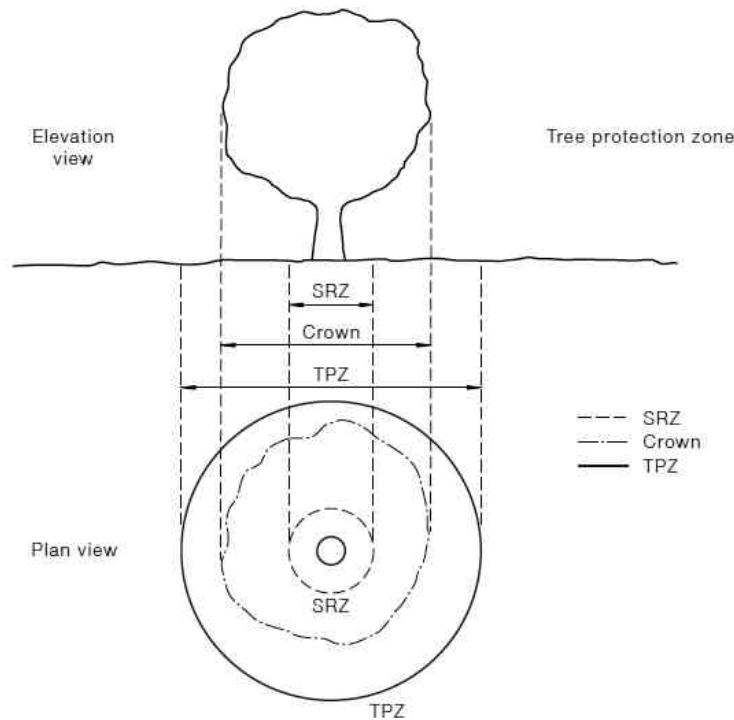
IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, www.iaca.org.au

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Appendix K - Tree Protection Zones AS4970-2009

Tree Protection Zone

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.



Determining the TPZ

The **radius** of the TPZ is calculated for each tree by multiplying its DBH $\times 12$.
 $TPZ = DBH \times 12$
Where DBH = trunk diameter measured at 1.4 m above ground

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2m nor greater than 15m (except where crown protection is required). Clause 3.3 covers variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

TPZ is measured radially from the trunk

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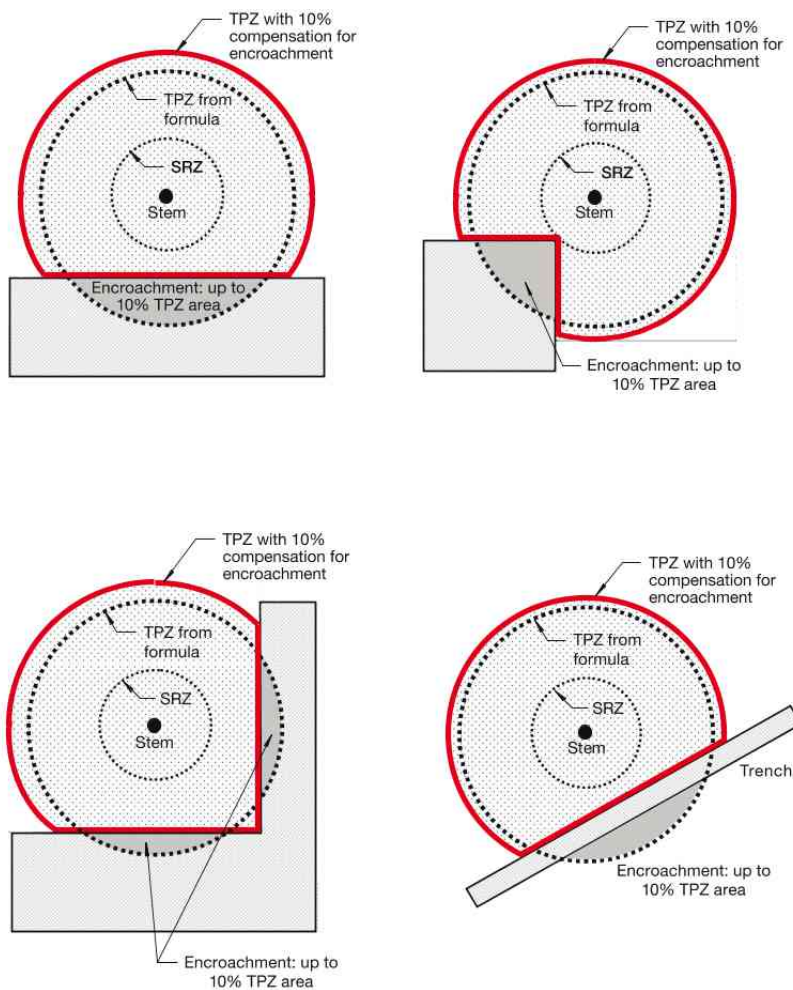
Appendix L - Tree Protection Zone Encroachments AS4970-2009

Minor Encroachments

The proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

Major Encroachments

The proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods.



11 July 2024

Appendix M - Qualifications & Experience

Meredith Gibbs

Updated January 2023

Qualifications:

- 1999 Advanced Certificate in Urban Horticulture
- 2002 Horticulture Diploma (Arboriculture) AQF Level 5
- 2002 Occupational Health & Safety course
- 2002 Risk Management course
- 2002 Smart Train 008397
- 2010 Collecting Catchment Data
- 2011 Quantified Tree Risk Assessment
- 2014 Quantified Tree Risk Assessment
- 2015 Horticulture Diploma (Arboriculture) AQF Level 5
- 2018 White Card Number 2234996

Practical experience:

- 1996 - 1998 Nursery Hand - Horticulturist
- 1988 - 2001 Garden Maintenance - Horticulturist
- 1997 - 2004 Silver Springs Nursery (Owner/Operator)
- 2000 - Australis Tree Management (Owner/Operator)

Memberships and affiliations:

- Arboriculture Australia
- Australian Institute of Horticulture
- Australian Plant Society of NSW
- Burrendong Botanic Garden & Arboretum
- International Society of Arboriculture
- Quantified Tree Risk Assessment Registered User
- Society of Municipal Arborists
- Waite Arboretum
- Women in Arboriculture

Insurance:

- Professional Indemnity Insurance
 - Liberty International Underwriters
 - \$10,000,000.00
 - Policy No. HC-ME-SPC-01-104260
- Public Liability Insurance
 - Liberty International Underwriters
 - \$20,000,000.00
 - Policy No. 463763

Pro Bono Work:

- Middle Dural Public School

Continuing Professional Development:

- NAAA Conference, Mature Trees, 2001
- Claus Mattheck Seminar 2001
- ISAAC Conference - Parramatta 2004
- AILA Tree Management Forum 2005
- Jeremy Barrell Tree AZ & Report Writing Workshop 2006
- A Practitioner's Guide to Visual Tree Assessment – Mike Ellison 2007
- Quantified Tree Risk Assessment Workshop – Mike Ellison 2007

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ISAAC Conference - Brisbane 2008
ISAAC Conference Workshop Dr. David Lonsdale 2008
ISAAC Conference Workshop Dr. Phillip Gibbons 2008
ISAAC Conference - Newcastle 2009
ISAAC Conference - Adelaide 2010
ISA International Conference Parramatta 2011
ISA International Conference Workshop Dr. Ken James 2011
Arboriculture Australia Annual Conference - Sunshine Coast 2014
Arboriculture Australia Annual Conference - Adelaide 2015
Arboriculture Australia Annual Conference - Canberra 2017
Jeremy Barrell Arboriculture Australia Workshop 2017
Arboriculture Australia Annual Conference - Hobart 2018
Arboriculture Australia Annual Conference - Alice Springs 2019
Arboriculture Australia Annual Conference - Gold Coast 2022

Past Projects

Pennant Street, Castle Hill, 2006
Fairway Drive, Kellyville, 2012
Summit Care, Baulkham Hills, 2013
105-115 Portman Street, Zetland, 2016
114 Tallawong Road, Rouse Hill, 2016
2 Lexington Drive, Bella Vista, 2016
The Hermitage, Gledswood Hills, 2010-2019
105 Cudgong Road, Rouse Hill Development, 2018
33 Greenwich Road, Greenwich Redevelopment, 2017- 2022
Gosford Park Redevelopment, 2019
Blacktown Workers Sports Club Redevelopment, 2016-2019
Gregory Hills Industrial Estate, 2019
Grand Reve, Castle Hill, 2020
Carrington Road, Castle Hill, 2020
Solent Circuit, Norwest, 2021
Hubertus Country Club, Luddenham, 2021
McCall Gardens, Terry Road, Box Hill, 2022

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NSW Government Department of Primary Industries (2022) *NSW Weed Wise*. Visited 18/3/2023 <http://weeds.dpi.nsw.gov.au>

NSW Government (2022) *NSW Planning Portal* for 73 & 77 Kulgoa Road, Pymble. Visited 18/3/2023. <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

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State Environmental Planning Policy (Biodiversity and Conservation) 2021

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2751, Australia Forests 2020, 11, 945; doi:10.3390/f11090945



AUSTRALIS
Tree Management

Tree Protection Plan

AS 4970-2009 Protection of trees on development sites

Site Address:

77 Kulgoa Road, Pymble

Client:

Mr & Mrs Leece

Date:

11 July 2024

Reference:

20242078.5

Prepared By:

Meredith Gibbs

PO Box 3453,
DURAL NSW 2158
www.australistrees.com.au


Tree No	Species	TPZ	Proposed Status
103	Camellia reticulata (Reticulate Camellia)*	2.0m	Retain
104	Celtis australis (Nettle Tree)*	6.0m	Retain
105	Syncarpia glomulifera (Turpentine)	3.6m	Retain
106	Thouachina leptoda 'Astonville' (Astonville Thouachina)*	2.0m	Retain
107	Thouachina leptoda 'Astonville' (Astonville Thouachina)*	2.0m	Retain
108	Thouachina leptoda 'Astonville' (Astonville Thouachina)*	2.0m	Retain
109	Thouachina leptoda 'Astonville' (Astonville Thouachina)*	2.0m	Retain
110	Thouachina leptoda 'Astonville' (Astonville Thouachina)*	2.0m	Retain

Tree No	Species	TPZ	Proposed Status
73	Syncarpia glomulifera (Turpentine)	6.0m	Retain
74	Pittosporum undulatum (Sweet Pittosporum)	4.8m	Retain
75	Brachychiton acerifolius (Ilawarra Flame Tree)	4.8m	Retain
76	Grevillea robusta (Silky Oak)	24.0m	Retain
77	Celtis australis (Nettle Tree)*	7.2m	Retain
78	Callistemon saligna (Willow Bottlebrush)	5.1m	Retain
79	Pittosporum undulatum (Sweet Pittosporum)	2.4m	Retain
80	Eucalyptus saligna (Sydney Blue Gum)	9.6m	Retain
81	Eucalyptus saligna (Sydney Blue Gum)	4.8m	Retain
82	Ligustrum lucidum (Large Leaf Privet)*	3.6*	Retain
83	Ursinia chinensis (Chinese Fan Palm)	3.0m	Retain
84	Ursinia chinensis (Chinese Fan Palm)	3.0m	Retain
85	Ursinia chinensis (Chinese Fan Palm)	3.0m	Retain
86	Ursinia chinensis (Chinese Fan Palm)	3.0m	Retain
87	Eucalyptus punctata (Grey Gum)	8.4m	Retain
88	Cedrus deodara (Deodar Cedar)	8.4m	Retain
89	Ulmus glabra (Scotch Elm)	7.2m	Retain
90	Arctostaphylos cuneifolia (Bangalow Palm)	3.0m	Retain
91	Arctostaphylos cuneifolia (Bangalow Palm)	3.0m	Retain
92	Arctostaphylos cuneifolia (Bangalow Palm)	3.0m	Retain
93	Arctostaphylos cuneifolia (Bangalow Palm)	3.0m	Retain
94	Arctostaphylos cuneifolia (Bangalow Palm)	2.4m	Retain
95	Ursinia chinensis (Chinese Fan Palm)	2.4m	Retain
96	Hemera costarica (Killer Palm)	2.0m	Retain
97	Ursinia chinensis (Chinese Fan Palm)	2.4m	Retain
98	Ursinia chinensis (Chinese Fan Palm)	2.4m	Retain
99	Ursinia chinensis (Chinese Fan Palm)	2.4m	Retain
100	Ursinia chinensis (Chinese Fan Palm)	2.4m	Retain
101	Ursinia chinensis (Chinese Fan Palm)	2.4m	Retain
102	Ravenea rivularis (Majesty Palm)	2.4m	Retain

Tree No	Species	TPZ	Proposed Status
34	Juniperus communis (Juniper)	2.4m	Retain
35	Juniperus communis (Juniper)	2.0m	Retain
36	Buxus sp (Boxus)*	2.0m	Retain
37	Camellia reticulata (Reticulate Camellia)	2.4m	Retain
38	Pittosporum tenuifolium (Pittosporum)*	2.0m	Retain
40	Celtis australis (Nettle Tree)*	2.0m	Retain
42	Juniperus communis (Juniper)	2.0m	Retain
43	Camellia reticulata (Reticulate Camellia)	2.0m	Retain
49	Gordonia liriodendri (Chinese Tree)	6.0m	Retain
53	Callistemon saligna (Willow Bottlebrush)	3.0m	Retain
54	Thuja plicata (Western Red Cedar)	4.8m	Retain
55	Gordonia liriodendri (Chinese Tree)	6.0m	Retain
56	Arctostaphylos cuneifolia (Bangalow Palm) multiple	3.0m	Retain
57	Arctostaphylos cuneifolia (Bangalow Palm)	3.0m	Retain
58	Arctostaphylos cuneifolia (Bangalow Palm)	3.0m	Retain
59	Jacaranda mimosifolia (Jacaranda)	4.8m	Retain
59	Jacaranda mimosifolia (Jacaranda)	4.8m	Retain
60	Jacaranda mimosifolia (Jacaranda)	5.1m	Retain
61	Camellia reticulata (Reticulate Camellia)	2.4m	Retain
62	Ursinia chinensis (Chinese Fan Palm)	3.0m	Retain
63	Cedrus deodara (Deodar Cedar)	6.0m	Retain
64	Jacaranda mimosifolia (Jacaranda)	6.0m	Retain
65	Eucalyptus saligna (Sydney Blue Gum)	12.0m	Retain
66	Shorea robusta (Five Wheel Tree)	2.4m	Retain
67	Dead	N/A	Retain
68	Eucalyptus saligna (Sydney Blue Gum)	6.0m	Retain
69	Eucalyptus saligna (Sydney Blue Gum)	7.2m	Retain
70	Eucalyptus saligna (Sydney Blue Gum)	4.8m	Retain
71	Angophora costata (Smooth-barked Apple)	6.6m	Retain
72	Syncarpia glomulifera (Turpentine)	4.8m	Retain

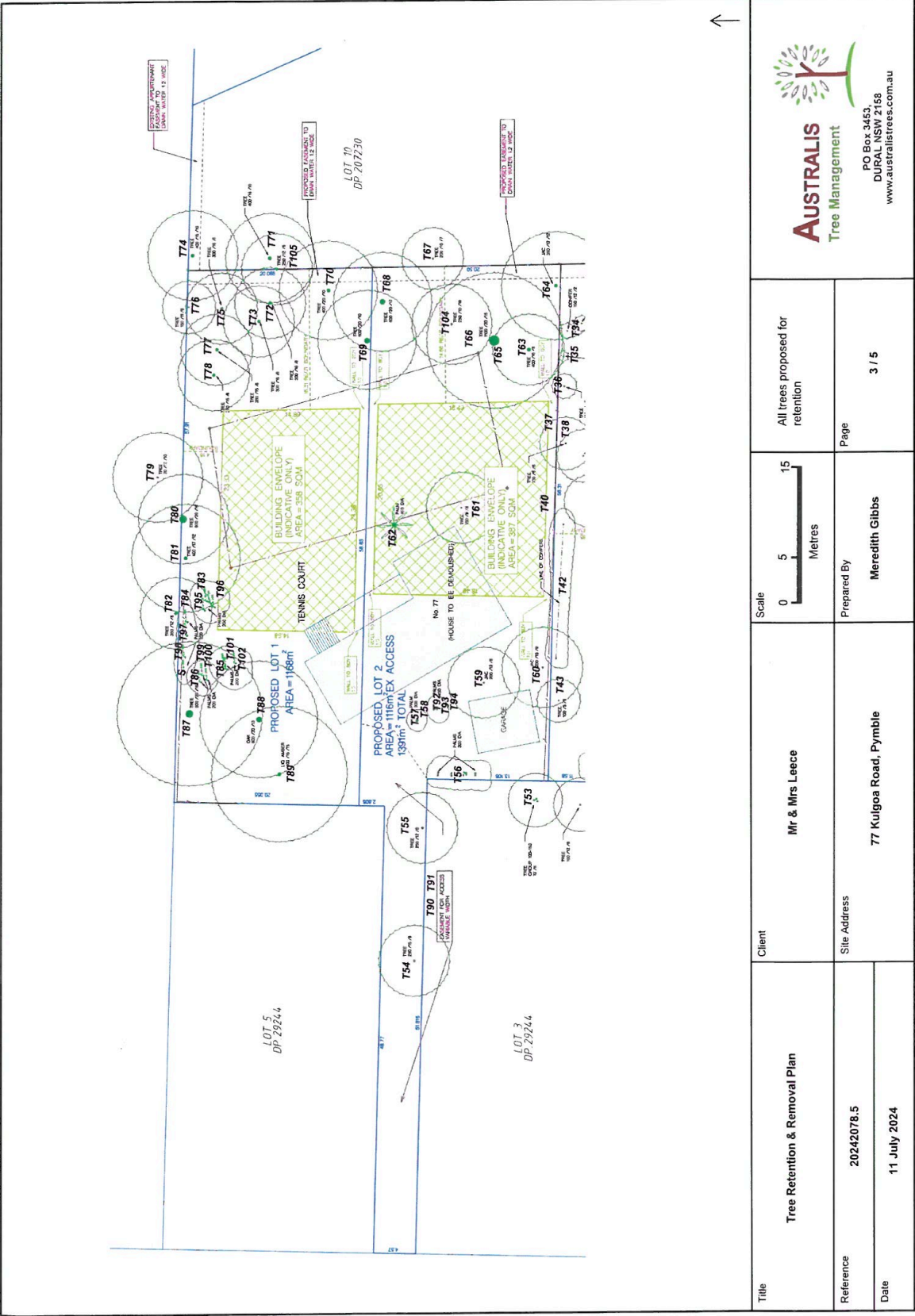
* Exempt from Council Protection

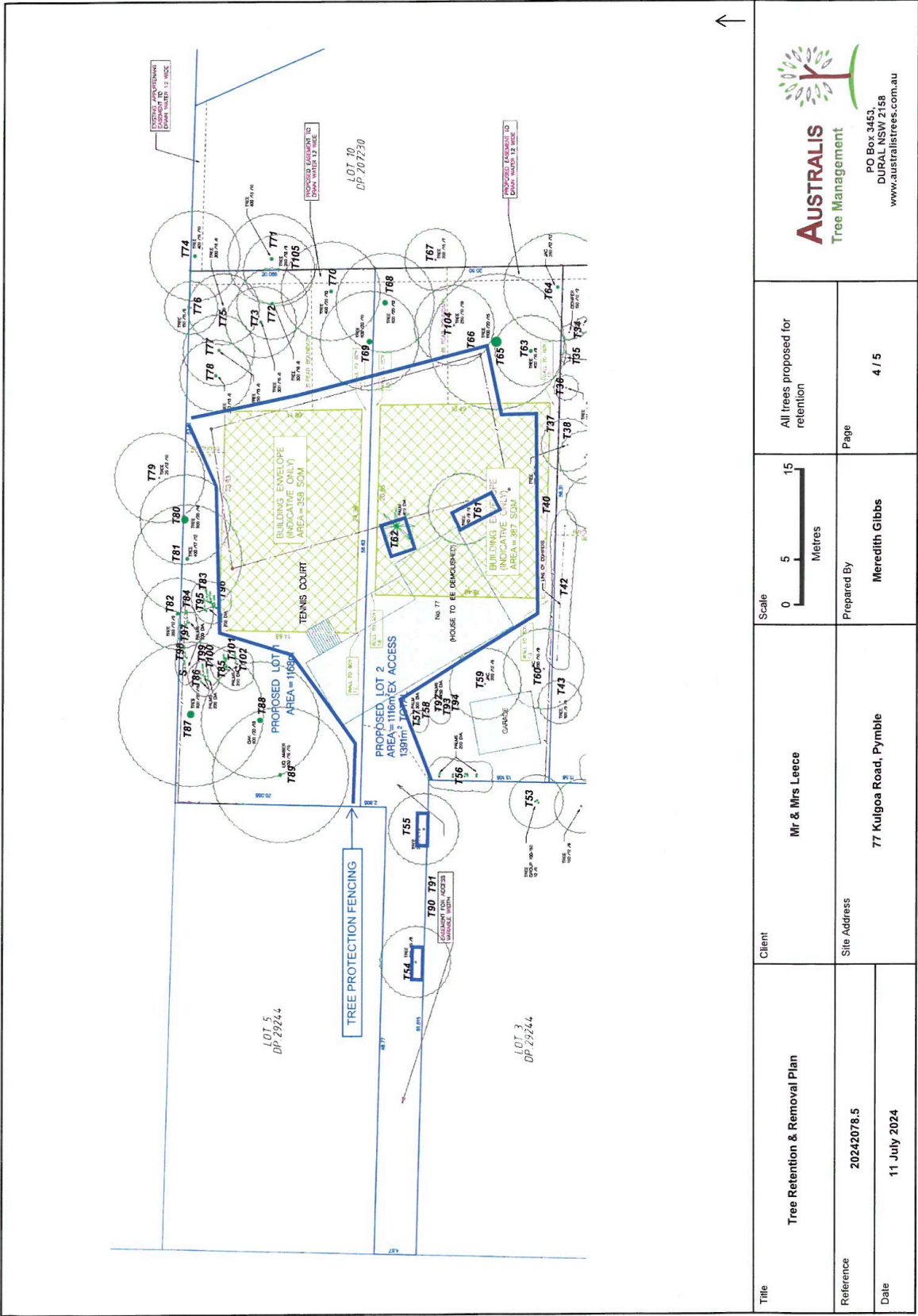
Title		Client	Mr & Mrs Leece	Retain Remove	Page
Tree List					
Reference	20242078.5	Site Address	77 Kulgoa Road, Pymble	Prepared By	Meredith Gibbs
Date	11 July 2024				



AUSTRALIS
Tree Management

PO Box 3453,
DURAL NSW 2168
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<p>Project Arborist Monitoring</p> <p>Project arborist level 5 must oversee tree retention with written confirmation from the owner or site manager</p> <p>All tree related matters must be discussed with the project arborist</p> <p>The builder / site manager is responsible to inform the project arborist of any issues during works</p> <p>Project arborist must maintain a monthly log including site visits, notes and photographs</p> <p>The project arborist must provide feedback to the owner / builder / notes and site manager / council.</p> <p>All tree related matters must be discussed with the project arborist</p>	<p>Activities Excluded From Tree Protection Zones</p> <p>No soil level changes</p> <p>Machine excavation including trenching</p> <p>Excavation for fill fencing</p> <p>Cultivation</p> <p>Preparation of chemicals</p> <p>Use of heavy vehicles and machinery</p> <p>Relinelling</p> <p>Dumping of waste</p> <p>Washing down and cleaning of equipment</p> <p>Placement of fill</p> <p>Lighting of fires</p> <p>Trunk protection</p> <p>Physical damage to the tree</p> <p>Bolt cutters or wire cutters must not be used for root pruning</p>	<p>Activities Permissible Within Tree Protection Zones</p> <p>Any excavation work within a Tree Protection Zone must be monitored by the project arborist.</p> <p>Roots measuring over 50mm in diameter within the Tree Protection Zone and outside the Structural Root Zone may be pruned at the discretion of the project arborist.</p> <p>Root exposure must be applied with hand tools or Air Spade to prevent damage to the root system.</p> <p>All root pruning equipment must be sharp and clean. Secateurs, loppers or pruning saws should be used and can be cleaned with methylated spirits to prevent disease and pathogen spread. No hot cutters.</p> <p>Any roots exposed must be wrapped or covered with hessian or cloth and kept moist to prevent drying out and sunburn until backfilling occurs.</p> <p>Backfill must be watered in and mulched with composed leaf mulch.</p>	<p>Tree Protection Fencing</p> <p>A 1.8m chain wire fence, secured and fastened to prevent movement be installed in accordance with AS4970-2009 and AS 4687-2007. Woody roots must not be damaged during TPZ fencing installation. No fence relocation is permitted without Arborist permission.</p> <p>Signage - "Tree Protection Zone, No Entry". With project arborist contact details to be attached to the protective fencing.</p> <p>Within the TPZ fencing up to 50mm of COMPOSTED organic mulch must be applied to help retain moisture levels, suppress weed growth and reduce tree stress. Mulch must be in accordance with AS4545-2012 Composts, soil conditioners and mulches.</p> <p>All trees must be thoroughly watered regularly throughout the development works. This is dependent on weather conditions where more water applied during hot and or windy weather.</p> <p>Tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates and liquids from entering the TPZ.</p>	<p>Trunk Protection</p> <p>Trunk protection shall consist of hessian wrapped around the trunk.</p> <p>Two metre lengths of timber (100 x 50mm) spaced at 100-150mm centres secured together with 2mm galvanised wire.</p> <p>These shall be strapped around the trunk and not fixed to the tree in any way to avoid mechanical injury or damage.</p>	<p>Ground Protection</p> <p>Ground protection is required within a TPZ for foot traffic, temporary access for machinery and full TPZ fencing distances cannot be generated.</p> <p>The purpose of ground protection is to prevent root damage and soil compaction within the TPZ.</p> <p>Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards.</p> <p>These measures may be applied to root zones beyond the TPZ.</p>	<p>Foot Traffic Platforms</p> <p>Ground protection against foot traffic is required within the TPZ. Scaffolding with timber boards attached</p>	<p>Tree Protection Specifications</p> <p>AS 4970-2009 Protection of trees on development sites</p>	<p>Client</p> <p>Mr & Mrs Leece</p>	<p>Site Address</p> <p>77 Kulgoa Road, Pymble</p>	<p>Page</p> <p>5 / 5</p>
<p>Project Hold Points</p> <p>Prior to demolition of structures</p> <p>Tree Protection Plan & Specifications must be onsite prior to works</p> <p>Project arborist must oversee tree retention including adequate signage</p> <p>As required</p> <p>The builder / site manager is responsible to inform the project arborist of any issues during works</p> <p>During all construction works</p> <p>Project arborist must inspect trees monthly</p> <p>Post construction</p> <p>Final Tree Inspection</p>	<p>Compliance Inspection Check List</p> <p>Council Conditions and the following list will be checked during each inspection. Failure will result in non compliance.</p> <p>Tree protection fencing in place</p> <p>Trunk protection in place</p> <p>Ground protection in place</p> <p>Correct signage attached</p> <p>Mulch installed</p> <p>Irrigation installed</p> <p>Scaffolding installation damage</p> <p>Evidence of root pruning</p> <p>Evidence of tree damage</p> <p>Evidence of machinery movements, foot traffic or work within TPZ fencing</p>	<p>Reference</p> <p>20242075.5</p>	<p>Date</p> <p>11 July 2024</p>	<p>AUSTRALIS</p> <p>Tree Management</p> <p>PO Box 3453, DURAL NSW 2158 www.australistrees.com.au</p>						

BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT

PROPOSED RE-ZONING OF 77 KULGOA AVE PYMBLE

Prepared by:

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Reference No.	BDAR Rev G
Document Status & Date:	10th July 2024

Abbreviations

Abbreviation	Meaning
AOBV	Areas of Outstanding Biodiversity Value
AWTS	Aerated Wastewater Treatment System
APZ	Asset Protection Zone (bushfire protection)
BAM	Biodiversity Assessment Methodology
BAM - C	Biodiversity Assessment Method Calculator
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	Biodiversity Development Assessment Report
BOS	Biodiversity Offsets Scheme
DA	Development Application
DCP	Development Control Plan
DEC	Department of Environment and Conservation
DECC	Department of Environment and Climate Change
DPIE	NSW Department of Planning, Industry and Environment (formerly OEH)
DEE	Department of Environment and Energy
EEC	Endangered Ecological Community
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Ha	Hectare
HTE	High Threat Exotic
LEP	Local Environmental Plan
LGA	Local Government Area
MU	Map Unit
NPWS	NSW National Parks and Wildlife Service
OEH	Office of Environment and Heritage
PCT	Native vegetation classification system approved by NSW Plant Community Type Control Panel
PFC	Projected Foliage Cover
SAII	Serious and Irreversible Impacts
SEPP	State Environmental Planning Policy
TBCD	Threatened Biodiversity Data Collection

GLOSSARY

Acronym/ Term	Definition
Accredited Biodiversity Assessor	Individuals accredited by the Department of Planning, Industry and Environment (DPIE) to apply the Biodiversity Assessment Method.
Biodiversity credit report	The report produced by the Credit Calculator that sets out the number and class of biodiversity credits required to offset the remaining adverse impacts on biodiversity values at a development site, or on land to be biodiversity certified.
Biodiversity Offsets	Management actions that are undertaken to achieve a gain in biodiversity values on areas of land in order to compensate for losses to biodiversity from the impacts of secondary dwelling.
Biodiversity values	The composition, structure and function of ecosystems, including threatened species, populations and ecological communities, and their habitats.
Ecosystem credit	The class of biodiversity credit that relates to a vegetation type and the threatened species that are reliably predicted by that vegetation type (as a habitat surrogate).
Locality	A 1500m buffer area surrounding the Subject Land
Native Vegetation	Means any of the following types of plants native to New South Wales: (a) trees (including any sapling or shrub), (b) understorey plants, (c) groundcover (being any type of herbaceous vegetation), (d) plants occurring in a wetland.
Proposal	The development, secondary dwelling, activity or action proposed.
SAIL entity	Species and ecological communities that are likely to be the subject of serious and irreversible impacts (SAILs)
Species credit	The class of biodiversity credit that relate to threatened species that cannot be reliably predicted to use an area of land based on habitat surrogates. Species that require species credits are listed in the Threatened Biodiversity Data Collection.
Subject Land	The footprint of the proposed development.
Subject Properties	77 Kulgoa Road Pymble

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CERTIFICATION

I, Alex Fraser of Fraser Ecological, hereby state that this Biodiversity Development Assessment Report (BDAR) for a proposed re-zoning of 77 Kulgoa Ave Pymble has been prepared in accordance with the Biodiversity Assessment Method (BAM) 2020 established under the NSW *Biodiversity Conservation Act 2016*.

Fieldwork for this project was undertaken by Alex Fraser. Report writing was undertaken by Alex Fraser.

My qualifications are:

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Conflicts of Interest

The Accredited Assessors have signed an agreement to abide by the Accredited BAM Assessor Code of Conduct. The authors declare in accordance with the Assessors Code of Conduct that no actual, perceived, or potential conflicts of interest exist.

Disclaimer

This document may only be used for the purposes for which it was commissioned. Fraser Ecological accepts no liability or responsibility in respect of any use or reliance upon this report by any third party. Unauthorised use of this report in any form is prohibited.



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BAAS18156 Accredited Assessor
Principal Ecologist, Fraser Ecological

EXECUTIVE SUMMARY

Fraser Ecological has been engaged to prepare a Biodiversity Development Assessment Report (BDAR) for a residential development ('the Proposal' or 'the Project') at 77 Kulgoa Road Pymble, in the Ku-ring-gai Council local government area. The proposal is proposed re-zoning of 77 Kulgoa Ave Pymble to support a potential future subdivision into 2 lots.

This BDAR has been prepared in accordance with the Office of Environment and Heritage (OEH) (2020) Biodiversity Assessment Method (BAM). The Biodiversity Offset Scheme (BOS) applies to the Proposal, as it would require clearing of native vegetation that is mapped on the Biodiversity Values Map (BVM). Note, this is a 'streamlined assessment', in accordance with Appendix C of the BAM ('Streamlined assessment module – Small area').

The Subject Property currently contains existing dwellings, areas of cleared exotic lawn, tennis court, pools, landscaped areas, ornamental garden plantings and remnant Sydney Turpentine Ironbark Forest canopy trees (at the rear of the properties), situated within an urban residential setting.

The canopy tree species present include mixture of locally indigenous species Sydney Turpentine Ironbark Forest, planted native and exotic tree species of varying ages and stages of maturity.

The subject site has been partially modified with the removal of most of the native understorey, groundcover plants and shrubs prior to 1943. There is a high proliferation of introduced environmental weed species at the rear of the property including:

- Trad (*Tradescantia flumiensis*)
- Madeira Vine (*Anredra cordifolia*)
- Blackberry Nightshade (*Solanum nigrum*)

The subject dominant trees together with other indigenous trees in the surrounding residences are connected to the remainder of the ecological communities nearby.

Indigenous tree species occurring on-site are (tree numbering system corresponding with arborist report):

- Tree No.'s 7 & 71 *Angophora costata* (Smooth-barked Apple)
- Tree No. 1 *Eucalyptus acmenoides* (White Mahogany)
- Tree No. 70 *Eucalyptus pilularis* (Blackbutt)
- Tree No. 87 *Eucalyptus punctata* (Grey Gum) Tree No.'s 27, 65, 68, 69, 80 & 81 *Eucalyptus saligna* (Sydney Blue Gum)
- Tree No.'s 74 & 79 *Pittosporum undulatum* (Sweet Pittosporum)
- Tree No.'s 2, 3, 4, 5, 6, 8, 9, 10, 11, 14, 16, 19, 21, 24, 26, 72, 73 & 105 *Syncarpia glomulifera* (Turpentine)

- *Glochidion ferdinandi* (Cheese Tree)

The vegetation at the rear of the site has been mapped by Council and the NSW DPE (NSW Statewide PCT mapping) as Sydney Turpentine Ironbark Forest (Figure 12 and 13).

- Vegetation Formation: Wet Sclerophyll Forests (Grassy sub-formation)
- Vegetation Class: Northern Hinterland Wet Sclerophyll Forests
- PCT Name: Sydney Turpentine Ironbark Forest
- PCTID: 3262

Sydney Turpentine Ironbark Forest in the Sydney Basin Bioregion is listed as Critically Endangered under the BC Act 2016 and EPBC Act 1999.

The Arborist Impact Assessment Report prepared by Australis Tree Management dated June 2024 states that all locally native trees are proposed for retention.

A stormwater drainage easement (1.2m wide) has been proposed along the eastern (rear) boundary of all proposed lots. All trees are proposed for retention within this area which is currently subject to heavy weed invasion.

As a precautionary measure, it has been assumed 0.2ha of native vegetation may be indirectly impacted for the installation of stormwater drainage at the rear of the properties as well as edge effects. This has been taken into account into the BAM-C credit calculation. Council can provide conditions of consent to ensure the further protection (and improvement) of this vegetation.

The two indicative building envelopes will be located outside the tree protection zones of locally native trees belonging to the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community. The arborist report has provided the location of tree protection fencing to ensure all remnant native trees are protected during any essential subdivision works.

The land is not mapped as bushfire prone land, therefore, an Asset Protection Zone for potentially resulting in additional vegetation clearing will not be required for future dwellings.

Any native vegetation along the rear of proposed Lot 1-4 can be subject to a future Vegetation Management Plan provided to Council prior to the release of the Subdivision Certificate.

The following Vegetation Integrity Score (VIS) was determined for the STIF CEEC (Vegetation 1):

Vegetation Zone	PCT	Area Impacted (Indirectly for water drainage easement)	Current Vegetation Integrity Score	Future Vegetation Integrity Score (factoring a Future vegetation management plan may be implemented for weed removal)	Number of Ecosystem Credits Required
1	PCT 3262	0.02	28.6	28.6	1

To assist the consent authority, the guidance document Guidance to assist a decision-maker to determine a serious and irreversible impact includes criteria that enable the application of the four principles set out in clause 6.7 of the BC Regulation to identify the species and ecological communities that are likely to be the subject of serious and irreversible impacts.

Sydney Turpentine Ironbark Forest in the Sydney Basin Bioregion is listed as Critically Endangered under the *BC Act 2016* and *EPBC Act 1999* and is listed as a threatened entity in the Threatened Biodiversity Data Collection (DPIE 2021d).

Due to the potential sensitivity of this ecological community to any impact, a determination of whether or not the proposed impacts are serious and irreversible is to be undertaken in accordance with Section 9.1 of the BAM (DPIE 2020a) as outlined in Table 5.5.

The proposal avoids impacts to significant biodiversity values of the site.

I INTRODUCTION

Fraser Ecological has been engaged, to provide a Biodiversity Development Assessment Report (BDAR) for the proposed development at 77 Kulgoa Road Pymble, in the Ku-ring-gai Council local government area.

See Figure 1 and 2 for the location & aerial maps showing property boundaries.

The proposed development includes proposed re-zoning of 77 Kulgoa Ave Pymble to support a potential future subdivision into 2 lots. As part of the planning proposal, it seeks to rezone 77 Kulgoa Road, Pymble from C4 Environmental Living to R2 Low Density Residential, and amend the minimum lot size and floor space ratio development standards that apply to the site.

This assessment takes into account Council's Pre-planning Proposal Application Meeting Report letter dated 1st August 2022 states that with regards to ecological impacts:

- It is required for all trees within the subject lots and any trees with tree protection zones (TPZs) intersecting subject lots to be included in the Aboricultural Impact Assessment and all trees requiring protection to be detailed in the Tree Protection Plan.
- The AIA and TPP need to be reviewed and updated against the proposed development, including demolition, construction, access, storage areas, landscaping etc.
- Include recommendations for the avoidance, mitigation, and/or offsetting of tree impacts likely to result from the proposed development.
- Vegetation communities need to be determined/verified by survey.
- If the vegetation is determined to be characteristic of a community listed as an EEC, need to determine whether it meets the legal definition including condition class criteria of that EEC(s) in the relevant listings.
- Flora species to be determined by survey with findings reported on.
- Threatened flora species recorded on site or with the potential to occur on the site, and potential impacts likely to result from the proposed development, are to be reported on.
- A fauna habitat assessment is to be completed and reported on.
- An appraisal of the likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.
- Determination of the type(s) of impact assessment(s) required under the Biodiversity Conservation Act 2016, the Environment Protection and Biodiversity Conservation Act 1999, the Ku-ring-gai Local Environmental Plan 2015, and the Ku-ring-gai Development Control Plan 2016, and any other legislation relevant to the results of the biodiversity assessment.
- Recommendations for the avoidance, mitigation, and/or offsetting of biodiversity impacts likely to result from the proposed development.

The subject site itself is on the NSW DPE's Sensitive Biodiversity Values Map (<https://www.environment.nsw.gov.au/biodiversity/biodiversity-values-map.htm>) and is trigger this requirement for this assessment as BDAR (Figure 4).

This BDAR will be prepared as a site-based 'Streamlined assessment module – small area development that requires consent' as it does not exceed the area clearing threshold for small area developments as outlined in the BAM (DPIE 2020a; Table 1).

BAM plot/ quadrat for the purposes of this BDAR were undertaken on the 21 June 2023 by Fraser Ecological.

I.1 Description of the site and proposal

The Subject Property is located in the suburb of Pymble, within the Ku-ring-gai Local Government Area (LGA). The Subject Property currently contains existing dwellings, areas of cleared exotic lawn, landscaped areas and remnant Sydney Turpentine Ironbark Forest canopy trees, situated within an urban residential setting.

The Subject Site is zoned 'C4 Environmental Living' and mapped 'Biodiversity' mapped lands under the Ku-ring-gai LEP 'Natural Resource - Biodiversity Map' under the Ku-ring-gai Local Environmental Plan 2015 (KLEP).

The properties consist of an existing dwelling, garage, tennis court and swimming pool.

All areas associated with the proposed development are hereby known as the Subject Site.

Clause 13.1 of the KDCP 2020 relates to Tree and Vegetation works.

The proposed development satisfies the objectives of Part 18 Biodiversity Protection because the proposed development will:

- Conserve the natural environment of Ku-ring-gai by locating the proposed development largely within existing built and cleared areas;
- Retain and improve existing bushland by committing by not removing existing trees;
- Support the protection of threatened ecological communities by protecting and preserving existing trees indicative of the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community (CEEC);
- Capture carbon through the planting of additional vegetation within the Subject Site;
- Allow for adaption of native flora, fauna and ecological communities within the designated proposed planting areas.

The proposed development satisfies the objectives of Part 18 Biodiversity Protection because the proposed development will:

- Conserve the natural environment of Ku-ring-gai by locating the proposed development largely within existing built and cleared areas;
- Retain and improve existing bushland by committing by retaining a majority of the existing trees;
- Support the protection of threatened ecological communities by protecting and preserving existing trees indicative of the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community (CEEC);
- Capture carbon through the planting of additional vegetation within the Subject Site;
- Allow for adaption of native flora, fauna and ecological communities within the designated proposed planting areas.

I.2 Aim and Approach

This report has been prepared in accordance with the BAM (DPIE 2020a) and aims to:

- Describe the biodiversity values present within the Subject Land, including the extent of native vegetation, vegetation integrity and the presence of Threatened Ecological Communities (TECs);
- Determine the habitat suitability within the Subject Land for candidate threatened species;
- Prepare an impact assessment in regard to potential impacts of the proposed development on biodiversity values, including potential prescribed impacts and SAIIs within the Subject Land;
- Discuss and recommend efforts to avoid and minimise impacts on biodiversity values; and
- Calculate the biodiversity credits (i.e., ecosystem credits and species credits) that measure potential impacts of the rezoning proposal on biodiversity values. This calculation will inform the decision maker as to the number and class of offset credits required to be purchased and retired as a result of the proposed development.

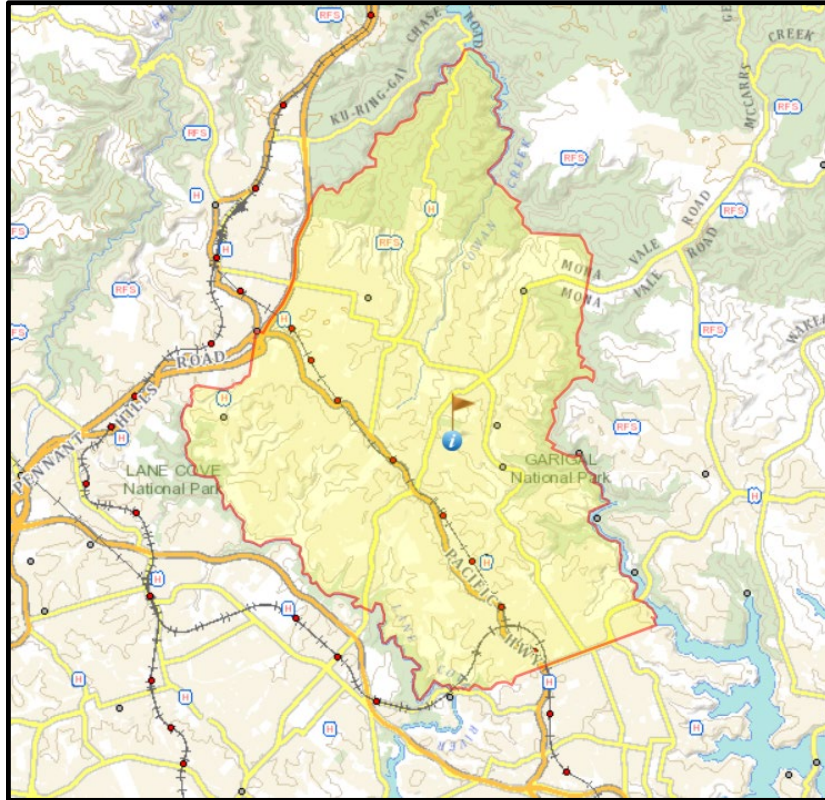


Figure 1: Locality map (Source: SIX Maps.com)

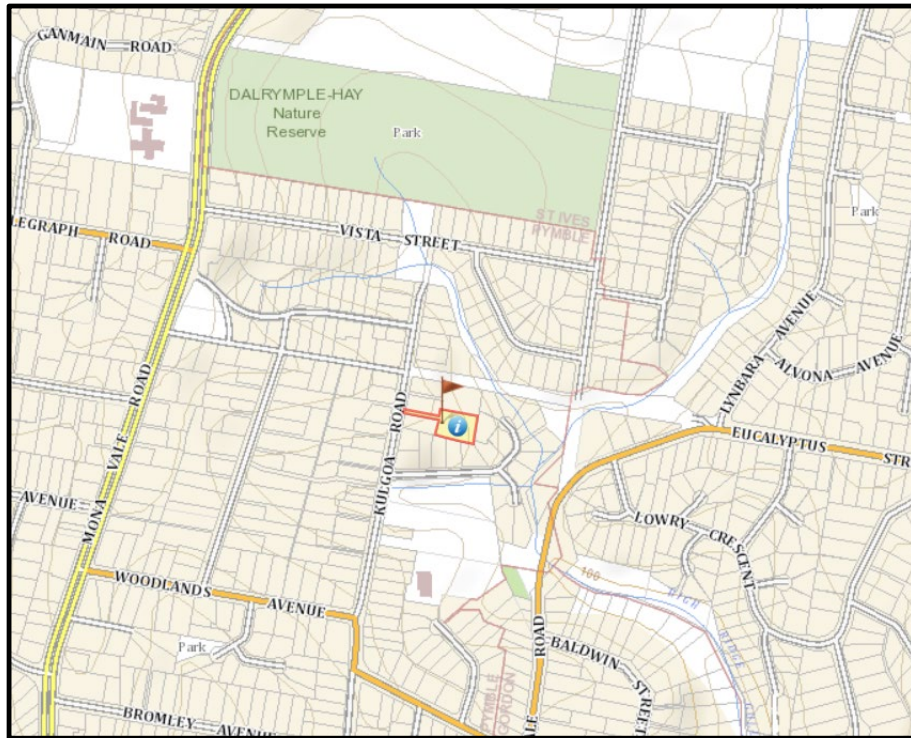


Figure 2: Locality aerial map (Source: SIX Maps.com)

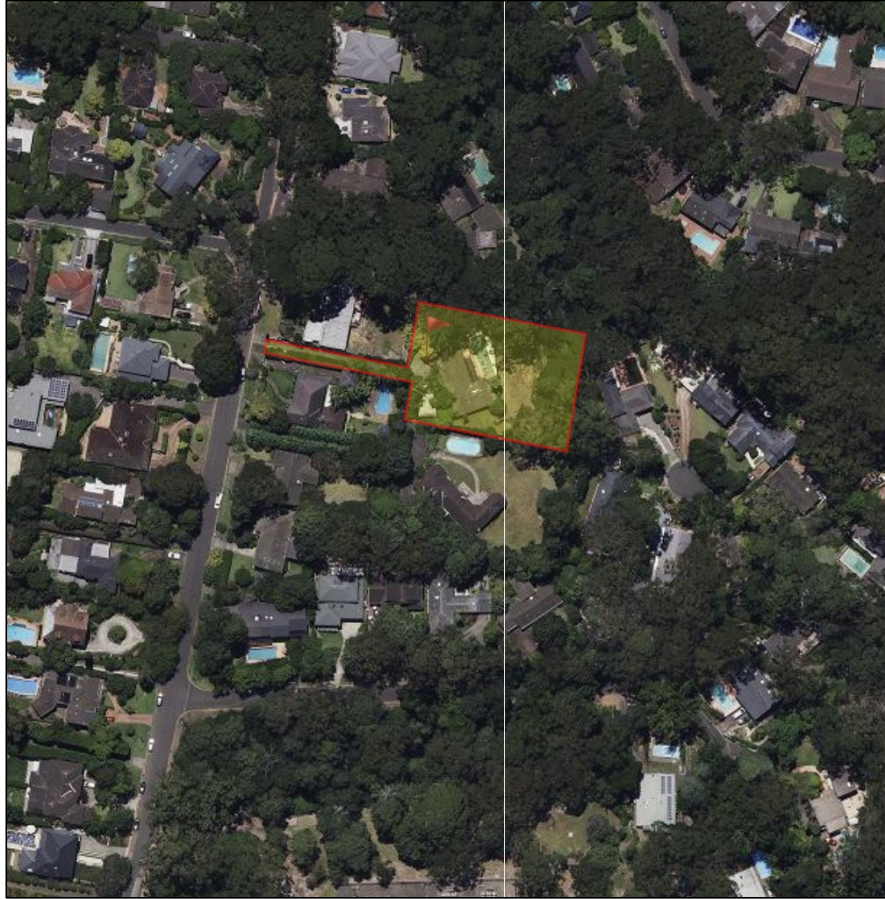


Figure 3: Aerial map showing property boundaries (Source: SIX Maps.com)

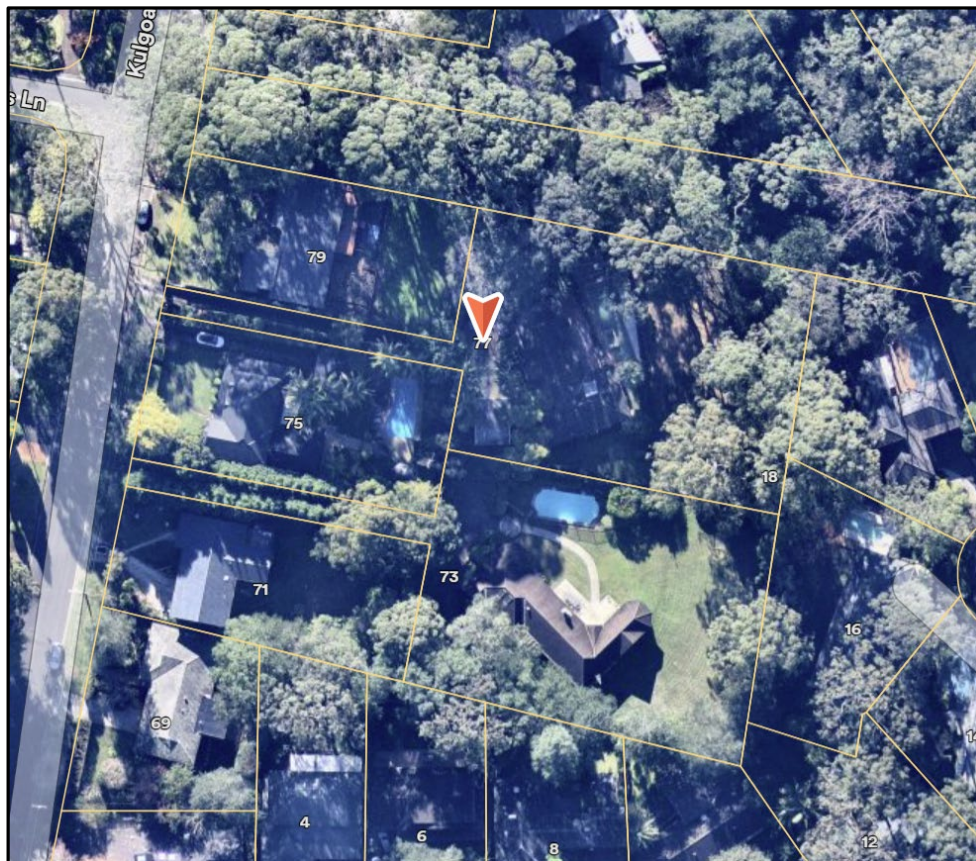


Figure 4a: Aerial map showing property boundaries (Source: Nearmap.com)



Figure X: Cadastral map (Source: Ku-ring-gai Interactive mapping viewer)

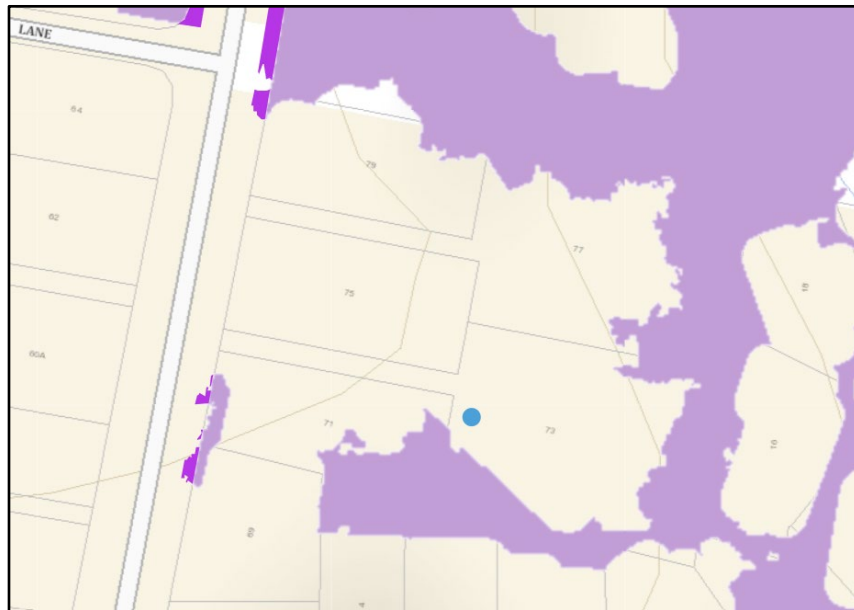


Figure 5: Sensitive biodiversity values map (Source: NSW DPIE accessed 18/12/23)



**Figure 5: The Subject Site with Ku-ring-gai Environmental Mapping
(Natural Resources - Biodiversity)**



**Figure 6: The Subject Site with Ku-ring-gai Environmental Mapping
(NR riparian lands layer)**

I.2.1 Database Searches

The following database searches were undertaken, in order to compile a list of threatened flora and fauna species predicted to occur in the area:

- Review of threatened fauna and flora records within a 10 km radius of the site, contained in the OEH Atlas of NSW Wildlife (NSW BioNet).
- Review of the MNES records within a 10 km radius of the site, using the Commonwealth Department of Environment and Energy (DEE), EPBC Act Protected Matters Search Tool.

I.2.2 Vegetation Mapping

Southeast NSW Native Vegetation Classification and Mapping (NSW OEH 2011 update)- SCIVI. VIS_ID 2230

Classification and descriptions of native vegetation types of southeast NSW (including the South Coast and parts of the eastern tablelands), and map of extant distribution of these veg types at 1:100 000 interpretation scale. Based on the South Coast - Illawarra Vegetation Integration (SCIVI) Project, which aimed to integrate many previous vegetation classification and mapping works to produce a single regional classification and map plus information on regional conservation status of vegetation types, to inform the South Coast and Illawarra Regional Strategies. Vegetation classification based on a compilation of ~ 8,500 full-floristic field survey sites from previous studies. Classified vegetation types referred to previous studies. Distribution of veg types was mapped by spatial interpolation (modelling) from classified sites, using a hybrid decision-tree/expert system. Final model was cut to 'extant' boundaries using a compiled coverage of aerial photograph interpretation (API) of woody and wetland vegetation boundaries. A total of 189 vegetation types were identified, and types related to Endangered Ecological Communities are highlighted.; VIS_ID 2230.

The Native Vegetation of the Sydney Metropolitan Area - Version 3.1 (OEH, 2016) VIS_ID 4489

This layer contains digital mapping of the native vegetation communities of the Sydney Metropolitan area. Vegetation communities have been derived from the analysis of 2200 floristic sites collated for the study area. Identified vegetation communities have been related to currently listed threatened ecological communities listed under the NSW TSC Act, 1995 and the Commonwealth EPBC Act, 1999. Native vegetation communities have been mapped using a combination of detailed image interpretation, relationships between sample sites and abiotic environmental variables. The derived digital data layer includes fields that describe the vegetation community, interpreted dominant species and understorey characteristics, interpretation confidence, disturbance type and severity,

NSW vegetation formation and classes and related NSW Plant Community Types. These are described in detail in technical reports OEH (2016) The Native Vegetation of the Sydney Metropolitan Area. Volume 1: Technical Report. Version 3.0. Office of Environment and Heritage Sydney. OEH (2016) The Native Vegetation of the Sydney Metropolitan Area. Volume 2: Vegetation Community Profiles. Version 3.0. NSW Office of Environment and Heritage, Sydney. Version 3.0 of the Native Vegetation of the Sydney Metropolitan Area updates the Plant Community Type and Biometric Vegetation Type of each map unit.

I.2.3 Literature Review

Information sources reviewed included, but were not necessarily limited to:

- Aerial Photograph Interpretation (API);
- Relevant guidelines, including:
 - OEH *Biodiversity Assessment Method*, 2017 No 469
 - *NSW Guide to Surveying Threatened Plants* (OEH, 2016)
 - '*Species credit*' *threatened bats and their habitats: NSW survey guide for the Biodiversity Assessment Method* (OEH, 2018)
 - *Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities* (Department of Environment and Conservation (DEC), 2004)
- OEH Threatened Species, Populations and Ecological Communities website
- Commonwealth DEE Species, Profile and Threats Database;
- OEH Threatened Species, Populations and Ecological Communities website
- Commonwealth DEE Species, Profile and Threats Database;
- Threatened species survey and assessment guidelines: field survey methods for fauna: Amphibians (DEC 2009);
- NSW Guideline to Surveying Threatened Plants (OEH 2016b);
- Operational Manual for BioMetric 3.1. (DECCW 2011);
- Survey guidelines for Australia's threatened birds. Guidelines for detecting birds listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia 2010a);
- Survey guidelines for Australia's threatened bats. Guidelines for detecting bats listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999(Commonwealth of Australia 2010b);
- Survey guidelines for Australia's threatened frogs. Guidelines for detecting frogs listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia 2010c);
- Survey guidelines for Australia's threatened mammals. Guidelines for detecting

- mammals listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia 2011);
- Survey guidelines for Australia's threatened orchids.
- Guidelines for detecting bats listed as 'threatened' under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia 2013).

It was not possible to determine with certainty all the fauna that utilise habitats in the subject site. This is because of the likely seasonal occurrences of some fauna species, the occasional occurrence of vagrant species, and because some species are difficult to detect because of their timid or cryptic behaviour. Therefore, in addition to targeted fauna surveys, investigations comprised an assessment of fauna habitats present on site and an indication of their potential to support native wildlife populations and, in particular, threatened species.

Section 4.2 outlines the reasoning behind why no additional targeted fauna surveys were considered necessary for the proposed development. This mainly because no candidate 'species credit' species will be affected by the proposal as potential habitat is absent.

I.2.4 Other sources and consultant reports

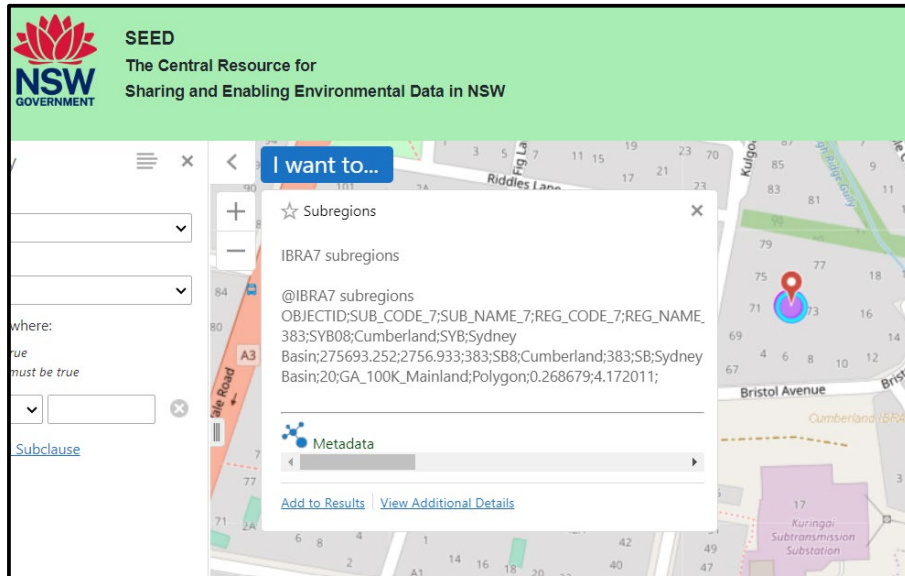
A desktop survey was performed to ensure all relevant documentation is considered when preparing the plan. Documents and other information resources utilised include:

- Aerial photographs (Google Maps, NearMaps & DPI Land Information)
- NSW Land and Property Information SIX Maps Viewer (<https://maps.six.nsw.gov.au/>)
- The Southeast NSW Native Vegetation Classification and Mapping (NSW OEH 2010) mapped using QGIS software overlaid with cadastral boundaries obtained from the NSW Planning Portal database collection
- Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy 1989) using the Espade Version 2.0 managed by the NSW Office of Environment and Heritage accessed 18th December 2022
- Survey plans prepared by Hammond Smealie & Co Pty Ltd dated 30/11/22
- Proposed plans prepared by ING Consulting Engineers dated June 2024
- Arborist Impact Assessment Report prepared by Australis Tree Management dated 22nd June 2024

2 LANDSCAPE FEATURES

2.1 IBRA Bioregions and Subregions

Dominant landscape forms have been used to divide Australia into bioregions. The site is within the **NSW Sydney Basin IBRA bioregion** and **Cumberland IBRA Subregion**.



2.2 NSW Landscape Regions (Mitchell Landscapes)

Mitchell Landscapes are used to describe areas in NSW in a broad sense and group together areas with relatively homogenous geomorphology, soils and broad vegetation types and are mapped at a scale of 1:250000.

The subject site is within the Pennant Hills Ridges Landscape (Figure 8). This landscape region has an estimated cleared fraction of 0.88 and has 'over-cleared' land status.

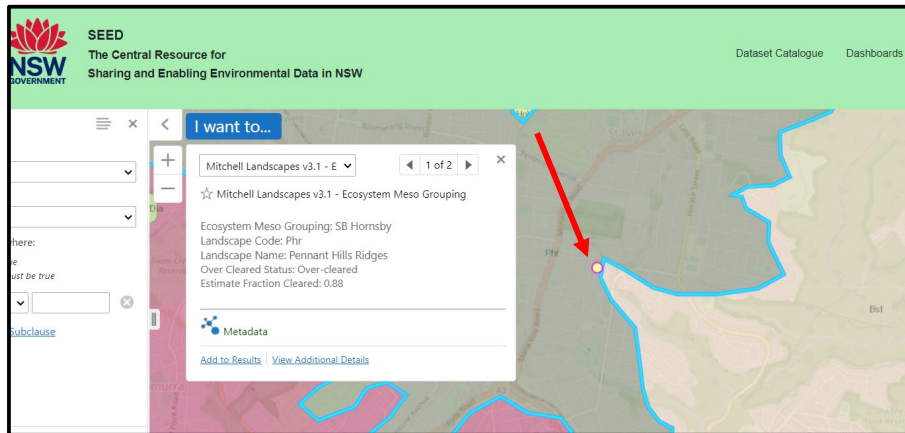


Figure 6: Location of site within the Pennant Hills Ridges Mitchell Landscape (red arrow)

2.3 Native Vegetation Extent

All areas of native vegetation cover, within the site and within a 1,500 m buffer area surrounding the site, have been mapped; see Figure 9. It is estimated, from this mapping, that the native vegetation cover would be the 30% (30-70% category) provided within the BDAR manual and this was used in the BAM Offsets calculator (Section 6).

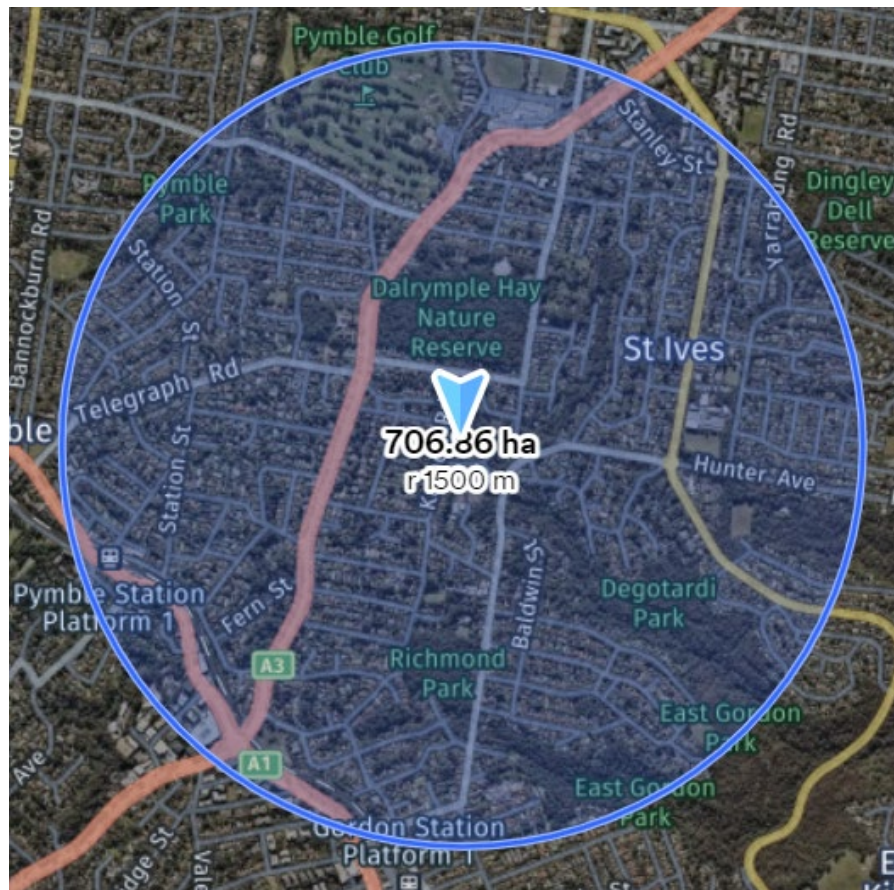


Figure 7:1500m buffer area of the site

2.4 Wetland, Rivers, Streams and Estuaries

No significant wetlands, rivers, streams and estuaries are present within the subject land.

No water courses are mapped as occurring within the Subject Property under the Kuring-gai LEP 'Natural Resource – Riparian Land Map'. As such, the objectives of the clause will be addressed within this report.

The objectives of this clause are to:

Protect and improve:

- water quality within waterways;
- the stability of the bed and banks of waterways;
- aquatic and riparian habitats;
- ecological processes within waterways and riparian lands;
- threatened species, communities, populations and their habitats; and
- scenic and cultural heritage values of waterways and riparian lands.

In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:

whether the development is likely to have an adverse impact on the following;

- water quality in the waterway;
- the natural flow regime, including groundwater flows to a waterway;
- aquatic and riparian habitats and ecosystems;
- the stability of the bed, shore and banks of the waterway;
- the free passage of native aquatic and terrestrial organisms within or along the waterway and riparian land; and
- public access to, and use of, any public waterway and its foreshores.

any opportunities for rehabilitation or re-creation of any waterway and its riparian areas;
and

any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that the development;

- is consistent with the objectives of this clause;
- integrates riparian, stormwater and flooding measures;
- is designed, sited and will be managed to avoid any potential adverse environmental impacts; and
- if a potential adverse environmental impact cannot be avoided by adopting feasible alternatives-the development minimises or mitigates any such impact to a satisfactory extent.

2.5 Connectivity Features

The biodiversity value of corridor networks is well known. Landscapes that retain more connections between patches of otherwise isolated areas of vegetation are more likely to maintain more numerous and more diverse populations of various plant and animal species (Lindenmayer and Fischer, 2006). Conversely, a lack of landscape connectivity can have a range of negative impacts on species populations (Lindenmayer and Fischer, 2006). It is thought that if existing remnants are left to persist without sufficient immigration to maintain genetic diversity, continued losses of biodiversity are certain (Parker *et al.* 2008).

The proposed development will not fragment bushland or significantly impact upon the corridor function of bushland on site as trees will be retained around the development site.

The central and south-eastern extents of the proposed development have been mapped as 'Biodiversity Corridors and Buffer Areas' within the Ku-ring-gai Council Greenweb Mapping (Figure 7).

The objectives of this category include:

- To manage areas providing a buffer to Core and Support for Core Biodiversity Lands;
- To reduce edge effects and to improve the health, connectivity and function of local ecosystems; and
- To revegetate and restore Biodiversity Corridors, significant vegetation and habitat across the landscape.

The following controls apply to lands mapped as 'Biodiversity Corridors and Buffer Areas':

- The siting and design of development must minimise edge effects on Greenweb.
- Planting is to consist of:
 - not less than 50% locally native species;
 - species that reflect the relevant vegetation communities within the area;
 - and
 - a mix of groundcover, shrubs and trees.

Within Biodiversity Corridors (refer to maps in 18R.1 of the DCP):

- landscaping and revegetation must be designed to consolidate fragmented and linear vegetation and habitat areas within the site and adjacent sites; and
- the width of Biodiversity Corridors should be enhanced and gaps and barriers reduced or minimised.

Future landscape planting should be undertaken in line with relevant requirements including:

- not less than 50% locally native species;
- species that reflect the relevant vegetation communities within the area; and
- a mix of groundcover, shrubs and trees, and is to exclude monocultures.

2.6 Areas of Geological Significance and Soil Hazard Features

Not present.

The Subject Site is situated on a slight slope, with elevation ranging between 160 m Australian Height Datum (AHD) in the south and 166 m in the north AHD.

The Subject Site occurs predominately on the Glenorie soil landscape. The Glenorie soil landscape comprises undulating to rolling low hills on Wianamatta Group shales. Local relief 50-80 m, slopes 5-20%. Narrow ridges, hillcrests and valleys. Extensively cleared tall open-forest (wet sclerophyll forests). Soils are shallow to moderately deep (<100 cm) red podzolic soils crests; moderately deep (70–150 cm) red and brown podzolic soils on upper slopes (Chapman et al. 2009).

A small section in the south-eastern extent is mapped as the Lucas Heights soil landscape. This soil landscape is characterised by gently undulating crests and ridges on plateau surfaces of the Mittagong formation (alternating bands of shale and fine-grained sandstones). Local relief to 30 m, slopes <10%. Rock outcrop is absent. Extensively or completely cleared, dry sclerophyll low forest and woodland. Soils moderately deep (50–150 cm), hardsetting yellow podzolic soils and yellow soloths.

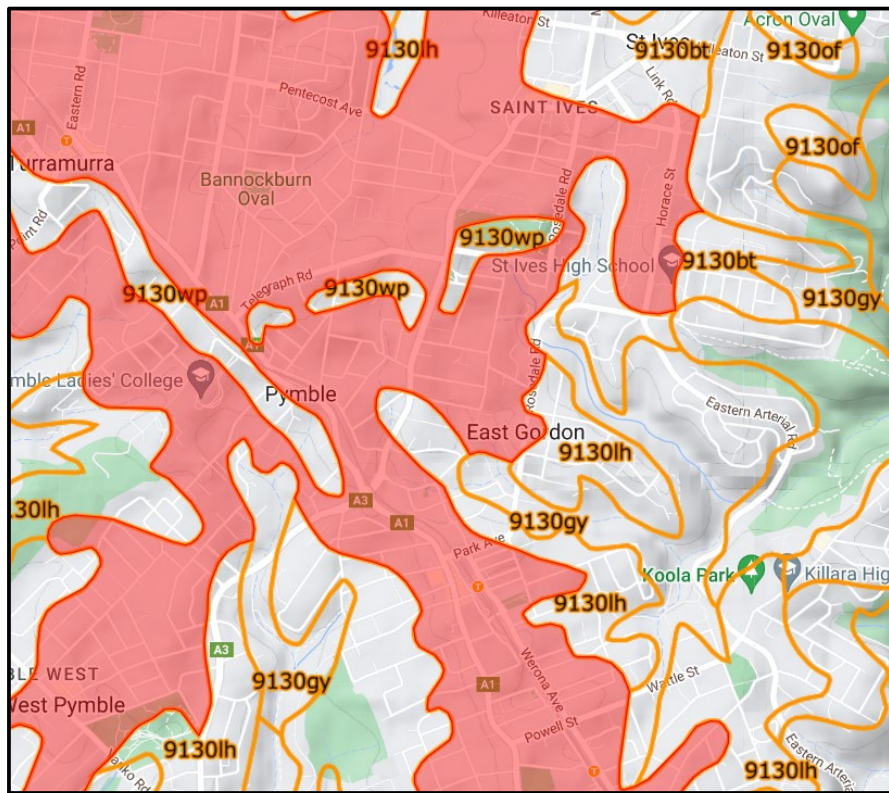


Figure 8: The site is located within the Glenorie Soil Landscape
(Source: E-Spade Version 2.0 managed by the NSW Office of Environment and Heritage)

2.7 Areas of Outstanding Biodiversity Value

Under the BC Act, the Minister for the Environment may declare Areas of Outstanding Biodiversity Value (AOBV). These are special areas that contain irreplaceable biodiversity values that are considered important to NSW, Australia or globally.

No listed AOBV occur within the site or within a 1,500 m buffer around the site.

2.8 Site Context

2.8.1 Native Vegetation Cover

Native vegetation cover is calculated as a percentage cover on the subject land and the surrounding 1,500 m buffer area. Cover estimates are based on the cover of native woody and non-woody vegetation relative to the approximate benchmarks for the PCT, considering vegetation condition and extent.

The native vegetation cover is estimated at approximately 45%.

2.8.2 Patch Size

Patch size is used to describe an area of intact native vegetation, that includes native vegetation with a gap of less than 100 m from the next area of moderate to good condition native vegetation. This gap is less than or equal to 30 m for non-woody ecosystems.

The patch size for the vegetation on-site is two (2) hectares amongst a heavily urbanised landscape.

3 NATIVE VEGETATION

3.1 Native Vegetation Extent Within the Site

The total area of native vegetation (Vegetation Zone 1) occurring within the subject site has an overly conservative of 0.2 ha for the BAM calculator.

A stormwater drainage easement (1.2m wide) has been proposed along the eastern (rear) boundary of all proposed lots. All trees are proposed for retention within this area which is currently subject to heavy weed invasion.

As a precautionary measure, it has been assumed 0.2ha of native vegetation may be indirectly impacted for the installation of stormwater drainage at the rear of the proposed lots as well as edge effects. This has been taken into account into the BAM-C credit calculation.

3.2 Plant Community Types (PCTs)

3.2.1 Vegetation zones and plant species recorded on site

The Subject Property currently contains existing dwellings, areas of cleared exotic lawn, tennis court, pools, landscaped areas, ornamental garden plantings and remnant Sydney Turpentine Ironbark Forest canopy trees (at the rear of the properties), situated within an urban residential setting.

The canopy tree species present include mixture of locally indigenous species Sydney Turpentine Ironbark Forest, planted native and exotic tree species of varying ages and stages of maturity.

The subject site has been partially modified with the removal of most of the native under storey, ground cover plants and shrubs prior to 1943. There is a high proliferation of introduced environmental weed species at the rear of the property including:

- Trad (*Tradescantia flumiensis*)
- Blackberry Nightshade (*Solanum nigrum*)
- Madeira Vine (*Anredra cordifolia*)

The subject dominant trees together with other indigenous trees in the surrounding residences are connected to the remainder of the ecological communities nearby.

Indigenous tree species occurring on-site are (tree numbering system corresponding with arborist report):

- Tree No.'s 7 & 71 *Angophora costata* (Smooth-barked Apple)
- Tree No. 1 *Eucalyptus acmenoides* (White Mahogany)
- Tree No. 70 *Eucalyptus pilularis* (Blackbutt)

- Tree No. 87 *Eucalyptus punctata* (Grey Gum) Tree No.'s 27, 65, 68, 69, 80 & 81 *Eucalyptus saligna* (Sydney Blue Gum)
- Tree No.'s 74 & 79 *Pittosporum undulatum* (Sweet Pittosporum)
- Tree No.'s 2, 3, 4, 5, 6, 8, 9, 10, 11, 14, 16, 19, 21, 24, 26, 72, 73 & 105 *Syncarpia glomulifera* (Turpentine)
- *Glochidion ferdinandi* (Cheese Tree)

The following exotic introduced tree species are listed in the Biosecurity Act (2015):

- Tree No.'s 40, 77 & 104 *Celtis sinensis* (Chinese Nettle)
- Tree No.'s 82 *Ligustrum lucidum* (Broad Leaf Privet)

Other introduced planted tree species recorded on-site included:

- *Archontophoenix cunninghamiana* (Bangalow Palm)
- *Cedrus deodara* (Deodar Cedar)
- *Fraxinus griffithii* (Evergreen Ash)
- *Melaleuca incana* (Grey Honey Myrtle)
- *Citharexylum spinosum* (Fiddlewood)
- *Melaleuca bracteata* (Revolution Green)
- *Laurus nobilis* (Bay Tree)
- *Leptospermum petersonii* (Lemon Scented Tea Tree)
- *Juniperus communis* (Juniper)
- *Camellia reticulata* (Reticulata Camellia)
- *Cupressus sempervirens* var. *stricta* (Pencil Pine)
- *Podocarpus elatus* (Brown Pine)
- *Eucalyptus microcorys* (Tallowwood)
- *Grevillea robusta* (Silky Oak)
- *Callistemon salignus* (Willow Bottlebrush)
- *Thuja plicata* (Western Red Cedar)
- *Glochidion ferdinandi* (Cheese Tree)
- *Jacaranda mimosifolia* (Jacaranda)
- *Livistona chinensis* (Chinese Fan Palm)
- *Stenocarpus sinuatus* (Fire Wheel Tree)
- *Brachychiton acerifolius* (Illawarra Flame Tree)
- *Grevillea robusta* (Silky Oak)
- *Callistemon salignus* (Willow Bottlebrush)
- *Livistona chinensis* (Chinese Fan Palm)

- *Ulmus glabra* (Scotch Elm)
- *Howea forsteriana* (Kentia Palm)

PCT classification

The vegetation at the rear of the site has been mapped by Council and the NSW DPE (NSW Statewide PCT mapping) as Sydney Turpentine Ironbark Forest (Figure 12 and 13).

Vegetation Formation: Wet Sclerophyll Forests (Grassy sub-formation)

Vegetation Class: Northern Hinterland Wet Sclerophyll Forests

PCT Name: Sydney Turpentine Ironbark Forest

PCTID: 3262

Sydney Turpentine Ironbark Forest in the Sydney Basin Bioregion is listed as Critically Endangered under the BC Act 2016 and EPBC Act 1999.

Sydney Turpentine Ironbark Forest (Benson and Howell 1990) is a tall wet sclerophyll forest found on fertile shale soils in the high rainfall districts of Sydney's north shore. It is dominated by Sydney blue gum (*Eucalyptus saligna*), blackbutt (*Eucalyptus pilularis*) and turpentine (*Syncarpia glomulifera*) with a number of other eucalypts occurring patchily. A sparse to open cover of small trees is found at most sites and includes a variety of sclerophyllous and mesophyllous species. The ground layer is variable in both composition and cover. It may be ferny, grassy or herbaceous depending on topographic situation and disturbance history.

At some sites vines and climbers are prolific. Sydney Turpentine Ironbark Forest is found on a range of shale or shale-influenced substrates in areas receiving between 900 and 1300 millimetres of mean annual rainfall. This includes elevated gullies, ridgelines, crests and slopes underlain by Wianamatta shales as well as small gully heads where downslope movement of shale soil lies above sandstone bedrock. In these latter situations sandstone outcrops may be present, although occupying only a minor component of the site.

Typically the community occurs at altitudes above 117 metres above sea level although it is known to occur as low as 30 metres and as high as 185 metres. It is most common across the ridgelines between Castle Hill and St Ives with small areas occurring in Ryde, Lane Cove and Willoughby where it is found at lower elevations.

Like most STIF remnants it is considered to be in poor condition. Due the lack of any groundcover or shrub species, the site is considered to contain low native resilience (ability of the soil seedbank to regenerate to a fully structured vegetation community).

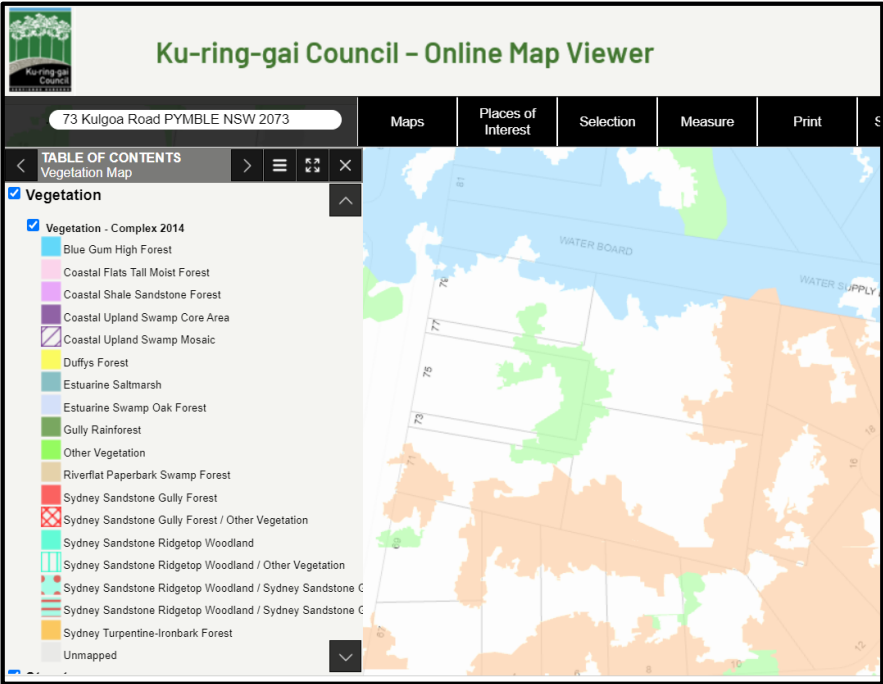


Figure 12: The subject site has been mapped by Council as Sydney Turpentine Ironbark Forest (orange polygon)

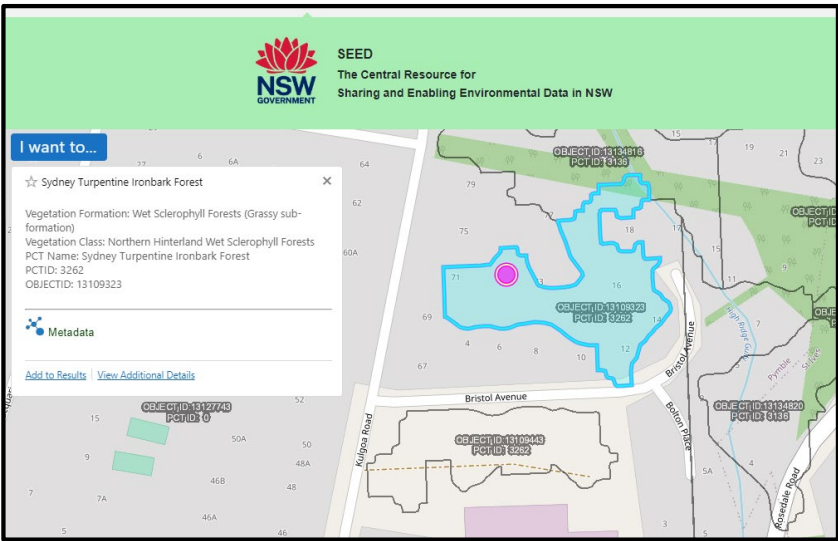


Figure 13: NSW Statewide PCT map showing the extent of STIF across the site and wider locality

3.2.2 Plot-based Floristic Vegetation Surveys

Plot-based floristic vegetation surveys were conducted, in accordance with s.5.2.1.9 of the BAM, by Alex Fraser on the 20/6/23 and their location is shown in Figure 14.

One 20 m x 20 m plot were sampled for the presence of flora species. The plot was carefully examined to identify all flora species present. Searches continued until it was confident that all flora species within a plot were detected. Data collected for each species included:

- Stratum and layers in which each species occurs
- Growth form for each species
- Scientific and common name for each species
- Percentage foliage cover (PFC) across the plot, of each species rooted in or overhanging the plot
- Abundance rating for each species

Plant Community Types (PCTs) on the site were identified according to the NSW PCT classification described in the BioNet Vegetation Classification.

One PCT (No.3262) was identified on the site and is described below.

Plot data is provided in Appendix B.

The location of the BAM plot is provided within Figure 14 (below).

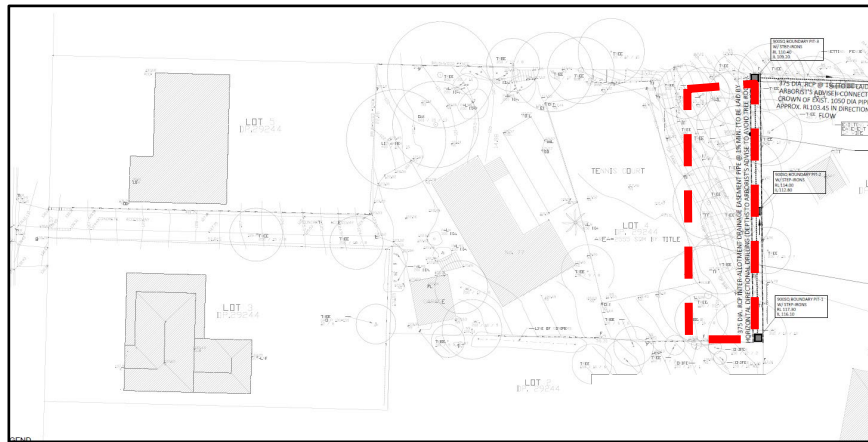


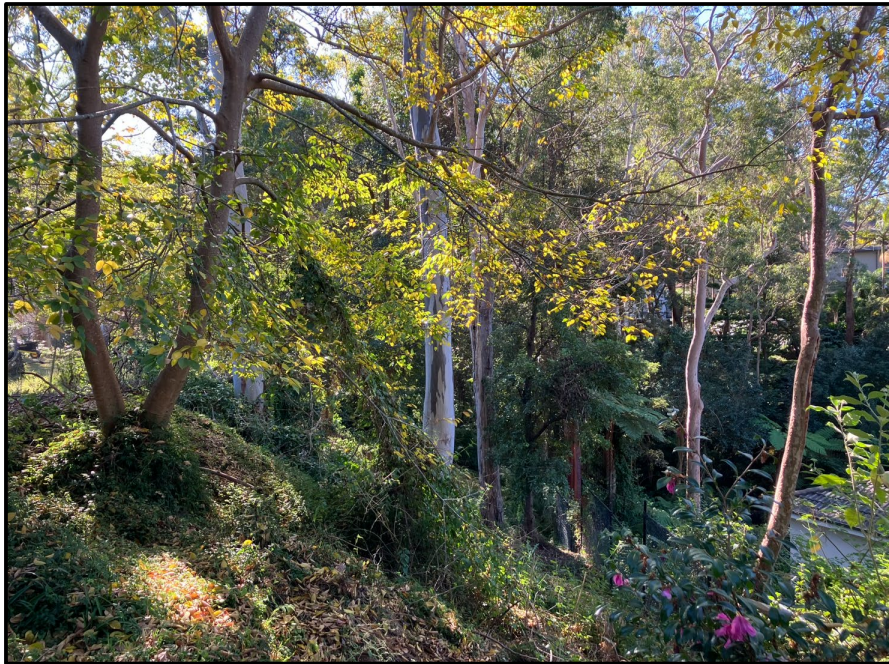
Figure 14: Location of BAM Plot (red shaped rectangle)



Photograph 1: BAM Plot midline (view south)



Photograph 2: BAM Plot midline (view north)



Photograph 3: Rear of the subject site shown presence of native and introduced species



Photograph 4: Rear of the subject site showing native species with understorey dominated by exotic species



Photograph 5: Northern boundary of the site (eastern view)



Photograph 6: Northern boundary of the site (western view)

Table 1: Plants recorded on-site

Scientific name (Common name)
<i>Angophora costata</i> (Smooth-barked Apple) – STIF species
<i>Eucalyptus acmenoides</i> (White Mahogany) – STIF species
<i>Eucalyptus pilularis</i> (Blackbutt) – STIF species
<i>Eucalyptus punctata</i> (Grey Gum) – STIF species
<i>Eucalyptus saligna</i> (Sydney Blue Gum) – STIF species
<i>Pittosporum undulatum</i> (Sweet Pittosporum) – STIF species
<i>Syncarpia glomulifera</i> (Turpentine) – STIF species
<i>Glochidion ferdinandi</i> (Cheese Tree) – STIF species
<i>Celtis sinensis</i> (Chinese Nettle)*
<i>Ligustrum lucidum</i> (Broad Leaf Privet)*
<i>Archontophoenix cunninghamiana</i> (Bangalow Palm)**
<i>Cedrus deodara</i> (Deodar Cedar)*
<i>Fraxinus griffithii</i> (Evergreen Ash)*
<i>Melaleuca incana</i> (Grey Honey Myrtle)**
<i>Citharexylum spinosum</i> (Fiddlewood)*
<i>Melaleuca bracteata</i> (Revolution Green)**
<i>Laurus nobilis</i> (Bay Tree) *
<i>Leptospermum petersonii</i> (Lemon Scented Tea Tree)**
<i>Juniperus communis</i> (Juniper)*
<i>Camellia reticulata</i> (Reticulata Camellia)*
<i>Cupressus sempervirens</i> var. <i>stricta</i> (Pencil Pine)*
<i>Podocarpus elatus</i> (Brown Pine)**
<i>Eucalyptus microcorys</i> (Tallowwood)**
<i>Grevillea robusta</i> (Silky Oak)**
<i>Callistemon salignus</i> (Willow Bottlebrush)**
<i>Thuja plicata</i> (Western Red Cedar)**
<i>Jacaranda mimosifolia</i> (Jacaranda)*
<i>Livistona chinensis</i> (Chinese Fan Palm)*
<i>Stenocarpus sinuatus</i> (Fire Wheel Tree)**
<i>Brachychiton acerifolius</i> (Illawarra Flame Tree)**
<i>Ulmus glabra</i> (Scotch Elm)*
<i>Howea forsteriana</i> (Kentia Palm)**
<i>Erhrarta erecta</i> (Panic Veldt Grass)*
<i>Tradescantia flumiensis</i> (Trad)*
<i>Solanum nigrum</i> (Blackberry Night Shade)*
<i>Oplismenus imbecillis</i> (Basket grass) – STIF species
<i>Dichondra repens</i> (Kidney Weed) – STIF species
<i>Hedychium gardnerianum</i> (Introduced Ginger)*
<i>Anredera cordifolia</i> (Madeira vine)*
<i>Lonicera japonica</i> (Japanese Honeysuckle)*
<i>Agapanthus praecox</i> (Agapanthus)*
<i>Thirsium vulgare</i> (Spear Thistle)*
<i>Ochna serrulata</i> (Mickey Mouse Plant)*

*Denotes introduced species

** Denotes planted native species not locally indigenous to the STIF vegetation community

3.2.3 Fauna habitat and species

No threatened fauna species were observed on the Subject Site during the site assessment. Fauna habitat within the Subject Site is further detailed in (Table 7).

Desktop analysis revealed a number of threatened fauna species have the potential to utilise habitat on the Subject Site during part of their lifecycles (Table 8). There was no potential for significant impact upon all potentially occurring BC Act listed threatened species therefore no assessment under the '5-Part Test Assessment of Significance' was required. There was no potential for significant impact upon all potentially occurring EPBC Act listed threatened species therefore no assessment under the Significant Impact Guidelines for Matters of National Environmental Significance (MNES) was required.

It was deemed that the proposed works are unlikely to result in a significant impact such that a local viable population or occurrence of any of the threatened species aforementioned will be placed at risk of extinction.

Table 2: Fauna habitat values of the site

Habitat component	Site values
Coarse woody debris	Absent.
Rock outcrops, bush rock, caves, crevices and overhangs	Absent.
Culverts, bridges, mine shafts, or abandoned structures	Absent.
Nectar/lerp-bearing Trees	<i>Syncarpia glomulifera</i> , <i>Eucalyptus pilularis</i> and <i>Angophora costata</i> were recorded within the Subject Site. These trees may provide intermittent nectar and/or lerp sources for nomadic nectivores.
Nectar-bearing shrubs	Absent.
Koala and Greater Glider feed trees.	<i>Syncarpia glomulifera</i> , <i>Eucalyptus pilularis</i> and <i>Angophora costata</i> are considered Koala feed trees and occur within the Subject Site. Koalas are unlikely to be present.
Large stick nests	Absent.
Sap and gum sources	Present. <i>Syncarpia glomulifera</i> , <i>Eucalyptus pilularis</i> and <i>Angophora costata</i> occur within the Subject Site.
She-oak fruit (Glossy Black Cockatoo feed)	Absent.
Soft-fruit-bearing trees	Present – exotic planted species such as Camelia
Dense shrubbery and leaf litter	Absent.
Tree hollows	Absent.
Decorticating bark	Absent.
Wetlands, soaks and streams	Absent.
Open water bodies	Absent.
Estuarine, beach, mudflats, and rocky foreshores	Absent.

3.3 Vegetation Integrity Assessment (BAM -C)

3.3.1 Vegetation Zones

For the purposes of the BAM, a vegetation zone is an area of native vegetation on the site that is the same PCT and has a similar broad condition state. The assigned vegetation zone for the PCT occurring on the site are described below.

3.3.2 Patch Sizes

A patch size area has been assigned to each vegetation zone, as a class. Patch size classes are provided in Table 3.

Table 3: Patch Size Classes

PCT	Vegetation Zone	Patch Size Class
Plant Community Type (PCT) PCT 3262 – Sydney Turpentine Ironbark Forest	Vegetation Zone 1	2ha

3.3.3 Vegetation Integrity Scores

Each vegetation zone identified on the site has been surveyed to obtain a quantitative measure for each zone, of the composition, structure and function attributes listed in Table 3 of the BAM. These attributes are listed below:

- Growth form groups used to assess composition and structure:
 - Tree
 - Shrub
 - Grass and grass like
 - Forb
 - Fern
 - Other
- Attributes used to assess function:
 - Number of large trees
 - Tree regeneration
 - Tree stem size class
 - Total length of fallen logs
 - Litter cover
 - High threat exotic vegetation cover
 - Hollow-bearing trees

Plot-base surveys were conducted, in accordance with s.5.3.4 of the BAM, by an ecologist (Alex Fraser). Survey plots were established around a central 50 m transect and included:

- One 400 m² (20 m x 20 m) plot to assess the composition and structure attributes listed above.
- One 1000 m² (20 m x 50 m) plot to assess the function attributes: number of large trees, stem size class, tree regeneration and length of logs.
- Five 1 m² sub-plots to assess average litter cover (and other optional groundcover components).

See previous Figure 14 for plot location. Plot data is provided in Appendix B. Table 4 details the vegetation integrity scores for each vegetation zone.

Table 4: Vegetation Integrity Scores

PCT	Vegetation Zone	Composition Condition Score	Structure Condition Score	Function Condition Score	Vegetation Integrity Score
PCT 3262	Vegetation Zone 1	13.6	28.1	61.4	28.6

3.4 Sydney Turpentine Ironbark Forest (STIF) Listing under the EPBC Act 1999

In order to be protected as a matter of national environmental significance areas of the ecological community must meet both:

- The key diagnostic characteristics (Table 5); and
- At least the minimum condition thresholds (Table 6).

The vegetation mapped within the Subject Land as STIF does not meet the Key Diagnostic Features for the community (Table 5), nor does it meet the key condition thresholds required to meet the EPBC Act listing status (Table 6).

Therefore, areas mapped as Sydney Turpentine Ironbark Forest (STIF) within the Subject Land do not conform to the EPBC Act listed Sydney Turpentine Ironbark Forest (Threatened Species Scientific Committee 2009) and no further assessment under the EPBC Act is required for this vegetation in the Subject Land.

Table 5: Key diagnostics features required to meet the EPBC Listing Status for Sydney Turpentine Ironbark Forest (Threatened Species Scientific Committee 2009).

Thresholds	Status in the Project Area
	Sydney Turpentine Ironbark Forest PCT 3262 (Canopy)
The distribution of PCT 3262 is between Sutherland and the Hornsby plateau. The Hornsby Plateau is the adjoining Mitchell landscape immediately to the northeast of the subject land and the suburb of Sutherland is approximately 50 km to the south. Therefore, the subject land is within the distribution of PCT 3262.	Yes
<ul style="list-style-type: none"> Mean annual rainfall of PCT 3262 is 900 to 1250 mm and BOM (2021) rainfall data suggest the site would receive rainfall within that range (mean annual rainfall for Parramatta station 066124 since 1965 is 966mm). Elevations of PCT 3262 are between 10 and 180 m asl and site contour data indicates the subject land is mostly within this range at 152-188 m. Soils are described as shale and shale-enriched sandstone soils. The soil landscape of the subject land is Glenorie (OEH 2020) which is typically underlain by Wianamatta shale with topsoils of friable dark brown loam. The topsoils on the subject land generally appeared to be brown sandy 	Yes
<p>The dominant tree species of the CEEC are described as including Syncarpia glomulifera and Eucalyptus paniculata, but the Final Determination also explains that a range of other tree species (including E. globoidea, E. punctata, E. resinifera, E. pilularis, E. acmenoides, E. saligna and Angophora floribunda) may co-occur or even dominate. The subject land contains a mixed canopy of Syncarpia glomulifera, Eucalyptus paniculata, E. punctata, E. pilularis, E. acmenoides, E. pilularis and Angophora floribunda and meets the CEEC canopy description.</p> <p>Other canopy species may occur in association with the typical dominants and may be locally dominant at some sites.</p> <p>The descriptions of several STIF ecotonal vegetation communities (Cumberland Plain Woodland, Blue Gum High Forest, Shale Sandstone Transition Forest, Sydney Sandstone Ridgeway Woodland and Sandstone Gully Forest) provided in the Final Determination (4.4-4.7) also support the definition of the vegetation at the rear of the subject land toward STIF.</p>	<p>Yes –</p> <p>The minimum projected foliage cover of canopy trees is 10% or more; and</p> <ul style="list-style-type: none"> <input type="checkbox"/> The tree canopy is typically dominated by Angophora costata (Smooth-barked Apple), Tree No. 1 Eucalyptus acmenoides (White Mahogany) <input type="checkbox"/> Tree No. 70 Eucalyptus pilularis (Blackbutt) Tree No. 87 Eucalyptus punctata (Grey Gum) Tree No.'s 27, 65, 68, 69, 80 & 81 Eucalyptus saligna (Sydney Blue Gum) <input type="checkbox"/> Tree No.'s 74 & 79 Pittosporum undulatum (Sweet Pittosporum) <input type="checkbox"/> Tree No.'s 2, 3, 4, 5, 6, 8, 9, 10, 11, 14, 16, 19, 21, 24, 26, 72, 73 & 105 Syncarpia glomulifera (Turpentine) <input type="checkbox"/> Glochidion ferdinandi (Cheese Tree)
<p>A stratum of small trees may occur, including Pittosporum undulatum (sweet pittosporum), Trema aspera (native peach) and Acacia parramattensis (Parramatta wattle). Where present, a shrub layer may include Polyscias sambucifolia (elderberry panax), Notelaea longifolia (mock olive), Leucopogon juniperinus (prickly beard-heath), Pittosporum revolutum (rough fruit pittosporum), Breynia oblongifolia (breynia), Maytenus silvestris (narrow-leaved orangebark) and Ozothamnus diosmifolius (white dogwood).</p> <p>Where present in its natural state, the ground layer may include Oplismenus aemulus (basket grass), Pseuderanthemum variable (pastel flower), Echinopogon ovatus (forest hedgehog grass) Microlaena stipoides (weeping grass) and Themeda triandra (kangaroo grass).</p>	Yes - Pittosporum undulatum (Sweet Pittosporum) present

Table 6 Key diagnostics features required to meet the EPBC Listing Status for Sydney Turpentine Ironbark Forest (Threatened Species Scientific Committee 2009).

Category and Rationale	Thresholds	Thresholds Present within the Project Area
A. Core thresholds that apply under most circumstances: patches with an understorey dominated by natives and a minimum size that is functional and consistent within mapping unit size applied in NSW.	Minimum patch size is >0.5ha. AND >50% of the perennial understorey vegetation cover is made up of native species.	No. The patch size is <0.5ha and <50% of the perennial understorey vegetation cover is made up of native species.
OR		
B. Larger patches which are inherently variable due to their rarity.	The patch size is >5ha; AND >30% of the perennial understorey vegetation cover is made up of native species.	No. The patch size is <5ha and <30% of the perennial understorey vegetation cover is made up of native species.
OR		
C. Patches with connectivity to large native vegetation remnants in the landscape.	The patch size is >0.5ha; AND ≥30% of the perennial understorey vegetation cover is made up of native species; AND The patch is contiguous with a native vegetation remnant (any native vegetation where cover in each layer present is dominated by native species) that is ≥5ha in area.	No. The patch size is <0.5ha and <30% of the perennial understorey vegetation cover is made up of native species and the patch is not contiguous with another native vegetation remnant that is ≥5ha.
OR		
D. Patches that have large mature trees or trees with hollows (habitat) that are very scarce on the Cumberland Plain.	The patch size is >0.5ha in size; AND ≥30% of the perennial understorey vegetation cover is made up of native species; AND The patch has at least one tree with hollows per hectare or at least one large tree (≥80 cm dbh) per hectare from the upper tree layer species outlined in the Description and Appendix A.	No. The patch size is <0.5ha and <30% of the perennial understorey vegetation cover is made up of native species and the patch does not have at least one tree with hollows per hectare or at least one large tree >80cm dbh per hectare.
Sydney Turpentine Ironbark Forest (STIF) within the Project Area DOES NOT meet the minimum condition thresholds for Sydney Turpentine Ironbark Forest (STIF); therefore, it is NOT considered to be part of the CEEC under the EPBC listing.		

4 THREATENED SPECIES

4.1 Ecosystem Credit Species

Ecosystem credit species are those where the likelihood of occurrence of the species or elements of the species' habitat, can be predicted by vegetation surrogates and landscape features, or for which targeted survey has a low probability of detection. The Threatened Biodiversity Data Collection (TBDC) has identified several ecosystem credit species as requiring assessment as shown on the following page.

4.2 Species Credit Species (Candidate Species)

Species credit species (or candidate species) are those where the likelihood of occurrence of the species or elements of suitable habitat for the species, cannot be confidently predicted by vegetation surrogates and landscape features and can be reliably detected by survey. The TBDC has identified several candidate species as requiring assessment as provided on the following page (Table 7).

In accordance with S.6.5.1.1, a species survey must be undertaken for all species credit species identified as likely to occur on the site based upon the application of Steps 1-3 in Section 6.4.

Based upon the low quality of fauna habitat proposed for removal, no species credit species are likely to occur on-site. Therefore, no targeted fauna surveys were considered necessary.

Table 7: Candidate species inclusion/ exclusion justification table

Table 7: Candidate species assessment

Common name	Scientific name	Included in assessment	Targeted survey conducted?	Present within subject land?	Biodiversity risk weighting	No. of BIONET records in the locality (accessed 28/6/23)	Biodiversity Offset Credits required?
Large Bent-winged Bat (breeding)	<i>Miniopterus orianae oceanensis</i>	<i>This species is known to breed in caves, tunnels, mines and culverts. As such habitat constraints are not present within the Subject Land, this species was excluded from the assessment</i>	No	n/a	Very High -3	20	No
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	<i>This species is known to occur within two kilometres of rocky areas containing caves, overhangs, escarpments, outcrops, or crevices, or within two kilometres of old mines or tunnels. Whilst hilly terrain was observed within the surrounding locality of the Subject Land, aerial imagery revealed no such geological features (caves, overhangs escarpment etc.) within or adjacent to the Subject Land. It is therefore unlikely such habitat features would occur within the area surrounding the Subject Land. As such, this species was excluded from the assessment.</i>	No	n/a	Very High -3	3	No
Little Bent-winged Bat	<i>Miniopterus australis</i>	<i>This species is known to breed in caves, tunnels, mines and culverts. As such habitat constraints are not present within the Subject Land, this species was excluded from the assessment.</i>	No	n/a	Very High -3	2	No
Regent Honeyeater	<i>Anthochaera phrygia</i>	<i>No, the subject land is not within the important areas mapped for this species</i>	No	n/a	Very High -3	6	No
Swift Parrot	<i>Lathamus discolor</i>	<i>No, the subject land is not within the important areas mapped for this species</i>	No	n/a	Very High -3	17	No
Thick Lip Spider Orchid	<i>Caladenia tessellata</i>	<i>The Thick Lip Spider Orchid is known from the Sydney area (old records), Wyong, Ulladulla and Braidwood in</i>	No	n/a	Very High -3	0	No

Common name	Scientific name	Included in assessment	Targeted survey conducted?	Present within subject land?	Biodiversity risk weighting	No. of BIONET records in the locality (accessed 28/6/23)	Biodiversity Offset Credits required?
		<p><i>NSW. Populations in Kiama and Queanbeyan are presumed extinct. It was also recorded in the Huskisson area in the 1930s. The species occurs on the coast in Victoria from east of Melbourne to almost the NSW border.</i></p> <p><i>Generally found in grassy sclerophyll woodland on clay loam or sandy soils, though the population near Braidwood is in low woodland with stony soil. The single leaf regrows each year. Flowers appear between September and November (but apparently generally late September or early October in extant southern populations).</i></p> <p><i>The habitat is degraded to the point where the species will no longer be present. This is reflected in the low vegetation integrity score of 13.4 on-site.</i></p>					

THREATENED SPECIES PREVIOUSLY RECORDED WITHIN 10KM OF THE SITE

Table A: Threatened plants previously recorded within 10km of the subject site (NSW Bionet and EPBC Protected Matters Database undertaken June 2023)

Scientific Name	BC Act	EPBC Act	ROTAP	Habitat
<i>Darwinia biflora</i>	V		2K	Occurs in Gosford and Sydney districts where it grows in sclerophyll forest, scrub and swamps (Harden 1992). Usually found in sites with a strong shale influence (NSW National Parks and Wildlife Service, 2002).
<i>Epacris purpurascens</i> var. <i>purpurascens</i>	V		2K	Occurs in Gosford and Sydney districts where it grows in sclerophyll forest, scrub and swamps (Harden 1992). Usually found in sites with a strong shale influence (NSW National Parks and Wildlife Service, 2002).
<i>Leucopogon fletcheri</i> ssp. <i>fletcheri</i>	E1		2R	Occurs in dry eucalypt woodland or in shrubland on clayey lateritic soils, generally on flat to gently sloping terrain along ridges and spurs (Royal Botanic Gardens 2005 and Department of Environment and Conservation 2005).
<i>Eucalyptus camfieldii</i>	V	V	2Vi	Occurs from Tornago to the Royal National Park where it grows in coastal shrub heath in sandy soils on sandstone (Harden, 2002 #5).
<i>Eucalyptus nicholii</i>	V	V	3V	Occurs from Niangala to Glenn Innes where it grows in grassy sclerophyll woodland on shallow relatively infertile soils on shales and slates (Harden, 1991; DLWC, 2001). Endemic on the NSW Northern Tablelands, of limited occurrence, particularly in the area from Walcha to Glen Innes; often on porphyry or granite (Brooker and Kleinig 1999).
<i>Eucalyptus scoparia</i>	E1	V	2Vi	Occurs in Queensland and reaches its southern limit in NSW. In NSW it is known from three locations all near Tenterfield in the far northern New England Tableland Bioregion where it grows on well drained granitic hilltops, slopes and outcrops, often as scattered trees in open forest and woodland (Royal Botanic Gardens 2004).
<i>Acacia bynoeana</i>	E1	V	3V	Occurs south of Dora Creek-Morisset area to Berrima and the Illawarra region and west to the Blue Mountains. It grows mainly in heath and dry sclerophyll forest on sandy soils (Harden, 2002 #5). Seems to prefer open, sometimes disturbed sites such as trail margins and recently burnt areas. Typically occurs in association with <i>Corymbia gummifera</i> , <i>Eucalyptus haemastoma</i> , <i>E. gummifera</i> , <i>E. parramattensis</i> , <i>E. sclerophylla</i> , <i>Banksia serrata</i> and <i>Angophora bakeri</i> (NSW National Parks and Wildlife Service, 1999 #61).
<i>Acacia gordonii</i>	E1	E	2K	Occurs in the lower Blue Mountains from Bilpin to Faulconbridge and also in the Glenorie district. Grows on sandstone outcrops and amongst rock platforms in dry sclerophyll forest and heath (Harden, 2002 #5; NSW Scientific Committee, 1997 #298). Specifically this species occurs in Sydney Sandstone Ridgetop Communities (James, 1997 #69).

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Scientific Name	BC Act	EPBC Act	ROTAP	Habitat
<i>Acacia pubescens</i>	V	V	3Va	Restricted to the Sydney Region from Bilpin to the Georges River and also at Woodford where it usually grows in open sclerophyll forest and woodland on clay soils. Typically it occurs at the intergrade between shales and sandstones in gravelly soils often with ironstones {Harden, 2002 #5; NSW National Parks and Wildlife Service, 2003 #14}.
<i>Hibbertia superans</i>	E			The species occurs on sandstone ridgetops often near the shale/sandstone boundary. Occurs in both open woodland and heathland, and appears to prefer open disturbed areas, such as tracksides {Royal Botanic Gardens 2005 and Department of Environment and Conservation 2005}.
<i>Galium australe</i>	E4			Previously presumed extinct in NSW, this species is now known from a number of sites in coastal regions. In NSW, this species has been recorded in moist gullies of tall forest, Eucalyptus tereticornis forest, coastal Banksia shrubland, and Allocasuarina nana heathland. In other States the species is found in a range of near-coastal habitats, including sand dunes, sand spits, shrubland and woodland (Royal Botanic Gardens 2005 and Department of Environment and Conservation 2005).
<i>Melaleuca deanei</i>	V	V	3R	Occurs in coastal districts, including western Sydney (e.g. Baulkham Hills, Liverpool shires) from Berowra to Nowra where it grows in wet heath on sandstone and shallow/skeletal soils near streams or perched swamps {James, 1997 #69; Harden, 2002 #5}.
<i>Syzygium paniculatum</i>	V	V	3Ri	Occurs between Buladelah and St Georges Basin where it grows in subtropical and littoral rainforest on sandy soils or stabilized dunes near the sea {Harden, 2002 #5}.
<i>Grevillea juniperina</i> <i>ssp. juniperina</i>	V			Restricted to western Cumberland Plain, Marsden Park, Rooty Hill, Riverstone, Plumpton, Castlereagh NR, Blacktown, Penrith and north to Pitt Town, where it grows in open dry sclerophyll (eucalypt-dominated) forest or woodland, at altitudes of less than about 50 m, in sandy to clay-loam soils and red pseudolateritic or sandy gravels {Royal Botanic Gardens, 2005 #404; Fairley, 2004 #523}. More specifically it grows in Cumberland Plain Woodland and Castlereagh Woodland, typically in moist sites, often beside creeks on acidic soils and often recorded on road verges. Restricted to red sandy to clay soils (often lateritic) on Wianamatta Shale and Tertiary Alluvium {NSW Scientific Committee, 2000 #582}.
<i>Persoonia hirsuta</i> <i>ssp. hirsuta</i>	E1		3Ki	Occurs from Gosford to the Royal National Park and Hill Top to Glen Davis and Putty inland where it grows in woodlands and dry sclerophyll forest on sandstone or very rarely on shale. Typically occurs as isolated individuals or very small populations {NSW Scientific Committee, 1998 #64; Royal Botanic Gardens, 2005 #404}. Habitat in Castle Hill is considered to be "critical habitat" {James, 1997 #69}.
<i>Persoonia mollis</i> <i>subsp. maxima</i>	E	E		Highly restricted, known from the Hornsby Heights-Mt Colah area north of Sydney in the Sydney Basin Bioregion. Occurs in three populations (described on a catchment basis) located over an approximate north-south range of 5.75 km and east-west distance of 7.5 km. Additional locations may exist outside the current distribution. Occurs in sheltered aspects of deep gullies or on the steep upper hillsides of narrow gullies on Hawkesbury Sandstone. These habitats support relatively moist, tall forest vegetation communities, often with warm temperate rainforest influences.

Scientific Name	BC Act	EPBC Act	ROTAP	Habitat
				Associated species: Smooth Barked Apple <i>Angophora costata</i> , Sydney Peppermint <i>Eucalyptus piperita</i> , Red Bloodwood <i>Corymbia gummifera</i> , Turpentine <i>Syncarpia glomulifera</i> , Coachwood <i>Ceratopetalum apetalum</i> and Black Wattle <i>Callicoma serratifolia</i> .
<i>Persoonia nutans</i>	E1	E	2Ei	Confined to the Cumberland Plain where it grows in Castlereagh Scribbly Gum Woodlands and Agnes Banks Woodlands {NSW National Parks and Wildlife Service, 2001 #77; Harden, 2002 #5; James, 1997 #69}.
<i>Genoplesium baueri</i>	V		3R	Grows in sparse sclerophyll forest and moss gardens over sandstone; from the Hunter Valley to Nowra district {Royal Botanic Gardens, 2004 #9}.
<i>Pimelea curviflora</i> <i>var. curviflora</i>	V	V		Confined to coastal areas around Sydney where it grows on sandstone and laterite soils. It is found between South Maroota, Cowan, Narrabeen, Allambie Heights, Northmead and Kellyville, but its former range extended south to the Parramatta River and Port Jackson region including Five Dock, Bellevue Hill and Manly. Usually occurs in woodland in the transition between shale and sandstone, often on Lucas Heights soil landscape {NSW Scientific Committee, 1998 #65; James, 1997 #69; James, 1999 #68; Harden, 2000 #2}.
<i>Tetradlea glandulosa</i>	V	V	2V	Occurs from Mangrove Mountain to the Blue Mountains where it grows in sandy or rocky heath or scrub {Harden, 1992 #3}.
<i>Tetradlea juncea</i>	V	V	3Vi	Occurs in coastal districts from Buladelah to Port Macquarie where it grows in dry sclerophyll forest and occasionally swampy heath in sandy, {Harden, 1992 #3} low nutrient soils with a dense understorey of grasses. Specifically it is known to occur within Smooth-barked Apple Woodland and Coastal Foothills Spotted Gum Woodland {NSW National Parks and Wildlife Service, 2000 #392; NSW National Parks and Wildlife Service, 2000 #393; NSW National Parks and Wildlife Service, 2000 #344}.

BC Act (Biodiversity Conservation Act 2016): E1 =Critically Endangered E= Endangered V= Vulnerable

EPBC Act (Environment Protection Biodiversity Conservation Act 1999): E1 =Critically Endangered E= Endangered V= Vulnerable

ROTAP CODES Source: Briggs, J.D. & Leigh J.H. (1988) Rare or threatened Australian plants. Plant Codes: **Distribution** 1: Known from type collection only. 2: Geographic range < 100km. 3: Geographic range > 100km. **Conservation** E: Endangered (at risk of disappearing in 1 or 2 decades) V: Vulnerable (at risk of disappearing in 20 - 50 years). R: Rare (rare in Australia but currently not endangered or vulnerable). K: Poorly known Reservation. C: Population reserved adequately reserved (>1000 plants). I: Inadequately reserved (<1000 plants) - Adequacy of reservation unknown.

Table B: Threatened fauna previously recorded within 10km of the subject site (NSW Bionet and EPBC Protected Matters Database undertaken on the 21st September 2021)

Scientific Name (Common Name)	BC Act	EPBC Act	Habitat	Potential habitat
<i>Pseudophryne australis</i> (Red-crowned Toadlet)	V		Occurs within 160 km of Sydney where it is restricted to Hawkesbury Sandstone. It breeds in deep grass and debris adjacent to ephemeral drainage lines. When not breeding individuals are found scattered on sandstone ridges under rocks and logs {Cogger, 2000 #20}.	No
<i>Callocephalon fimbriatum</i> (Gang-gang Cockatoo)	V		Occurs in wetter forests and woodland from sea level to an altitude over 2000 metres, timbered foothills and valleys, coastal scrubs, farmlands and suburban gardens {Pizzey, 1997 #24}.	No
<i>Calyptorhynchus lathamii</i> (Glossy Black-Cockatoo)	V		Occurs in eucalypt woodland and forest with Casuarina/Allocasuarina spp. Characteristically inhabits forests on sites with low soil nutrient status, reflecting the distribution of key Allocasuarina species. The drier forest types with intact and less rugged landscapes are preferred by the species. Nests in tree hollows {Garnett, 2000 #21; NSW National Parks and Wildlife Service, 1999 #55}.	No
<i>Lathamus discolor</i> (Swift Parrot)	E1	EM	Breeding occurs in Tasmania, majority migrates to mainland Australia in autumn, over-wintering, particularly in Victoria and central and eastern NSW, but also south-eastern Queensland as far north as Daringa. Until recently it was believed that in New South Wales, swift parrots forage mostly in the western slopes region along the inland slopes of the Great Dividing Range but are patchily distributed along the north and south coasts including the Sydney region, but new evidence indicates that the forests on the coastal plains from southern to northern NSW are also extremely important. In mainland Australia is semi-nomadic, foraging in flowering eucalypts in eucalypt associations, particularly box-ironbark forests and woodlands. Preference for sites with highly fertile soils where large trees have high nectar production, including along drainage lines and isolated rural or urban remnants, and for sites with flowering Acacia pycnantha, is indicated. Sites used vary from year to year. {Garnett, 2000 #21},{Swift Parrot Recovery Team, 2001 #396}.	No
<i>Lophoictinia isura</i> (Square-tailed Kite)	V	M	This species hunts primarily over open forest, woodland and mallee communities as well as over adjacent heaths and other low scrubby habitats in wooded towns. It feeds on small birds, their eggs and nestlings as well as insects. Seems to prefer structurally diverse landscapes {Garnett, 2000 #21}.	No
<i>Ninox strenua</i> (Powerful Owl)	V		A sedentary species with a home range of approximately 1000 hectares it occurs within open eucalypt, casuarina or callitris pine forest and woodland. It often roosts in denser vegetation including rainforest of exotic pine plantations. Generally feeds on medium-sized mammals such as possums and gliders but will also eat birds, flying-foxes, rats and insects. Prey are generally hollow dwelling and require a shrub layer and owls are more often found in areas with more old trees and hollows than average stands {Garnett, 2000 #21}.	Yes – potential foraging habitat. Critical breeding habitat absent.
<i>Petroica rodinogaster</i> (Pink Robin)	V		Found in open forest and woodland including native tea-tree scrubs. Rarely found in open cleared areas. Breeds in dense gullies in temperate rainforests {Pizzey, 1997 #24}.	No
<i>Tyto tenebricosa</i> (Sooty Owl)	V		Occurs in wet eucalypt forest and rainforest on fertile soils with tall emergent trees. Typically found in old growth forest with a dense understorey but also occurs in younger forests if nesting trees are present nearby. It nests in large hollows within eucalypts and occasionally caves. It hunts in open and closed forest for a range of arboreal and terrestrial mammals including introduced	No

Scientific Name (Common Name)	BC Act	EPBC Act	Habitat	Potential habitat
			species and sometimes birds {Garnett, 2000 #21}.	
<i>Xanthomyza Phrygia</i> (Regent Honeyeater)	E1	EM	Occurs mostly in box-ironbark forests and woodland and prefers the wet, fertile sites such as along creek flats, broad river valleys and foothills. Riparian forests with <i>Casuarina cunninghamiana</i> and <i>Amyema cambagei</i> are important for feeding and breeding. Important food trees include <i>Eucalyptus sideroxylon</i> (Mugga Ironbark), <i>E. albens</i> (White Box) , <i>E. melliodora</i> (Yellow Box) and <i>E. leucoxylon</i> (Yellow Gum) {Garnett, 2000 #21}.	No
<i>Miniopterus schreibersii</i> (Eastern Bent-wing Bat)	V	C	Usually found in well timbered valleys where it forages on small insects above the canopy. Roosts in caves, old mines, stormwater channels and sometimes buildings and often return to a particular nursery cave each year {Churchill, 1998 #26}.	Yes – potential roosting and foraging habitat. Critical breeding habitat absent.
<i>Miniopterus australis</i> <i>Little Bent-wing Bat</i>	V		Feeds on small insects beneath the canopy of well timbered habitats including rainforest, Melaleuca swamps and dry sclerophyll forests. Roosts in caves and tunnels and has specific requirements for nursery sites. Distribution becomes coastal towards the southern limit of its range in NSW. Nesting sites are in areas where limestone mining is preferred {Strahan, 1995 #185}.	No
<i>Mormopterus norfolkensis</i> (Eastern Freetail-bat)	V		Thought to live in sclerophyll forest and woodland. Small colonies have been found in tree hollows or under loose bark. It feeds on insects above the forest canopy or in clearings at the forest edge {Churchill, 1998 #26}.	Yes – potential roosting and foraging habitat. Critical breeding habitat absent.
<i>Saccolaimus flaviventris</i> <i>Yellow-bellied Sheathtail Bat</i>	V		Occurs in eucalypt forest where it feeds above the canopy and in mallee or open country where it feeds closer to the ground. Generally a solitary species but sometimes found in colonies of up to 10. It roosts in tree hollows. Thought to be a migratory species {Churchill, 1998 #26}.	No
<i>Eastern False Pipistrelle</i>	V		Usually roosts in tree hollows in higher rainfall forests. Sometimes found in caves (Jenolan area) and abandoned buildings. Forages within the canopy of dry sclerophyll forest. It prefers wet habitats where trees are more than 20 metres high {Churchill, 1998 #26}.	Yes – potential foraging habitat. Critical breeding habitat absent.
<i>Phascolarctos cinereus</i>	V		Found in sclerophyll forest. Throughout New South Wales, Koalas have been observed to feed on the leaves of approximately 70	No

Scientific Name (Common Name)	BC Act	EPBC Act	Habitat	Potential habitat
(Koala)			species of eucalypt and 30 non-eucalypt species. However, in any one area, Koalas will feed almost exclusively on a small number of preferred species. The preferred tree species vary widely on a regional and local basis. Some preferred species in NSW include Forest Red Gum Eucalyptus tereticornis, Grey Gum E. punctata, Monkey Gum E. cypellocarpa and Ribbon Gum E. viminalis. In coastal areas, Tallowwood E. microcorys and Swamp Mahogany E. robusta are important food species, while in inland areas White Box E. albens, Bimble Box E. populnea and River Red Gum E. camaldulensis are favoured {NSW National Parks and Wildlife Service, 1999 #43; NSW National Parks and Wildlife Service, 2003 #31}.	
<i>Pteropus poliocephalus</i> (Grey-headed Flying-fox)	V	V	Occurs in subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps. Urban gardens and cultivated fruit crops also provide habitat for this species. Feeds on the flowers and nectar of eucalypts and native fruits including lilly pillies. It roosts in the branches of large trees in forests or mangroves {NSW National Parks and Wildlife Service, 2001 #56; Churchill, 1998 #26}.	Yes – potential foraging habitat. Critical breeding habitat absent.
<i>Scoteanax rueppellii</i> (Greater Broad-nosed Bat)	V		The preferred hunting areas of this species include tree-lined creeks and the ecotone of woodlands and cleared paddocks but it may also forage in rainforest. Typically it forages at a height of 3-6 metres but may fly as low as one metre above the surface of a creek. It feeds on beetles, other large, slow-flying insects and small vertebrates. It generally roosts in tree hollows but has also been found in the roof spaces of old buildings {Churchill, 1998 #26}.	Yes – potential roosting and foraging habitat. Critical breeding habitat absent.
<i>Chalinolobus dwyeri</i> Large-eared Pied Bat	V	V	Occurs in moderately wooded habitats and roosts in caves, mine tunnels and the abandoned, bottle-shaped mud nests of Fairy Martins. Thought to forage below the forest canopy for small flying insects {Churchill, 1998 #26}.	No
<i>Little Lorikeet</i>	V		Forages primarily in the canopy of open Eucalyptus forest and woodland, yet also finds food in Angophora, Melaleuca and other tree species. Riparian habitats are particularly used, due to higher soil fertility and hence greater productivity. Isolated flowering trees in open country, e.g. paddocks, roadside remnants and urban trees also help sustain viable populations of the species. Feeds mostly on nectar and pollen, occasionally on native fruits such as mistletoe, and only rarely in orchards. Gregarious, travelling and feeding in small flocks (<10), though often with other lorikeets. Flocks numbering hundreds are still occasionally observed and may have been the norm in past centuries. Roosts in treetops, often distant from feeding areas. Nests in proximity to feeding areas if possible, most typically selecting hollows in the limb or trunk of smooth-barked Eucalypts. Entrance is small (3 cm) and usually high above the ground (2–15 m). These nest sites are often used repeatedly for decades, suggesting that preferred sites are limited. Riparian trees often chosen, including species like Allocasuarina. Nesting season extends from May to September. In years when flowering is prolific, Little Lorikeet pairs can breed twice, producing 3-4 young per attempt. However, the survival rate of fledglings is unknown{ NSW National Parks and Wildlife Service, 2003 #31}.	Yes – potential roosting and foraging habitat. Critical breeding habitat absent.
<i>Varied Sitella</i>	V		Inhabits eucalypt forests and woodlands, especially those containing rough-barked species and mature smooth-barked gums with dead branches, mallee and Acacia woodland. Feeds on arthropods gleaned from crevices in rough or decortivating bark, dead branches, standing dead trees and small branches and twigs in the tree canopy. Builds a cup-shaped nest of plant fibres and	Yes – potential roosting and

Scientific Name (Common Name)	BC Act	EPBC Act	Habitat	Potential habitat
			cobwebs in an upright tree fork high in the living tree canopy, and often re-uses the same fork or tree in successive years. Generation length is estimated to be 5 years(NSW National Parks and Wildlife Service, 2003 #31).	foraging habitat. Critical breeding habitat absent.

1: BC Act (*Biodiversity Conservation Act 2016*): E1 =Critically Endangered E= Endangered V= Vulnerable

2: EPBC Act (*Environment Protection Biodiversity Conservation Act 1999*): E1 =Critically Endangered E= Endangered V= Vulnerable

4.3 Description of Impacts

4.3.1 Potential Direct Impacts

Vegetation and habitat removal

The Arborist Impact Assessment Report prepared by Australis Tree Management dated June 2024 states that all locally native trees are proposed for retention.

A stormwater drainage easement (1.2m wide) has been proposed along the eastern (rear) boundary of all proposed lots. All trees are proposed for retention within this area which is currently subject to heavy weed invasion.

As a precautionary measure, it has been assumed 0.2ha of native vegetation may be indirectly impacted for the installation of stormwater drainage at the rear of the proposed lots as well as edge effects. This has been taken into account into the BAM-C credit calculation. Council can provide conditions of consent to ensure the further protection of this vegetation.

The proposed re-zoning of 77 Kulgoa Ave Pymble will support a potential future subdivision into two indicative building envelopes will be located outside the tree protection zones of locally native trees belonging to the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community. The arborist report has provided the location of tree protection fencing to ensure all remnant native trees are protected during any essential subdivision works.

The land is not mapped as bushfire prone land, therefore, an Asset Protection Zone for potentially resulting in additional vegetation clearing will not be required.

Any native vegetation along the rear of the site can be subject to a future Vegetation Management Plan provided to Council (prior to the release of the Subdivision Certificate as part of a future subdivision application).

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Figure 9: Precautionary area of calculated impacts for proposed 1.2 m wide easement to drain water that would be required to facilitate the proposed rezoning application

Risk of runoff, erosion and sedimentation, during construction

Surface water quality may be affected during construction activities. Construction activities could potentially encourage soil erosion and increase the sediment loads in downstream areas. Further, accidental leaks/spills of oil, fuel, cement or other substances entering watercourses could pollute surface waters.

The Construction Environment Management Plan (CEMP) can be provided with the application addresses these issues es (prior to the release of the Construction Certificate).

Temporary noise, dust, light and vibration disturbance, during construction work

Impacts of noise, dust, light and vibration upon fauna are difficult to predict. Potential impacts may include effects on predator-prey interactions and changes to mating and nesting behaviour.

The Construction Environment Management Plan (CEMP) can be provided with the application addresses these issues (prior to the release of the Construction Certificate).



22 June 2024

Appendix A - Tree Location Map

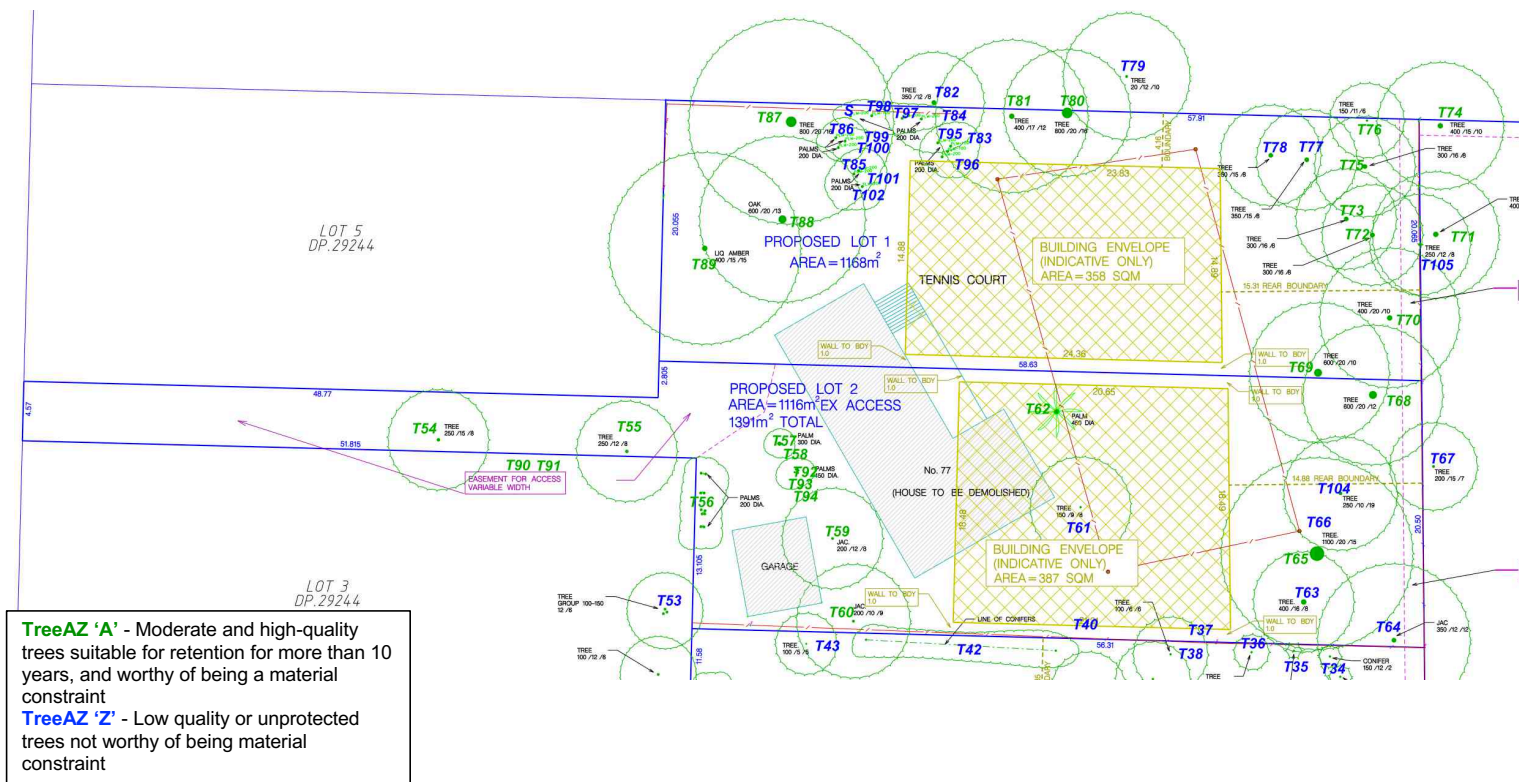


Figure 6. Tree Location Map

4.3.2 Potential Indirect Impacts

Potential indirect impacts to flora and fauna include:

Minor hydrological changes

Hard surfaces created as a result of construction typically cause some hydrological changes; however, in this case, hydrological changes are expected to be very minor.

4.3.3 Indirect impacts

Indirect impacts occur when the proposal or activities relating to the construction or operation of the proposal affect native vegetation, threatened ecological communities and threatened species habitat beyond the Subject Site. Impacts may also result from changes to land-use patterns, such as an increase in vehicular access and human activity on native vegetation, threatened ecological communities and threatened species habitat (Table 8 below).

Table 8: Indirect impacts, extent and duration and consequences

Indirect impact	Extent and duration	Threatened species, threatened ecological communities and their habitats likely to be affected.	Consequences of the impacts for the bioregional persistence of the threatened species, threatened ecological communities and their habitats.
(a) inadvertent impacts on adjacent habitat or vegetation	The proposed development may lead to enhanced weed infiltration into adjacent habitat by enhanced edge effects. This impact is likely to be restricted the immediate area surrounding future dwellings to a couple of metres.	Nil	Edge effects will not be created and increase weed intensity and reduce vegetation integrity.
(b) reduced viability of adjacent habitat due to edge effects	The proposed development may lead to enhanced weed infiltration into adjacent habitat by enhanced edge effects. This impact is likely to be restricted the immediate area surrounding the future dwellings to a couple of metres.	Nil	Edge effects will not be created and increase weed intensity and reduce vegetation integrity.
(c) reduced viability of adjacent habitat due to noise, dust or light spill	The proposed works are unlikely to significantly exacerbate any of these issues which are all currently in effect within surrounding lots, or otherwise unlikely to occur within the Subject Site.	Nil	Nil
(d) transport of weeds and pathogens from the site to adjacent vegetation	The proposed development may lead to enhanced weed infiltration into adjacent habitat by enhanced edge effects. This impact is likely to be restricted the	Nil	Edge effects will not be created and increase weed intensity and reduce vegetation integrity.

Indirect Impact	Extent and duration	Threatened species, threatened ecological communities and their habitats likely to be affected.	Consequences of the impacts for the bioregional persistence of the threatened species, threatened ecological communities and their habitats.
	immediate area surrounding the dwelling to a couple of metres. Active weed control efforts will be undertaken prior to and post construction.		
(e) increased risk of starvation, exposure and loss of shade or shelter	This issue is unlikely to occur on the Subject Site. It is unlikely that any threatened fauna relies on habitat within the Subject Site, such that the proposed impacts will lead to increased risks from starvation, exposure, shade and shelter. All habitat resources removed will be replaced through implementation of the recommendations outlined in this report.	Nil	Nil
(f) loss of breeding habitats	No hollow bearing trees are present on-site	Nil	The implementation of the actions prescribed in this report should see an increase in the availability of potential habitat for these threatened species within the Subject Site.
(g) trampling of threatened flora species	This issue is not likely to affect the Subject Site. No threatened flora species were identified within the Subject Site.	Nil	Nil
(h) inhibition of nitrogen fixation and increased soil salinity	This issue is not likely to affect the Subject Site.	Nil	Nil

Indirect Impact	Extent and duration	Threatened species, threatened ecological communities and their habitats likely to be affected.	Consequences of the impacts for the bioregional persistence of the threatened species, threatened ecological communities and their habitats.
(i) fertiliser drift	This issue is not likely to affect the Subject Site.	Nil	Nil
(j) rubbish dumping	This issue is not likely to affect the Subject Site.	Nil	Nil
(k) wood collection	This issue is not likely to significantly affect the Subject Site.	Nil	Nil
(l) bush rock removal and disturbance	No bush rock occurs on-site.	Nil	Nil
(m) increase in predatory species populations	It is unlikely that the proposed works will influence or alter predatory species populations.	Nil	Nil
(n) increase in pest animal populations	It is unlikely that the proposed workswillinfluenceoralter pest species populations.	Nil	Nil
(o) increased risk of fire	This issue is not relevant to the Subject Site as there is little identified bushfire hazard.	Nil	Nil
(p)disturbancetospecialist breeding and foraging habitat, e.g. beach nesting for shorebirds.	Thereisnospecialist breedingor foraging habitat on the Subject Site. The site contains a stand of mixed, nectar producing canopy trees which can provide intermittent nectarresourcesfor several threatened fauna species.	Nil	Nil

4.3.4 Prescribed and Uncertain Impacts

This list of impacts includes all of those impacts on biodiversity values not caused by direct vegetation clearing or development that have been prescribed by the Biodiversity Conservation Regulation 2017 (Table 9).

Table 9: Potential Prescribed or Uncertain Impacts of the Proposed Action

Will there be impacts on any of the following	Yes/No	If Yes, must address all of the assessment questions from section 9.2.1 of the BAM
Species or ecological communities associated with karst, caves, crevices, cliffs and other features of geological significance	No	n/a
Habitat of threatened species or ecological communities associated with rocks	No	n/a
Habitat of threatened species or ecological communities associated with human made structures	No	n/a
Habitat of threatened species or ecological communities associated with non-native vegetation	No	n/a
Connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range	Yes	Habitat connectivity continues to exist across the site. It is unlikely that the small area of impact will interrupt connectivity for any threatened fauna or flora species.
Movement of threatened species that maintains their life cycle	Yes	Habitat connectivity continues to exist across the site. It is unlikely that the small area of impact will interrupt movement of any threatened fauna or
Water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including subsidence or upsidence resulting from underground mining or other development)	No	n/a
Wind turbine strikes on protected animals	No	n/a
Vehicle strikes on threatened species of animals or on animals that are part of a TEC	No	n/a

4.4 Avoidance of Impacts

The Arborist Impact Assessment Report prepared by Australis Tree Management dated June 2024 states that all locally native trees are proposed for retention.

We were engaged during the preliminary design concept phase to ensure that all locally native trees are retained as part of the proposed development.

The proposed re-zoning of 77 Kulgoa Ave Pymble aims to support a potential future subdivision that will include two indicative building envelopes will be located outside the tree protection zones of locally native trees belonging to the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community.

The Arborist Impact Assessment Report has provided the location of tree protection fencing to ensure all remnant native trees are protected during any essential subdivision works (refer to the tree protection plan provided on the following page).

4.5 Minimisation of Impacts

Several mitigation measures are proposed to minimise potential impacts; these are summarised in Table 10. These include measures to be implemented in the pre-construction, construction and post-construction phases. It is considered that these measures would serve to minimise any potential direct or indirect impacts.

Table 10: Mitigation measures proposed to minimise potential impacts

Action	Outcome/measure	Risk/ consequence of residual impacts	Timing	Responsibility
Project location	The location of the proposed development has been positioned in order to avoid and minimise the potential resulting impacts on biodiversity values within the Subject Site, where possible.	Risk = low Consequence = Harm to native vegetation and native fauna	Pre-construction phase	Proponent
Project design	The proposed development has been designed to avoid and minimise impacts on native vegetation and habitat where possible within the Subject Site. Where this is not possible, mitigation measures have been designed and recommended to reduce potential ecological impact. While there will be some impact on native vegetation, this falls above the Biodiversity Offset Scheme threshold. The design of the proposed development includes the retention of a majority of the trees on the property plus the re-planting of locally indigenous species.	Risk = low Consequence = Harm to native vegetation and native fauna	Pre-construction phase	Proponent
Tree protection	Australian Standard 4970 (2009) Protection of Trees on Development Sites (AS-4970) outlines that a Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. It is an area isolated from construction disturbance so that the tree remains viable. Ideally, works should be avoided within the TPZ. A Minor Encroachment is less than 10% of the TPZ and is outside the SRZ. A Minor Encroachment is considered acceptable by AS-4970 when it is compensated for elsewhere and contiguous within the TPZ. A Major Encroachment is greater than 10% of the	Risk = low Consequence = Harm to native vegetation and native fauna. Proliferation of weeds.	Pre-construction phase	

Action	Outcome/measure	Risk/ consequence of residual impacts	Timing	Responsibility
	TPZ or inside the SRZ. Major Encroachments generally require root investigations undertaken by non-destructive methods or the use of tree sensitive construction methods..			
Avoidance of hollow-bearing trees	No hollow-bearing trees occur within the proposed development footprint.	Risk = low Consequence = Loss of fauna habitat. Loss of native vegetation.	Construction phase	Proponent
Avoidance of woody debris	Woody debris within the development footprint should be relocated, by the proponent to the area of native vegetation in the northern extent of the Subject Site.	Risk = low Consequence = Loss of fauna habitat.	Construction phase	Proponent
Erosion and sedimentation	Appropriate erosion and sediment control must be erected and maintained at all times during construction. As minimum such measures should comply with the relevant industry guidelines such as 'the Blue Book' (Landcom 2004).	Risk = low Consequence = Degradation of vegetation,	Construction phase	Construction Contractor
Erosion protection fencing	Temporary fencing should be erected around the extent of native vegetation to be retained in order to minimise any disturbance resulting from the proposed construction works.	Risk = high Consequence = Permanent damage or degradation of vegetation.	Construction phase	Construction Contractor
Storage and Stockpiling (Soil and Materials)	Allocate all storage, stockpile and laydown sites away from any native vegetation that is planned to be retained. Avoid importing any soil from outside the site as this can introduce weeds and pathogens to the site.	Risk = moderate Consequence = Harm to native vegetation and native fauna	Construction phase	Construction Contractors
Weed eradication and suppression	All priority weeds should be eradicated across all areas of the Subject Site. Very low weed invasion was recorded on-site. Any weeds should be continually suppressed and prevented from re-establishing within retained native vegetation.	Risk = moderate Consequence = Harm to native vegetation and native fauna habitat.	Construction phase and Post-construction phase	Proponent
Stormwater	The proposed development is unlikely to result in significant changes to stormwater runoff so it is expected there will be no exacerbated impact on native species of flora and fauna. Stormwater flow from future dwellings and hard surfaces will be directed to newly installed water storage tanks. Prior to any release, all stormwater is to be piped through any tanks that may be required by the regulating authorities.	Risk = low Consequence = Harm to native vegetation and native fauna habitat.	Post-construction phase	Proponent Construction Architect
Wastewater	All sewerage produced on site will be directed towards the existing urban treatment system.	Risk = low Consequence = Harm to native vegetation and native fauna habitat.	Post-construction phase	Proponent

A Construction Environment Management Plan (CEMP) can be provided with the application prior to the release of the Construction Certificate to address all issue in Table 10.

5 IMPACT SUMMARY

5.1 Impacts Which Require an Offset

Tables 11 and 12 provide a summary of the impacts that require an offset, under the BAM.

Table 11: Vegetation Zones Requiring an Offset

Vegetation Zone	PCT	Area Impacted (indirectly for water drainage easement)	Current Vegetation Integrity Score	Future Vegetation Integrity Score (factoring a Future vegetation management plan may be implemented for weed removal)	Number of Ecosystem Credits Required
1	PCT 3262	0.02	28.6	28.6	1

Table 12: Threatened Species Requiring an Offset

Species	Area of Impacted Habitat	Number of Species Credits Required
NIL	NIL	0

5.2 Impacts Not Requiring an Offset

N/A

5.3 Identification of Areas Not Requiring Assessment

N/A

5.4 Serious and Irreversible Impacts (SAII's)

An impact is to be regarded as serious and irreversible if it is likely to contribute significantly to the risk of a threatened species or ecological community becoming extinct because:

- it will cause a further decline of a species or ecological community that is currently observed, estimated, inferred or reasonably suspected to be in a rapid rate of decline
- it will further reduce the population size of the species or ecological community that is currently observed, estimated, inferred or reasonably suspected to have a very small population size
- it is an impact on the habitat of the species or ecological community that is currently observed, estimated, inferred or reasonably suspected to have a very limited geographic distribution
- the impacted species or ecological community is unlikely to respond to measures to improve its habitat and vegetation integrity and therefore its members are not replaceable.

These principles are set out in clause 6.7 of the Biodiversity Conservation Regulation 2017.

Species and ecological communities with a 'very high' biodiversity risk weighting will be a potential serious and irreversible impact (SAII). These 'potential SAI entities' are identified within the BAM calculator (OEH 2018b).

The determination of serious and irreversible impacts on biodiversity values is to be made by the consent authority in accordance with the principles set out in the BC Regulation.

To assist the consent authority, the guidance document Guidance to assist a decision-maker to determine a serious and irreversible impact includes criteria that enable the application of the four principles set out in clause 6.7 of the BC Regulation to identify the species and ecological communities that are likely to be the subject of serious and irreversible impacts.

Sydney Turpentine Ironbark Forest in the Sydney Basin Bioregion is listed as Critically Endangered under the *BC Act 2016* and *EPBC Act 1999* and is listed as a threatened entity in the Threatened Biodiversity Data Collection (DPIE 2021d).

Due to the potential sensitivity of this ecological community to any impact, a determination of whether or not the proposed impacts are serious and irreversible is to be undertaken in accordance with Section 9.1 of the BAM (DPIE 2020a) as outlined in Table 13.

Table 13: Sydney Turpentine Ironbark Forest SAI assessment

Table 13:- Additional Impact Assessment for STIF CEEC at Risk of an SAIL

No	Assessment Criteria	SAIL Assessment Information
2a	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Evidence of reduction in geographic distribution as the current total geographic extent of the TEC in NSW AND the estimated reduction in geographic extent of the TEC since 1970 (not including impacts of the proposal)</i>	<p>It is difficult to ascertain the 1970 extent; however, the STIF Final Determination estimates that there has been a 90% reduction in the total geographic extent of STIF since European Settlement (ie since 1788).</p> <p>The STIF Final Determination states the following in relation to a reduction in geographic extent: <i>'Only 6% of the original extent of the community remained in 1988 (Benson, D. & Howell, J. 1990 Proc. Ecol. Soc. Aust. 16, 115-127) in the form of small and fragmented stands. Although some areas occur within conservation reserves, this in itself is not sufficient to ensure the long term conservation of the Community unless the factors threatening the integrity and survival of the Community are ameliorated.'</i></p> <p><i>Based on aerial photography flown in November 1998, Tozer (2003) estimated the total extent of woody vegetation referred to as Shale Sydney Turpentine Ironbark Forest was 11 054 (±1 564) ha (upper and lower plausible bounds, sensu Keith et al. 2009), representing 8.8 (±1.2)% of the pre-European distribution of the community. Patches of the community lacking woody vegetation are very small in extent and can be considered to be included within the plausible bounds. For that part of the community's distribution to the east of the Hawkesbury-Nepean River, earlier mapping at coarser resolution by Benson & Howell (1990b) suggests a similar level of depletion, with an estimated 6 420 ha of 'Shale Sandstone Transition Forests', representing 6% of the pre-European distribution east of the Hawkesbury-Nepean River. An update of Tozer's (2003) map, based on interpretation of imagery flown in January-March 2007 shows that the extent of Sydney Turpentine Ironbark Forest east of the Hawkesbury – Nepean River had declined by 442±46 ha, a reduction of 5.2±0.6% in 9 years (NSW Scientific Committee & Simpson 2008). These estimates indicate that the geographic distribution of the community has undergone a very large reduction over a time frame appropriate to the life cycle and habitat characteristics of its component species.</i></p>
2bi	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Extent of reduction in ecological function for the TEC using evidence that describes the degree of environmental degradation or disruption to biotic processes indicated by: change in community structure</i>	<p>The STIF Final Determination states the following in relation to the change in community structure:</p> <p><i>"Remnants of STIF have historically been subjected to a range of anthropogenic disturbances including logging, grazing by domesticated livestock and burning at varying intensities (Benson and Howell 1994). These disturbances have affected the structure and potentially the composition of remnants. For example, the density and average basal diameter of trees in remnants sampled by Benson and Howell (1994) suggested that the removal of large older trees has led to higher densities of smaller trees such that remnants typically have the structure of regrowth forest."</i></p>

Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAIL - 77 Kulgoa Rd PYMBLE

No	Assessment Criteria	SAIL Assessment Information
2bii	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Extent of reduction in ecological function for the TEC using evidence that describes the degree of environmental degradation or disruption to biotic processes indicated by: change in species composition</i>	
2biii	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Extent of reduction in ecological function for the TEC using evidence that describes the degree of environmental degradation or disruption to biotic processes indicated by: disruption of ecological processes</i>	<p>The STIF Final Determination states the following in relation to the disruption of ecological processes: <i>"The threats to STIF listed above are ongoing and likely to cause continuing declines in geographic distribution and disruption of biotic processes and interactions."</i></p> <p><i>The reduction in the geographic distribution of Shale Sydney Turpentine Ironbark Forest was initially due to tree-felling for timber and clearing for crops and pastures (Benson & Howell 1990a). Benson & Howell (1990b) estimated that the community had been reduced to approximately half of its pre-European extent by 1850. Following World War II, there was a marked acceleration in urban and industrial development, which continues to deplete the distribution of the community to the present day.</i></p> <p><i>These trends appear likely to continue into the future as the urban area continues to expand to accommodate Sydney's increasing population, which is projected to grow by 1.0-1.1 million people during the 20 years 2007-2026 and 2.2-3.3 million during the 50 years 2007-2056 (Australian Bureau of Statistics 2008). Recent draft plans to develop growth centres in north-west and south-west Sydney, for example, identify staged release of land for residential and employment development over the next 25 years.</i></p> <p><i>These areas contain approximately 2000 ha (one-fifth) of the estimated remaining Shale Sydney Turpentine Ironbark Forest based on Tozer (2003), of which about two-thirds will be available for development, the loss of which is planned for offsetting through voluntary land acquisition and/or the establishment of conservation agreements on lands outside the Growth Centres (Growth Centres Commission 2007) for the primary purpose of biodiversity conservation. While important examples of Sydney Turpentine Ironbark Forest are represented within conservation reserves, much of the remaining area of the community occurs on private land or on public easements, where it is at risk from small-scale clearing associated with housing, industrial development</i></p>

Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAIL - 77 Kulgoa Rd PYMBLE

		<p>and transport infrastructure.</p> <p><i>There are significant logistic and technological constraints and time lags associated with efforts to restore the community (Wilkins et al. 2003; Nichols 2005; Nichols et al. 2005). 'Clearing of native vegetation' is listed as a Key Threatening Process under the Threatened Species Conservation Act 1995.</i></p>
2biv	<p>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Extent of reduction in ecological function for the TEC using evidence that describes the degree of environmental degradation or disruption to biotic processes indicated by: invasion and establishment of exotic species</p>	<p>The STIF Final Determination states the following in relation to weed invasion: "Remnants of Sydney Turpentine-Ironbark Forest are subject to ongoing invasion by an extensive range of naturalised plant species. Weed invasion is exacerbated by the proximity of remnants to areas of rural and urban development and the associated influx of both weed propagules from gardens and nutrients contained in stormwater runoff, dumped garden refuse and animal droppings (Leishman 1990, Benson and Howell 1994, Leishman et al. 2004, Smith and Smith 2010). Species such as <i>Ligustrum lucidum</i> (Large-leafed Privet) and <i>Ligustrum sinense</i> (Small-leafed Privet) are highly invasive under conditions of enhanced soil nutrients and have been recorded in at least half of all plots sampling STIF by Tozer (2003). Other frequently recorded species include the shrubs <i>Ochna serrulata</i> (Mickey Mouse Plant), <i>Phytolacca octandra</i> (Inkweed), <i>Sida rhombifolia</i> (Paddy's Lucerne) and <i>Chrysanthemoides monilifera</i> (Bitou Bush/Boneseed), the scandent shrubs <i>Lantana camara</i> (Lantana) and <i>Asparagus aethiopicus</i> (Asparagus Fern), the climbers <i>Araujia sericifera</i> (Moth Vine), <i>Asparagus asparagoides</i> (Bridal Creeper) and <i>Hedera helix</i> (English Ivy) and the grasses <i>Paspalum dilatatum</i> (Paspalum), <i>Ehrharta erecta</i> (Panic Veldtgrass) and <i>Setaria parviflora</i> (Tozer 2003)".</p>

Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAIL - 77 Kulgoa Rd PYMBLE

No	Assessment Criteria	SAIL Assessment Information
2bv	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Extent of reduction in ecological function for the TEC using evidence that describes the degree of environmental degradation or disruption to biotic processes indicated by: degradation of habitat</i>	<i>There is no information regarding evidence that describes the degree of environmental degradation or disruption to biotic processes indicated by degradation of habitat.</i>
2bvi	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Extent of reduction in ecological function for the TEC using evidence that describes the degree of environmental degradation or disruption to biotic processes indicated by: fragmentation of habitat</i>	<i>The STIF Final Determination states the following in relation to fragmentation of STIF habitat: "Remnants of Sydney Turpentine-Ironbark Forest are typically small and fragmented and are susceptible to continuing attrition through clearing for routine land management practices due to the majority of remnants being located in close proximity to rural land or urban interfaces (Benson and Howell 1994; Tozer 2003)."</i>
2ci	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Evidence of restricted geographic distribution, based on the TEC's geographic range in NSW according to the: extent of occurrence</i>	<i>The STIF Final Determination states the following with respect to extent of occurrence in NSW: "The distribution of Sydney Turpentine-Ironbark Forest is highly restricted. The extent of occurrence (EOO) of STIF is 4,479 km² based on a minimum convex polygon enclosing known occurrences of the community as interpreted in Sections 4.2 – 4.10 and using the method of assessment recommended by IUCN (Bland et al. 2017). The estimated area of occupancy (AOO) is 12 10 km x 10 km grid cells, the scale recommended for assessing AOO by IUCN and applying a minimum occupancy threshold of 1% (Bland et al. 2017)."</i>
2cii	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Evidence of restricted geographic distribution, based on the TEC's geographic range in NSW according to the: area of occupancy</i>	<i>The STIF Final Determination states the following with respect to extent of occurrence in NSW: "Tozer et al. (2010) estimated some 2,300 ha of STIF remains". "Additional remnants of STIF have been mapped by BMCC (2003) (a total of 190 ha) and Smith and Smith (2008) (148 ha). Combining these maps with the maps of Tozer et al. (2010) and NSW OEH (2013ab) gives an estimated 2,940 ha of STIF remaining"</i>

Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAIL - 77 Kulgoa Rd PYMBLE

2ciii	<p>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Evidence of restricted geographic distribution, based on the TEC's geographic range in NSW according to the: number of threat-defined locations</p>	<p>The Final Determination indicates that there is very little STIF CEEC within conservation reserves and "unreserved areas are subject to the threat of vegetation clearing". Reserved areas are described as follows: "An estimated 280 ha of STIF (less than 1% of the pre-European extent) is distributed among 15 reserves (with a minimum area of 0.5 ha) under the management of the NSW National Parks and Wildlife Service (Tozer et al. 2010; BMCC 2003; Smith and Smith 2008; NSW OEH 2013a). This includes 112 ha in Bargo SCA, 49 ha in Blue Mountains NP, 25 ha in Lane Cove NP and 22 ha in Newington NR. A further 254 ha occurs in Crown Reserves and 36 ha is preserved in perpetuity under Biobanking or Conservation Agreements. The total area under reservation is estimated to be 570 ha, equivalent to less than 2% of the estimated pre-1750 distribution or 20% of the remaining extent."</p>
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Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAI - 77 Kulgoa Rd PYMBLE

No	Assessment Criteria	SAII Assessment Information
2d	<i>The assessor must consult the TBDC and/or other sources to report on the current status of the TEC including: Evidence that the TEC is unlikely to respond to management</i>	<p>There is no information regarding evidence that the TEC is unlikely to respond to management.</p> <p>The Department of Environment and Conservation (NSW). (2005) Document - Recovering Bushland on the Cumberland Plain: Best practice guidelines for the management and restoration of bushland.</p> <p>Department of Environment and Conservation (NSW), Sydney outlines theoretical and practical 'best practice' guidance for the restoration of STIF, including examples of small remnant patches.</p>
3	<i>Where the TBDC indicates data is 'unknown' or 'data deficient' for a TEC for a criterion listed in Subsection 9.1.1(2.), the assessor must record this in the BDAR or BCAR.</i>	<p>It is difficult to ascertain the 1970 extent of the TEC when most studies have focussed on pre-European extent, therefore pre-European data is referenced in (2a). No information was able to be presented in relation to (2bv) and (2d).</p>
4ai	<i>Include data and information on the impact on the geographic extent of the TEC by estimating the total area of the TEC to be impacted by the proposal: in hectares. Data and information should include direct impacts (i.e. from clearing) and indirect impacts where partial loss of the TEC is likely as a result of the proposal.</i>	<p>The Arborist Impact Assessment Report prepared by Australis Tree Management dated June 2024 states that all locally native trees are proposed for retention.</p> <p>A stormwater drainage easement (1.2m wide) has been proposed along the eastern (rear) boundary of all proposed lots. All trees are proposed for retention within this area which is currently subject to heavy weed invasion.</p> <p>As a precautionary measure, it has been assumed 0.2ha of native vegetation may be indirectly impacted for the installation of stormwater drainage at the rear of the proposed lots as well as edge effects. This has been taken into account into the BAM-C credit calculation. Council can provide conditions of consent to ensure the further protection of this vegetation.</p> <p>The proposed re-zoning to facilitate 2 future indicative building envelopes will be located outside the tree protection zones of locally native trees belonging to the Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community. The arborist report has provided the location of tree protection fencing to ensure all remnant native trees are protected during any essential subdivision works.</p> <p>The land is not mapped as bushfire prone land, therefore, an Asset Protection Zone for potentially resulting in additional vegetation clearing will not be required.</p> <p>Any native vegetation along the rear of the site can be subject to a future Vegetation Management Plan provided to Council prior to the release of the Subdivision Certificate.</p>

Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAII - 77 Kulgoa Rd PYMBLE

4a ⁱⁱ	<i>Include data and information on the impact on the geographic extent of the TEC by estimating the total area of the TEC to be impacted by the proposal: as a percentage of the current geographic extent of the TEC in NSW. Data and information should include direct impacts (i.e. from clearing) and indirect impacts where partial loss of the TEC is likely as a result of the proposal.</i>	<p>According to the Final Determination the current estimate of STIF CEEC in NSW is 2,940 ha.</p> <p>The total area impacted by the proposed is less than 0.02 ha.</p> <p>Therefore, the impact of the proposal on the geographic extent is estimated at less than 0.01%.</p>
4b ⁱ	<i>The extent that the proposed impacts are likely to contribute to further environmental degradation or the disruption of biotic processes of the TEC by: estimating the size of any remaining, but now isolated, areas of the TEC; including areas of the TEC within 500 m of the development footprint or equivalent area for other types of proposals.</i>	<p>This patch will not be fragmented by the proposal.</p>

Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAIL - 77 Kulgoa Rd PYMBLE

No	Assessment Criteria	SAIL Assessment Information												
4bii	<p>The extent that the proposed impacts are likely to contribute to further environmental degradation or the disruption of biotic processes of the TEC by: describing the impacts on connectivity and fragmentation of the remaining areas of TEC measured by:</p> <ul style="list-style-type: none">distance between isolated areas of the TEC, presented as the average distance if the remnant is retained AND the average distance if the remnant is removed as proposed, andestimated maximum dispersal distance for native flora species characteristic of the TEC, andother information relevant to describing the impact on connectivity and fragmentation, such as the area to perimeter ratio for remaining areas of the TEC as a result of the development	<p>The total area of the STIF CEEC patch in the east of the subject land is greater than 2 ha if all trees within surrounded backyards and road frontages are taken into consideration.</p> <p>No fragmentation will occur as existing STIF trees along the eastern boundary will be retained and it is expected that the flora and fauna within the Forest will be able to readily disperse between these two areas.</p> <p>This is because the EEC remains as part of a continuous area of bushland including areas off-site on adjacent properties. The removal of one tree will not fragment community and prevent it from it functioning in dispersal of seed and pollen/ genetic material from canopy trees off the subject site.</p>												
4biii	<p>The extent that the proposed impacts are likely to contribute to further environmental degradation or the disruption of biotic processes of the TEC by: describing the condition of the TEC according to the vegetation integrity score for the relevant vegetation zone(s) (Section 4.3). The assessor must also include the relevant composition, structure and function condition scores for each vegetation zone.</p>	<p>The Vegetation Integrity (VI) of the STIF CEEC vegetation is 28.6 and is made up of the following scores for composition, structure and function:</p> <table><tr><th>PCT</th><th>Vegetation Zone</th><th>Composition Condition Score</th><th>Structure Condition Score</th><th>Function Condition Score</th><th>Vegetation Integrity Score</th></tr><tr><td>PCT 3262</td><td>Vegetation Zone 1</td><td>13.6</td><td>28.1</td><td>61.4</td><td>28.6</td></tr></table>	PCT	Vegetation Zone	Composition Condition Score	Structure Condition Score	Function Condition Score	Vegetation Integrity Score	PCT 3262	Vegetation Zone 1	13.6	28.1	61.4	28.6
PCT	Vegetation Zone	Composition Condition Score	Structure Condition Score	Function Condition Score	Vegetation Integrity Score									
PCT 3262	Vegetation Zone 1	13.6	28.1	61.4	28.6									
5	<p>The assessor may also provide new information that demonstrates that the principle identifying that the TEC is at risk of an SAIL is not accurate.</p>	N/A												

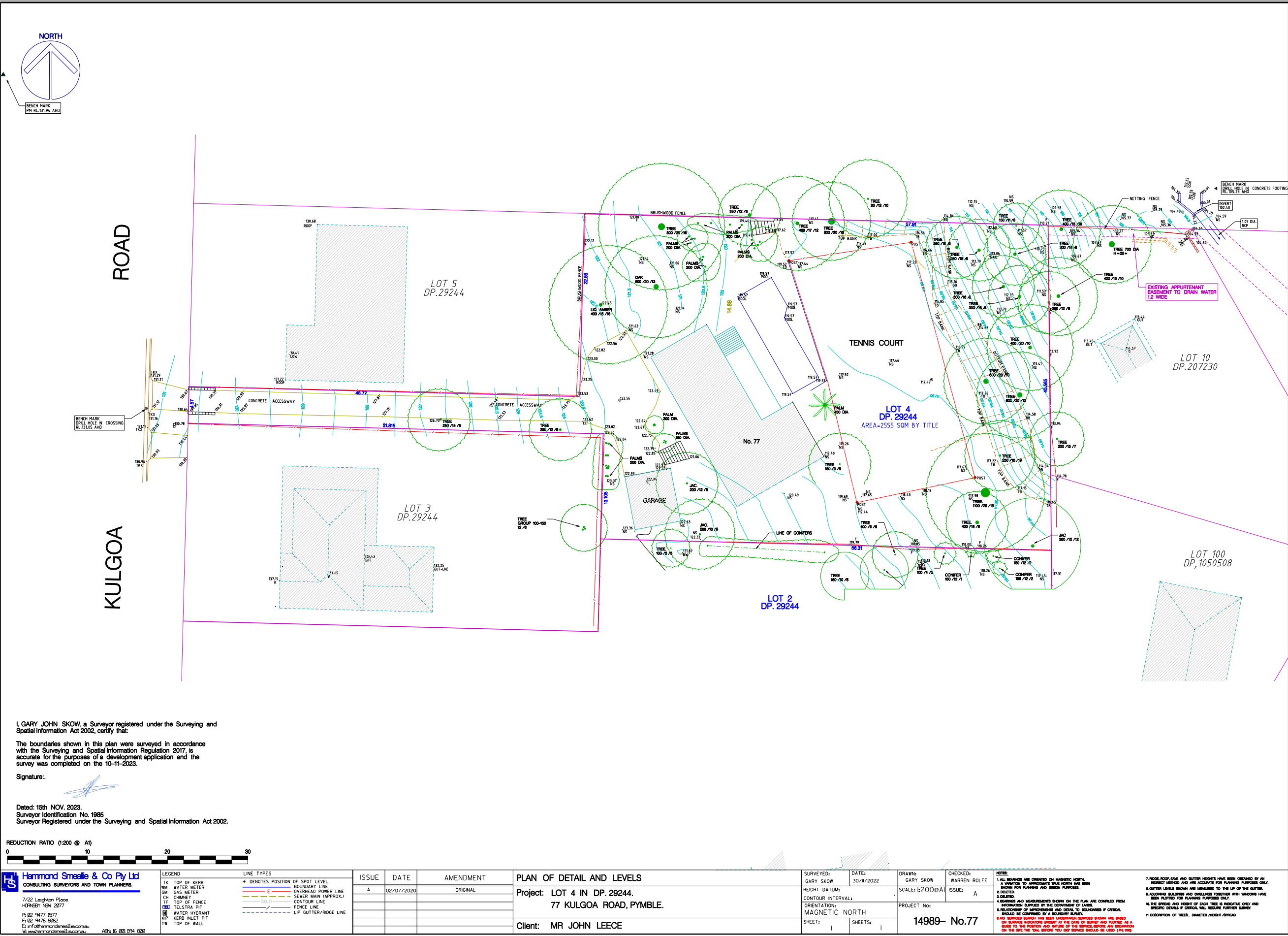
Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAIL - 77 Kulgoa Rd PYMBLE

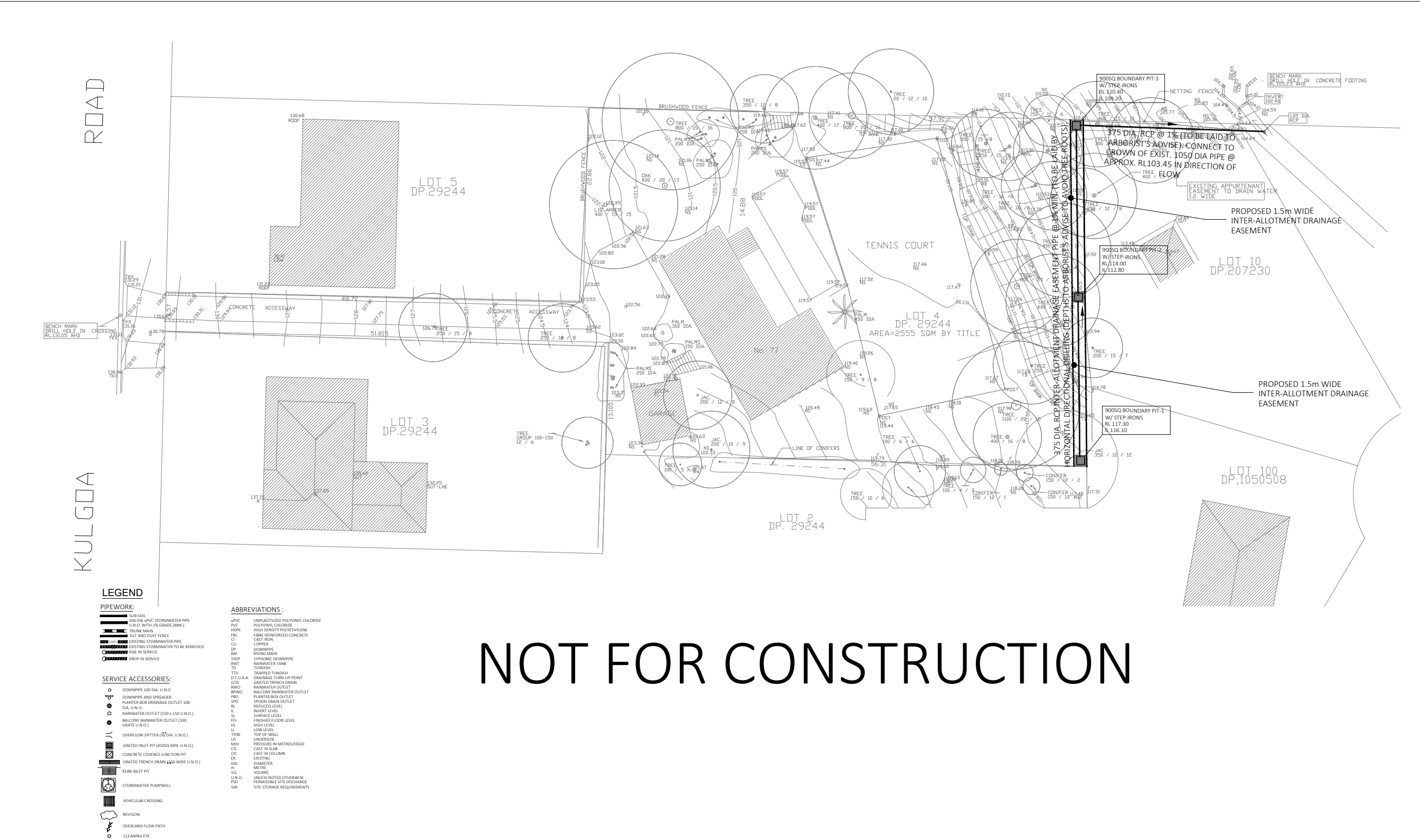
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APPENDIX A SITE PLANS





NOT FOR CONSTRUCTION

Copyright This document is & shall remain the property of ING Consulting Engineers Pty Ltd. The document may only be used for the purpose for which it was commissioned. They must not be used, reproduced, or copied in whole or in part without prior written consent of that company.			Designed By ING CONSULTING ENGINEERS PTY LTD P O BOX 1543 BAULKHAM HILLS NSW 1755 T: (02) 8807 5656 M: 0433 778 109 E: ken@ingengineers.com.au			Project Concept Sub Division/Proposed Rezoning		Drawing Title Site Plan (Sub Division)					
						At 77 Kulgoa Road Pymble NSW 2073	Client	Date July 2024	Scale 1 : 200 @ A1				
								Project No. 420082023FEAS	Drawing & Sheet No./ Issue 42008-01/1 / A				
Drawn & Designed by: K Koh			Checked by: N. Evans										
Approved by: Kenneth T. NG MIEAust CPEng NER APEC Engineer INTPE(Aust) (Reg. No. 2206352) RPEQ RPEV Registered Certifier (Hydraulic, stormwater, Road & Drainage and Stormwater) (Reg. No. 80C0827) Registered Design Practitioner (Drainage & Civil Engineering) (Reg. No. 01000006001) & Professional Engineer (Civil) (Reg. No. DE0000630) NSW Fair Trading													
A	Issued for Development Application	10 July 2024											
Issue	Description	Date											

APPENDIX B PLOT DATA

BAM Site – Field Survey Form

Survey Name		Date	Zone ID	Recorders
73 & 77 Kulgoa Road Pymble		20 June 2023	1	Alex Fraser
Zone: 56	Datum: MGA	Plot ID: 1	Plot dimensions: 50x20 m	Photo #: 1 and 2
Easting: 329267	Northing: 6265026	IBRA region: Sydney Basin		Midline bearing from 0 m:
Vegetation Formation: Wet Sclerophyll Forests (Grassy sub-formation) Vegetation Class: Northern Hinterland Wet Sclerophyll Forests				Confidence H
Sydney Turpentine Ironbark Forest PCTID: 3262			EEC: Yes – STIF CEEC	Confidence H

Record easting and northing at 0m on midline. Dimensions (Shape) of 0.04ha base plot.

BAM Attribute (400m ² plot)	Sum values	
	Count of native richness	Cover
Trees	8	34
Shrubs	0	0
Grasses etc.	1	1
Forbs	0	0
Ferns	0	0
Other	1	1
High threat weed cover		28.5

Cover: 0.1, 0.2, 0.3.....
1,2,3,.....,10, 15, 20, 25,
100% (foliage cover). Note:
0.1% cover is approx. 63x63 cm
or a circle about 71 cm diameter,
0.5% approx. 1.4 x 1.4m, 2%
cover is approx. 2 x 2m, 5% = 4
x 5m, 25% 10 x 10m

BAM Attribute (1000m ² plot)		
DBH	#Tree Stems Count	#Stems with Hollows
80 + cm	2	-
50 – 79 cm	4	-
30 – 49 cm	4	-
20 – 29 cm	3	-
10 – 19 cm	-	-
5 – 9 cm	-	-
<5 cm	-	-
Length of logs (m) (≥ 10 cm diameter, >50cm in length)	Tally: 0	Total: 0

Counts apply when the number of tree stems within a size class is ≤ 10. Estimate can be used when > 10 (eg. 10, 20, 30....100, 200). For a multi-stemmed tree, only the largest living stem is included in the count / estimate. Tree stems must be living.

For hollows, count only the presence of a stem containing hollows. For a multi-stemmed tree, only the largest stem is included in the count/estimate. Stems may be dead and may be shrubs.

BAM Attribute (1 x 1 m plots)																				
	Litter cover %					Bare ground cover %					Cryptogam cover %					Rock cover %				
Subplot score % in each	5	15	25	35	45	5	15	25	35	45	5	15	25	35	45	5	15	25	35	45
	70	70	70	70	70															



Average of the 5 subplots	70			
---------------------------------	----	--	--	--

Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10cm in diameter)

BAM Site – Plot Species List

400m ² plot: Sheet __1__ of 1__		Survey Name	Plot ID	Recorders			
Date: 20/6/23		73 & 77 Kulgoa Road Pymble	2	Alex Fraser			
GF Code	Top 3 native species in each growth form group: full species name mandatory. All other native and exotic species: full species name where practicable	N, E or HTE	Cover	Abund	Stratum	Voucher	Photo #
T	<i>Angophora costata</i>	N	5	1			
T	<i>Syncarpia glomulifera</i>	N	15	2			
T	<i>Eucalyptus saligna</i>	N	5	1			
T	<i>Eucalyptus pilularis</i>	N	3	1			
T	<i>Pittosporum undulatum</i>	N	1	1			
T	<i>Brachychiton acerifolius</i>	N	3	1			
T	<i>Grevillea robusta</i>	N	5	1			
T	<i>Celtis sinensis</i>	E	5	1			
T	<i>Cedrus deodara</i>	E	5				
T	<i>Jacaranda mimosifolia</i>	E	2				
T	<i>Camellia reticulata</i>	E	3				
	<i>Tradescantia flumiensis</i>	HTE	10				
	<i>Solanum nigrum</i>	E	0.1				
G	<i>Oplismenus imbecillis</i>	N	1				
OG	<i>Dichondra repens</i>	N	1				
	<i>Hedychium gardnerianum</i>	E	0.1				
	<i>Anredera cordifolia</i>	HTE	15				
	<i>Lonicera japonica</i>	HTE	2				
	<i>Agapanthus praecox</i>	E	1				
	<i>Ehrharta erecta</i>	HTE	1				
	<i>Thiridium vulgare</i>	HTE	0.5				
	<i>Ochna serrulata</i>	E	0.1				
T	<i>Stenocarpus sinuatus</i>	N	2	1			

N: native, E:exotic, HTE: high threat exotic, GF – circle code if 'top 3'

Cover: 0.1, 0.2, 0.3..... 1,2,3,.....,10, 15, 20, 25, 100% (foliage cover). Note: 0.1% cover is approx.. 63x63 cm or a circle about 71 cm diameter, 0.5% approx. 1.4 x 1.4m, 2% cover is approx. 2 x 2m, 5% = 4 x 5m, 25% 10 x 10m Abundance: 1, 2, 3,10, 20, 30, 100, 200,....., 1000Stratum: E – emergent, C – canopy, M – mid-storey / sub canopy, S – shrub layer, G – ground layer

APPENDIX C QUALIFICATION, LICENSING AND CERTIFICATION

Alexander Fraser

alohafraser@gmail.com | 0423238193 | 665 The Scenic Rd Macmasters Beach, NSW 2251

Key skills

- 12+ years private ecological consulting (Fraser Ecological Consulting)
- 15 + years local government ecological assessment for DAs (Hornsby Shire Council – current employer)
- 10 + years Land & Environment Court expert witness experience
- 2 years state government ecological assessment (NSW OEH)
- High level botanical field identification skills, plot surveys and project management
- Fauna survey and field assistant experience
- Biodiversity Assessment Reporting (BDAR) preparation and Stewardship Site (BSAR) under the NSW BOS Credit Scheme

Qualifications

Bachelor Environmental Science
(Honours) Southern Cross University

Certificate 3 Natural Area Restoration

Certificate 3 Vertebrate Animal Pest
Control (NSW DPI, Orange)

NPWS Scientific Licence - S10445

Animal Ethics Authority - 11/4299

Accredited under the Biodiversity
Assessment Methodology - BAM
(Accreditation No. BAAS18156)

Practising member of NSW Ecological
Consultants Association (ECA)

Summary

Alex Fraser (Principal Ecologist, Fraser Ecological) has extensive experience in DA related ecological assessment as both an assessor (Hornsby Shire Council) and private consultancy (Fraser Ecological) which actively and currently involve a wide array projects. Fraser Ecological is based locally on the Central Coast, however, project experience extends to South Coast, Blue Mountains, Mid-north Coast and mainly in the Sydney Basin Bioregion.

Previous work roles include ecological consulting for Parsons Brinckerhoff (large infrastructure), NPWS threatened species unit (biodiversity surveys), former NSW Department of Climate Change/ OEH (SIS DGRs and major projects assessment) and Hornsby Shire Council (DA assessment officer) have focussed primarily on ecological survey, development assessment, project management and policy development for consent authorities.

Alex offers high level botanical ID and field survey skills which includes targeted surveys and BAM plot surveys. Fraser Ecological has extensive experience in the preparation of over 15 BDARs under the new BC Act 2016 BOS credit trading scheme. Alex has experience dealing with consent authorities including Council, Crown Lands, Metropolitan Land Council, RFS, Biodiversity Conservation Trust and Department of Planning for major projects including SSDI proposals.

Fraser Ecological has established a wide network of ecological specialists including the Royal Botanic Gardens and Australian Museum as well academic institutions for expert advice when required. Alex is a current member of the North Sydney Regional Land Managers Group that includes staff from Central Coast Council, Northern Beaches, Ku-ring-gai Council, Hornsby Council (HSC), NPWS and Crown Lands) as project manager developing the Natural Area Recreation Strategy for HSC. Current main role at Council is development assessment and review of Flora and Fauna Reports and Biodiversity Assessment Reports.

Fraser Ecological has been engaged by various Councils (Central Coast, Ku-ring-gai, Liverpool City, Blacktown City Council, Hornsby Shire Council and Hawkesbury City Council) to undertake biodiversity assessments for major civil works projects. He is continuously providing biodiversity assessments for private clients for a range of development proposals across coastal and western NSW. We have also undertaken threatened flora and fauna species survey and monitoring for the NSW OEH Save our Species grants.

Key skills:

- Targeted flora and fauna surveys
- BAM plots in accordance with the BAM
- Ecological monitoring & Opportunity and Constraints mapping
- Preparation of BDARs, BAM calculator and credit reporting
- Retirement of credits for approved projects via BCT and brokers
- Establishment of stewardship sites and other offset packages
- Expert witness reporting and attendance in the LAEC Compliance investigations and auditing
- Preparation of Vegetation Management Plans
- Preparation of Nestbox Monitoring Plans



CERTIFICATE OF ACCREDITATION AS A BIODIVERSITY ASSESSMENT METHOD ASSESSOR under the *Biodiversity Conservation Act 2016* (NSW)

BAM Assessor		
Alexander Fraser		
Accreditation number	Accreditation date (Date of issue)	Expiry Date of
BAAS18156	17 October 2021	17 October 2024

The person named above is accredited under section 6.10 of the *Biodiversity Conservation Act 2016* (NSW) (**BC Act**) as a Biodiversity Assessment Method Assessor to apply the Biodiversity Assessment Method in connection with the preparation of biodiversity stewardship site assessment reports, biodiversity development assessment reports and biodiversity certification assessment reports pursuant to Part 6 of the BC Act.

The accreditation is in force until and including the Expiry Date. The accreditation is subject to the conditions set out in the *Accreditation Scheme for the Application of the Biodiversity Assessment Method*, under the BC Act, and the conditions specified on the reverse of this certificate.

A handwritten signature in black ink, appearing to read 'Lucian McElwain'.

LUCIAN MCELWAIN

Manager Ecosystem Programs
Department of Planning, Industry & Environment

NOTES

- DPIE maintains a register of Accredited Biodiversity Assessment Method (BAM) Assessors accessible from the DPIE website.
- The BAM Assessor's accreditation expires on the Expiry Date unless renewed in accordance with the *Accreditation Scheme for the Application of the Biodiversity Assessment Method*. It is the BAM Assessor's responsibility to monitor the Expiry Date of their accreditation, and apply for any renewal with sufficient time for the application to be processed prior to the Expiry Date.
- Words and expressions used in this accreditation instrument and which are also used in the Act have the same meaning.

SUMMARY OF CONDITIONS UNDER SCHEME

The following are conditions of all accreditations granted under the Scheme:

1. an accredited person must prepare Biodiversity Assessment Reports (and conduct surveys and other activities in connection with the preparation of such reports) in accordance with:
 - a. the Biodiversity Assessment Method Manual,
 - b. the Credit Calculator Operational Manual,
 - c. Accredited Person Code of Conduct.
 - d. this Scheme,
 - e. any guidance materials published by the Department of Planning, Industry and Environment in connection with preparation of Biodiversity Assessment Reports or the application of the BAM
 - f. any accreditation requirements notified by the Department of Planning, Industry and Environment to the accredited assessor from time to time.
2. an accredited person must maintain a detailed and up to date working knowledge of, and comply with, all relevant legislation.
3. an accredited person must maintain records of surveys and assessments, including field data sheets and targeted flora and fauna surveys, undertaken and used as part of the preparation of a Biodiversity Assessment Report, for at least ten years after certification of the relevant Biodiversity Assessment Report.
4. all records required kept by an accredited person must be in legible form, or in a form that can be readily be reduced to a legible form.
5. an accredited person must provide to the Department of Planning, Industry and Environment any information related to biodiversity assessment reports required to be provided by all accredited persons, or by a group of accredited persons, by way of a notice specified on a website maintained by it, in the form and within the time frames required in that notice.
6. an accredited person must comply with any scientific licence conditions relating to survey records.
7. an accredited person must possess, or operate under, an appropriate scientific licence as required for the type work, they are completing in the Biodiversity Offsets Scheme.

Note. Information that the Environment Agency Head (EAH) may require to be provided may include information collected during the application of the BAM such as site specific survey data.

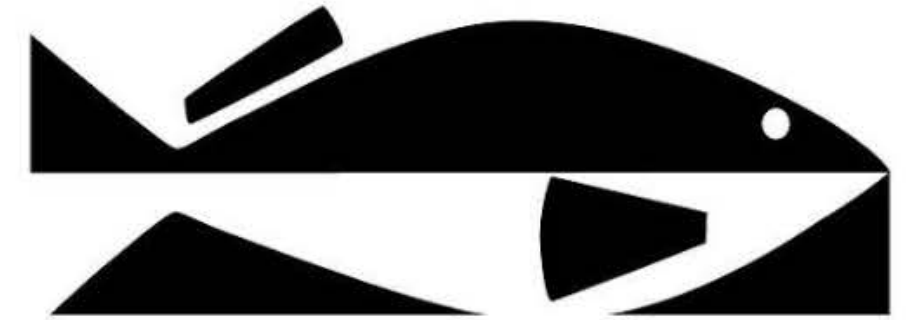
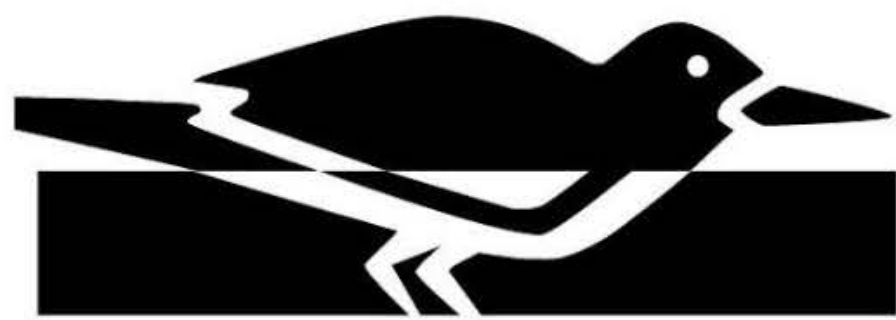
Note. In addition to the conditions above, accredited persons must comply with obligations under the BC Act and regulations, including Part 6 Division 3 of the BC Act. Failure to comply with any of the conditions above may result in the EAH exercising the power to vary, suspend or cancel that accreditation under Part 5 of this Scheme.

Certificate of Accreditation for Alexander Fraser (BAM Assessor Number BAAS18156) as a Biodiversity Assessment Method Assessor under the *Biodiversity Conservation Act 2016*

Issued by the Department of Planning, Industry & Environment
4 Parramatta Square, 12 Darcy Street | Locked Bag 5022, Parramatta NSW 2124
Email: info@environment.nsw.gov.au Website: www.dpie.nsw.gov.au

ECA

ECOLOGICAL CONSULTANTS ASSOCIATION of NSW Inc



2023

PRACTISING MEMBER

APPENDIX D BAM SUMMARY REPORTS



BAM Biodiversity Credit Report (Variations)

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble	22/06/2023
Assessor Name	Assessor Number	BAM Data version *
Alex FRASER	BAAS18156	61
Proponent Name(s)	Report Created	BAM Case Status
John Leece	11/01/2024	Finalised
Assessment Revision	Assessment Type	Date Finalised
2	Part 4 Developments (Small Area)	11/01/2024
BOS entry trigger	* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.	
BOS Threshold: Biodiversity Values Map		

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion	Critically Endangered Ecological Community	3262-Sydney Turpentine Ironbark Forest
Species		
Nil		

Additional Information for Approval

PCT Outside Ibra Added
None added

Assessment Id	Proposal Name
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble



BAM Biodiversity Credit Report (Variations)

PCTs With Customized Benchmarks

PCT

No Changes

Predicted Threatened Species Not On Site

Name

No Changes

Ecosystem Credit Summary (Number and class of biodiversity credits to be retired)

Name of Plant Community Type/ID	Name of threatened ecological community	Area of impact	HBT Cr	No HBT Cr	Total credits to be retired
3262-Sydney Turpentine Ironbark Forest	Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion	0.2	0	1	1.00

3262-Sydney Turpentine Ironbark Forest	Like-for-like credit retirement options					
	Class	Trading group	Zone	HBT	Credits	IBRA region
	Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion This includes PCT's: 3262	-	3262_Poor	No	1	Cumberland,Burraborang, Pittwater, Sydney Cataract, Wollemi and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

Species Credit Summary

No Species Credit Data

Credit Retirement Options Like-for-like options

Assessment Id

00041481/BAAS18156/23/00041482

Proposal Name

73 Kulgoa Road Pymble

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BAM Biodiversity Credit Report (Variations)

Assessment Id

00041481/BAAS18156/23/00041482

Proposal Name

73 Kulgoa Road Pymble

Page 3 of 3



BAM Biodiversity Credit Report (Like for like)

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble	22/06/2023
Assessor Name	Assessor Number	BAM Data version *
Alex FRASER	BAAS18156	61
Proponent Names	Report Created	BAM Case Status
John Leece	11/01/2024	Finalised
Assessment Revision	Assessment Type	Date Finalised
2	Part 4 Developments (Small Area)	11/01/2024
BOS entry trigger	* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.	
BOS Threshold: Biodiversity Values Map		

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion	Critically Endangered Ecological Community	3262-Sydney Turpentine Ironbark Forest
Species		
Nil		

Additional Information for Approval

Assessment Id	Proposal Name	Page 1 of 4
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble	



BAM Biodiversity Credit Report (Like for like)

PCT Outside Ibra Added

None added

PCTs With Customized Benchmarks

PCT

No Changes

Predicted Threatened Species Not On Site

Name

No Changes

Ecosystem Credit Summary (Number and class of biodiversity credits to be retired)

Name of Plant Community Type/ID	Name of threatened ecological community	Area of impact	HBT Cr	No HBT Cr	Total credits to be retired
3262-Sydney Turpentine Ironbark Forest	Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion	0.2	0	1	1

Assessment Id

00041481/BAAS18156/23/00041482

Proposal Name

73 Kulgoa Road Pymble

Page 2 of 4



BAM Biodiversity Credit Report (Like for like)

3262-Sydney Turpentine Ironbark Forest	Like-for-like credit retirement options					
	Name of offset trading group	Trading group	Zone	HBT	Credits	IBRA region
	Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion This includes PCT's: 3262	-	3262_Poor	No	1	Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

Species Credit Summary

No Species Credit Data

Credit Retirement Options

Like-for-like credit retirement options



BAM Biodiversity Credit Report (Like for like)

Assessment Id

00041481/BAAS18156/23/00041482

Proposal Name

73 Kulgoa Road Pymble

Page 4 of 4



BAM Candidate Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble	22/06/2023
Assessor Name	Report Created	BAM Data version *
Alex FRASER	11/01/2024	61
Assessor Number	Assessment Type	BAM Case Status
BAAS18156	Part 4 Developments (Small Area)	Finalised
Assessment Revision	Date Finalised	BOS entry trigger
2	11/01/2024	BOS Threshold: Biodiversity Values Map

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

List of Species Requiring Survey

Name	Presence	Survey Months
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Threatened species Manually Added

None added

Threatened species assessed as not on site

Refer to BAR for detailed justification

Common name	Scientific name	Justification in the BAM-C
Broad-headed Snake	Hoplocephalus bungaroides	Geographic limitations
Darwinia peduncularis	Darwinia peduncularis	Refer to BAR
Eastern Australian Underground Orchid	Rhizanthella slateri	Refer to BAR
Haloragodendron lucasii	Haloragodendron lucasii	Geographic limitations
Julian's Hibbertia	Hibbertia spanantha	Refer to BAR
Large Bent-winged Bat	Miniopterus orianae oceanensis	Refer to BAR
Large-eared Pied Bat	Chalinolobus dwyeri	Refer to BAR
Little Bent-winged Bat	Miniopterus australis	Refer to BAR



BAM Candidate Species Report

Regent Honeyeater	Anthochaera phrygia	Refer to BAR
Scrub Turpentine	Rhodamnia rubescens	Refer to BAR
Swift Parrot	Lathamus discolor	Refer to BAR



BAM Credit Summary Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble	22/06/2023
Assessor Name	Report Created	BAM Data version *
Alex FRASER	11/01/2024	61
Assessor Number	BAM Case Status	Date Finalised
BAAS18156	Finalised	11/01/2024
Assessment Revision	Assessment Type	BOS entry trigger
2	Part 4 Developments (Small Area)	BOS Threshold: Biodiversity Values Map

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Ecosystem credits for plant communities types (PCT), ecological communities & threatened species habitat

Zone	Vegetation zone name	TEC name	Current Vegetation integrity score	Change in Vegetation integrity (loss / gain)	Area (ha)	Sensitivity to loss (Justification)	Species sensitivity to gain class	BC Act Listing status	EPBC Act listing status	Biodiversity risk weighting	Potential SAIL	Ecosystem credits
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BAM Credit Summary Report

Sydney Turpentine Ironbark Forest												
1	3262_Poor	Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion	28.6	0.0	0.2	Population size	High Sensitivity to Gain	Critically Endangered Ecological Community	Not Listed	2.50	True	1
											Subtotal	1
											Total	1

Species credits for threatened species

Vegetation zone name	Habitat condition (Vegetation Integrity)	Change in habitat condition	Area (ha)/Count (no. individuals)	Sensitivity to loss (Justification)	Sensitivity to gain (Justification)	BC Act Listing status	EPBC Act listing status	Potential SAI	Species credits
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BAM Predicted Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble	22/06/2023
Assessor Name	Report Created	BAM Data version *
Alex FRASER	11/01/2024	61
Assessor Number	Assessment Type	BAM Case Status
BAAS18156	Part 4 Developments (Small Area)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
2	BOS Threshold: Biodiversity Values Map	11/01/2024

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Threatened species reliably predicted to utilise the site. No surveys are required for these species. Ecosystem credits apply to these species.

Common Name	Scientific Name	Vegetation Types(s)
Barking Owl	Ninox connivens	3262-Sydney Turpentine Ironbark Forest
Black Bittern	Ixobrychus flavicollis	3262-Sydney Turpentine Ironbark Forest
Black-chinned Honeyeater (eastern subspecies)	Melithreptus gularis gularis	3262-Sydney Turpentine Ironbark Forest
Black-necked Stork	Ephippiorhynchus asiaticus	3262-Sydney Turpentine Ironbark Forest
Broad-headed Snake	Hoplocephalus bungaroides	3262-Sydney Turpentine Ironbark Forest
Brown Treecreeper (eastern subspecies)	Climacteris picumnus victoriae	3262-Sydney Turpentine Ironbark Forest
Diamond Firetail	Stagonopleura guttata	3262-Sydney Turpentine Ironbark Forest
Dusky Woodswallow	Artamus cyanopterus cyanopterus	3262-Sydney Turpentine Ironbark Forest
Eastern Coastal Free-tailed Bat	Micronomus norfolkensis	3262-Sydney Turpentine Ironbark Forest
Eastern False Pipistrelle	Falsistrellus tasmaniensis	3262-Sydney Turpentine Ironbark Forest

Assessment Id	Proposal Name
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble



BAM Predicted Species Report

Eastern Osprey	<i>Pandion cristatus</i>	3262-Sydney Turpentine Ironbark Forest
Flame Robin	<i>Petroica phoenicea</i>	3262-Sydney Turpentine Ironbark Forest
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	3262-Sydney Turpentine Ironbark Forest
Glossy Black-Cockatoo	<i>Calyptorhynchus lathami</i>	3262-Sydney Turpentine Ironbark Forest
Greater Broad-nosed Bat	<i>Scoteanax rueppellii</i>	3262-Sydney Turpentine Ironbark Forest
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	3262-Sydney Turpentine Ironbark Forest
Hooded Robin (south-eastern form)	<i>Melanodryas cucullata cucullata</i>	3262-Sydney Turpentine Ironbark Forest
Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>	3262-Sydney Turpentine Ironbark Forest
Little Bent-winged Bat	<i>Miniopterus australis</i>	3262-Sydney Turpentine Ironbark Forest
Little Eagle	<i>Hieraaetus morphnoides</i>	3262-Sydney Turpentine Ironbark Forest
Little Lorikeet	<i>Glossopsitta pusilla</i>	3262-Sydney Turpentine Ironbark Forest
Masked Owl	<i>Tyto novaehollandiae</i>	3262-Sydney Turpentine Ironbark Forest
Painted Honeyeater	<i>Grantiella picta</i>	3262-Sydney Turpentine Ironbark Forest
Powerful Owl	<i>Ninox strenua</i>	3262-Sydney Turpentine Ironbark Forest
Regent Honeyeater	<i>Anthochaera phrygia</i>	3262-Sydney Turpentine Ironbark Forest
Rosenberg's Goanna	<i>Varanus rosenbergi</i>	3262-Sydney Turpentine Ironbark Forest
Speckled Warbler	<i>Chthonicola sagittata</i>	3262-Sydney Turpentine Ironbark Forest
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	3262-Sydney Turpentine Ironbark Forest
Square-tailed Kite	<i>Lophoictinia isura</i>	3262-Sydney Turpentine Ironbark Forest
Swift Parrot	<i>Lathamus discolor</i>	3262-Sydney Turpentine Ironbark Forest
Varied Sittella	<i>Daphoenositta chrysoptera</i>	3262-Sydney Turpentine Ironbark Forest
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	3262-Sydney Turpentine Ironbark Forest
White-throated Needle-tail	<i>Hirundapus caudacutus</i>	3262-Sydney Turpentine Ironbark Forest
Yellow-bellied Sheath-tail-bat	<i>Saccolaimus flaviventris</i>	3262-Sydney Turpentine Ironbark Forest



BAM Predicted Species Report

Threatened species Manually Added

None added

Threatened species assessed as not within the vegetation zone(s) for the PCT(s)

Refer to BAR for detailed justification

Common Name	Scientific Name	Justification in the BAM-C
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BAM Vegetation Zones Report

Proposal Details

Assessment Id	Assessment name	BAM data last updated *
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble	22/06/2023
Assessor Name	Report Created	BAM Data version *
Alex FRASER	11/01/2024	61
Assessor Number	Assessment Type	BAM Case Status
BAAS18156	Part 4 Developments (Small Area)	Finalised
Assessment Revision	Date Finalised	BOS entry trigger
2	11/01/2024	BOS Threshold: Biodiversity Values Map

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

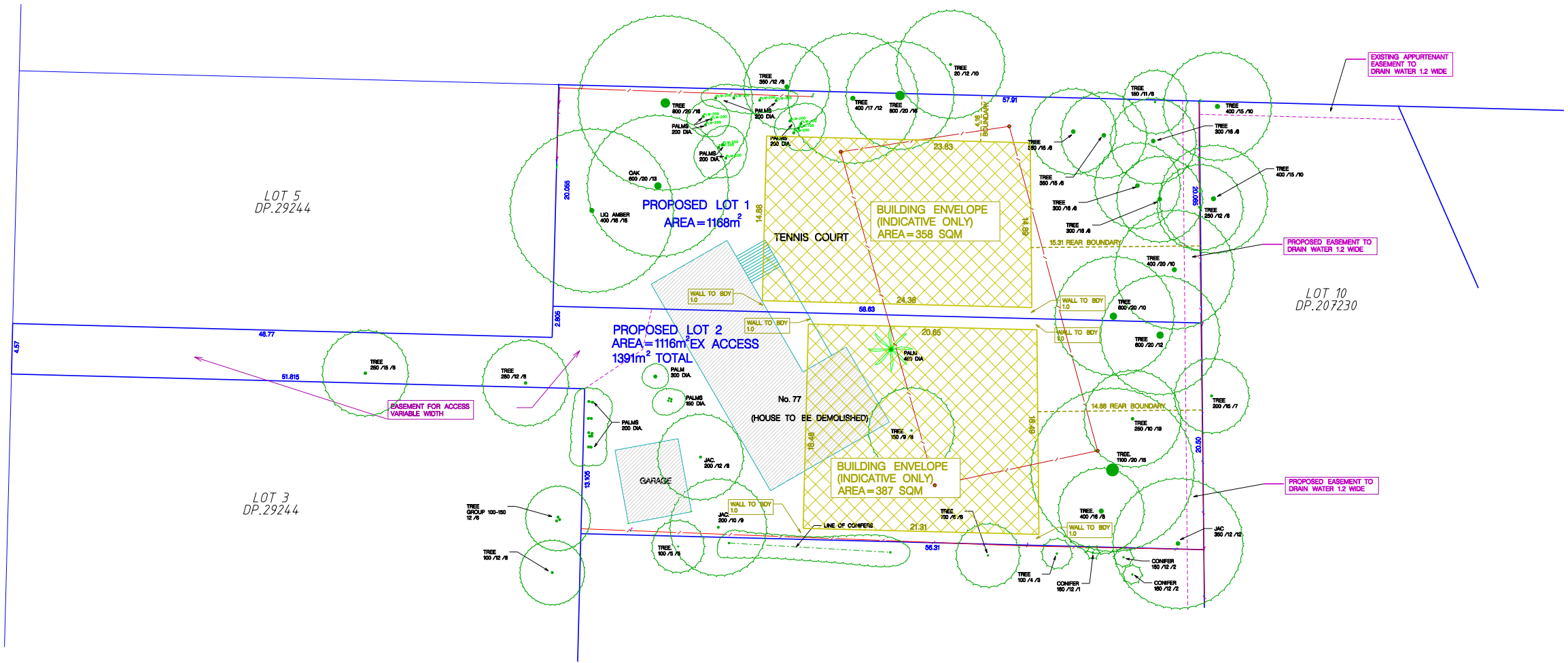
Vegetation Zones

#	Name	PCT	Condition	Area	Minimum number of plots	Management zones
1	3262_Poor	3262-Sydney Turpentine Ironbark Forest	Poor	0.2	1	

Assessment Id	Proposal Name
00041481/BAAS18156/23/00041482	73 Kulgoa Road Pymble



KULGOA ROAD



NOTE: SUBJECT TO COUNCIL'S APPROVAL



Hammond Smeale & Co Pty Ltd
CONSULTING SURVEYORS AND TOWN PLANNERS
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HORNSBY NSW 2077
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F: 02 9476 5052
E: info@hammondsmeale.com.au
W: www.hammondsmeale.com.au
AR 15 001 874 800

LEGEND	LINE TYPES
TK TOP OF KERB WM WATER METER GM GAS METER CH CHIMNEY TF TOP OF FENCE QID TELSTRA PIT WP WATER HYDRANT KIP KERB INLET PIT TW TOP OF WALL	+ DENOTES POSITION OF SPOT LEVEL --- BOUNDARY LINE --- OVERHEAD POWER LINE --- SINKER MAIN (APPROX.) --- CONTOUR LINE --- FENCE LINE --- LIP GUTTER/WIDE LINE

ISSUE	DATE	AMENDMENT
A	02/07/2020	ORIGINAL
B	13/12/2022	TREES ADDED
C	27/01/2023	INDICATIVE BUILDING ENVELOPES ADDED
D	17/01/23	SUBDIVISION PLAN SEPARATED

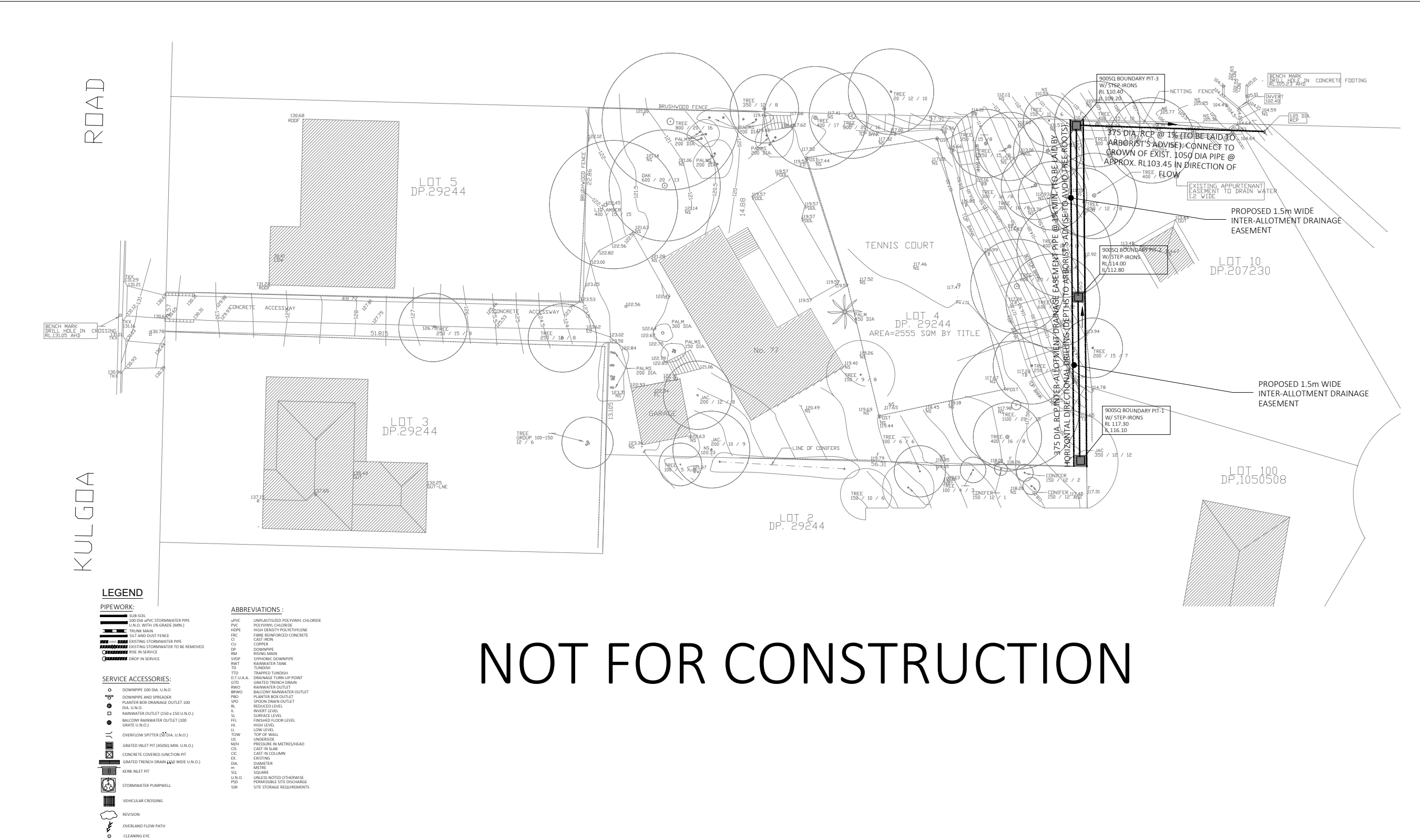
PLAN OF TENTATIVE SUBDIVISION.
Project: LOT 4 IN DP.29244.
77 KULGOA ROAD, PYMBLE.
Client: MR JOHN LEECE

SURVEYED:
GARY SKOW
DATE:
30/11/2022
HEIGHT DATUM:
CONTOUR INTERVAL:
ORIENTATION:
MAGNETIC NORTH
SHEET:
1

DRAWN:
GARY SKOW
SCALE: 1:200 @ A1
PROJECT No:
14989
CHECKED:
WARREN ROLFE
ISSUE:
D

NOTES:
1. ALL DIMENSIONS ARE OBTAINED ON MAGNETIC NORTH.
2. A WARNING TO APPROXIMATE TRUE NORTH HAS BEEN SHOWN FOR PLANNING AND DESIGN PURPOSES.
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7. HIGHER, ROOF LINE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDEPENDENT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
8. GUTTER LEVELS SHOWN ARE MEASURED TO THE TOP OF THE GUTTER.
9. EXISTING BUILDINGS AND CHIMNEYS TOGETHER WITH WINDOWS HAVE BEEN PLOTTED FOR PLANNING PURPOSES ONLY.
10. THE SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND SHOULD BE CONFIRMED BY A BOUNDARY SURVEY.
11. DESCRIPTION OF TREES: D.B.H. (CM) / HGT. (M) / SPREAD (M) / AGE (YRS).
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			Drawn & Designed by: K Koh		Designed By ING CONSULTING ENGINEERS PTY LTD P O BOX 1543 BAULKHAM HILLS NSW 1755 T: (02) 8807 5656 M: 0433 778 109 E: ken@ingengineers.com.au	Project Concept Sub Division/Proposed Rezoning	Drawing Title Site Plan (Sub Division)		
			Checked by: N. Evans				At 77 Kulgoa Road Pymble NSW 2073	Date July 2024	Scale 1 : 200 @ A1
			Approved by: Kenneth T. NG MIEAust CPEng NER APEC Engineer INTPE(Aust) (Reg. No. 2206352) RPEQ RPEV Registered Certifier (Hydraulic, stormwater), Road & Drainage and Stormwater) (Reg. No. 80C0827) Registered Design Practitioner (Drainage & Civil Engineering) (Reg. No. 01000006001) & Professional Engineer (Civil) (Reg. No. DE0000630) NSW Fair Trading						
A	Issued for Development Application	10 July 2024					Client	Project No. 420082023FEAS	Drawing & Sheet No./ Issue 42008-01/1 / A
Issue	Description	Date							

Photographs, 77 Kulgoa Road, Pymble



Streetscape, showing the site – No. 77 Kulgoa Road and trees which adjoin to the north



Streetscape and adjoining house from Kulgoa Road



Existing driveway and adjoining properties along Kulgoa Road



Looking up the driveway from the site to Kulgoa Road



Existing house, garden and swimming pool



Existing tennis court and rear boundary



Showing northern boundary and existing pool and side boundary vegetation



Existing tennis court, pool and house



Tennis court, pool and house, altered area



Tennis court, rear and southern side boundaries



Tennis court and rear boundary



Northern side boundary next to pool - looking back to the existing house



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

REFERENCE No:	2021/381101		
SITE ADDRESS:	• 77 Kulgoa Road, Pymble		
PROPOSAL:	Amend Zoning from C4 to R2 and amend the associated development standards		
DATE OF MEETING:	1 August 2022		
PRESENT AT MEETING:	Council		
	Name	Title	
	Antony Fabbro	Manager, Urban Planning and Heritage	
	Craige Wyse	Team Leader Urban Planning	
	Sybylla Brown	Natural Areas Program Leader	
	Angela Smidmore	Urban Planner	
	Matthew Le Guay	Student Urban Planner	
	Applicant / Representative		
	Name	Capacity	
	Natalie Richter	Natalie Richter Planning	
John Leece	Property owner		
DOCUMENTS/ REPORTS:	Document(s)	Dated	Reference
	Ecological Options and Constraints Assessment	N/A	2022/177619
	Arboriculture Impact Assessment	20 January 2022	2022/177619
	Tree Protection Plan	20 January 2022	2022/177619
	Subdivision Plan	17 March 2022	2022/177619
AFFECTED PLANNING INSTRUMENT:	Ku-ring-gai Local Environmental Plan 2015		
KEY ISSUES:	<ul style="list-style-type: none">• Strategic and site-specific merit• Aboricultural and biodiversity assessment• Subdivision plan		

DISCLAIMER

The information contained in this pre-planning proposal meeting report does not bind Council officers; the elected Council members or other bodies in any way whatsoever and does not guarantee that a planning proposal will be endorsed by Council.



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

DESCRIPTION

Planning proposal

- The proponent gave an overview of the planning proposal as outlined in the initial feasibility study.
- The proponent outlined the intention to enable the land subdivision of both number 73 and 77 Kulgoa Road, Pymble each into two lots, to create a total of four lots.
- The planning proposal seeks to rezone 77 Kulgoa Road, Pymble from C4 Environmental Living to R2 Low Density Residential, and amend the minimum lot size and floor space ratio development standards that apply to the site
- As part of the rezoning feasibility review, a number of supporting documents have been prepared to review the ecological and environmental factors affecting the site, including an Ecological Feasibility Study, an Arborist Assessment and Proposed Tree Protection Plan and a Proposed Subdivision Sketch Plan.

OVERVIEW OF ISSUES

The following is an overview of matters to be considered for the preparation of the planning proposal identified by Council staff:

Strategic Planning Framework – Greater Sydney Region Plan, The North District Plan, Local Strategic Planning Statement and the Housing Strategy

For a planning proposal to have strategic merit, the proposal needs to align with the NSW strategic planning framework. The planning proposal should include reasonable justification explaining how and why strategic merit is achieved and needs to address all relevant principles, objectives and actions in the relevant strategic plans.

It is acknowledged that the Ku-ring-gai LSPS and Housing Strategy are not aligned in terms of the direction for future housing.

1. Housing Strategy

At OMC 22 September 2020 a report was considered on the public exhibition of the draft Housing Strategy. In considering the report, Council resolved to adopt an amended Housing Strategy that would provide for all new housing to 2036 from existing capacity within the current planning controls only (i.e no rezoning or increases in height or FSR).

The Department of Planning, Industry and Environment issued a Letter of Approval on 16 July 2021, which outlines that approval of the Ku-ring-gai Local Housing Strategy is conditional, as it is



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

subject to a number of requirements and advisory notes, many of which are inconsistent with Councils adopted position of 22 September 2020.

At OMC 16 November 2021 Council considered a report on the Housing Strategy Letter of Approval, and resolved that Council reject the conditions in the Letter of Approval.

2. LSPS

Key considerations in the LSPS that need to be addressed include the Local Planning Priorities related to housing and sustainability.

Biodiversity

Council has identified some inconsistencies within the Arboriculture Impact Assessment (AIA) and Tree Protection Plan (TPP) with ground truthing conducted during a site visit on 25th July 2022.

There are also a number of additional surveys and assessments to be completed and reported on to support the planning proposal.

- It is required for all trees within the subject lots and any trees with tree protection zones (TPZs) intersecting subject lots to be included in the Arboricultural Impact Assessment and all trees requiring protection to be detailed in the Tree Protection Plan.
- The AIA and TPP need to be reviewed and updated against the proposed development, including demolition, construction, access, storage areas, landscaping etc.
- Include recommendations for the avoidance, mitigation, and/or offsetting of tree impacts likely to result from the proposed development.
- Vegetation communities need to be determined/verified by survey.
- If the vegetation is determined to be characteristic of a community listed as an EEC, need to determine whether it meets the legal definition including condition class criteria of that EEC(s) in the relevant listings.
- Flora species to be determined by survey with findings reported on.
- Threatened flora species recorded on site or with the potential to occur on the site, and potential impacts likely to result from the proposed development, are to be reported on.
- A fauna habitat assessment is to be completed and reported on.
- Fauna surveys are to be completed and reported on. Survey methodology and targeted species should be informed by the results of the fauna habitat assessment and occurrence records.
- Threatened fauna species recorded on site or with the potential to occur on the site, and potential impacts likely to result from the proposed development, are to be reported on.



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

- An appraisal of the likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.
- Determination of the type(s) of impact assessment(s) required under the Biodiversity Conservation Act 2016, the Environment Protection and Biodiversity Conservation Act 1999, the Ku-ring-gai Local Environmental Plan 2015, and the Ku-ring-gai Development Control Plan 2016, and any other legislation relevant to the results of the biodiversity assessment.
- Recommendations for the avoidance, mitigation, and/or offsetting of biodiversity impacts likely to result from the proposed development.

Review of alternative approaches

It is recommended that a review of alternative approaches to achieve or give effect to the intended outcomes of the planning proposal is considered in Part 3 of the planning proposal. This may include seeking to vary applicable development standards regarding minimum lot size and floor space ratio via clause 4.6 of the LEP. It should be evident from this assessment that the proposed approach is the most efficient approach to delivering the desired outcome.

Site analysis

An urban design study should be prepared that includes a site analysis and indicative subdivision plan that incorporates potential building footprints that are consistent with the relevant controls of Part 3 and Part 4 of the Ku-ring-gai DCP. This indicative subdivision plan should also be prepared the potential subdivision of 77 Kulgoa Road, Pymble independent of 73 Kulgoa Road, Pymble.

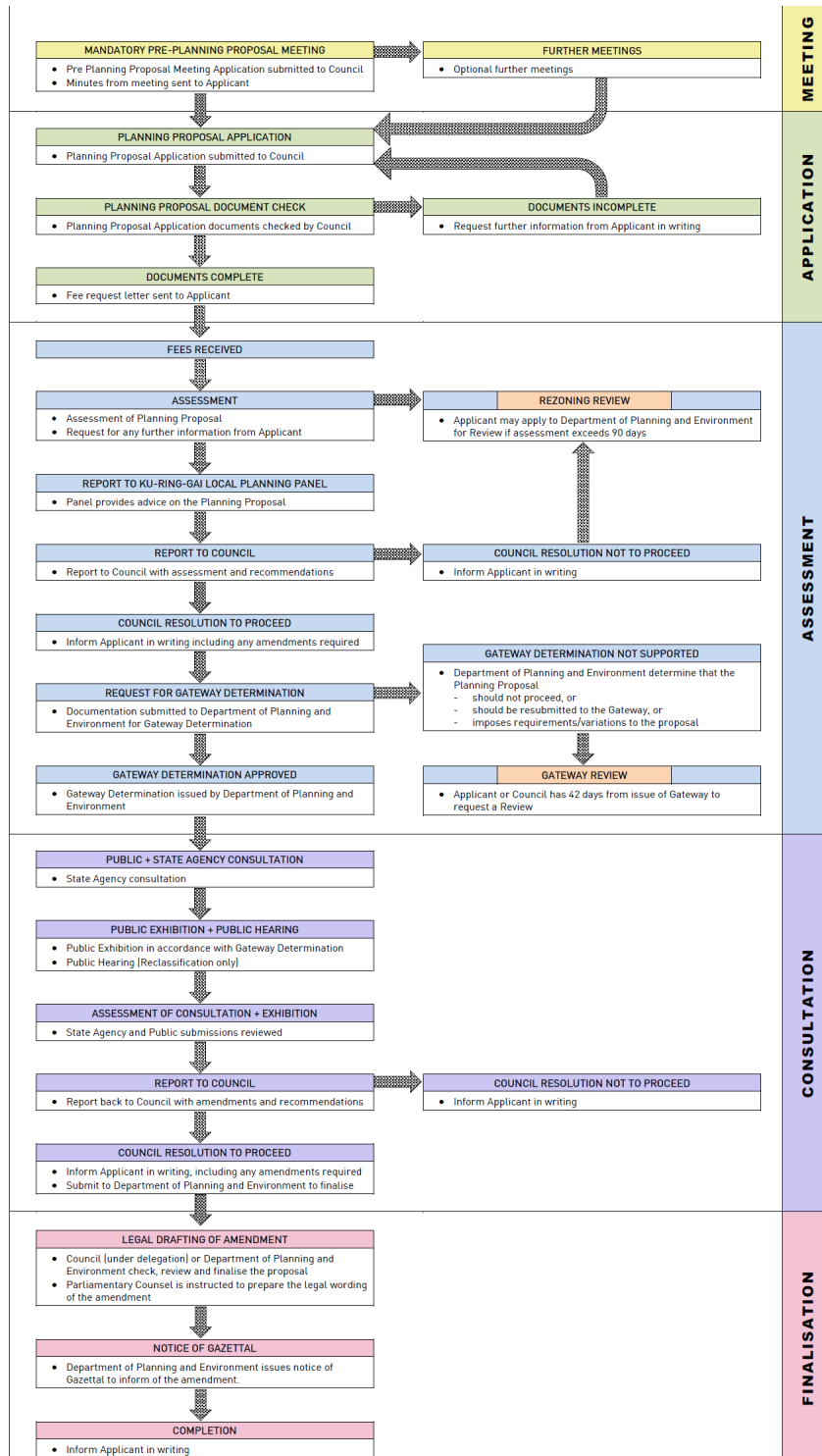
Planning Proposal format

Included as an attachment to these minutes is a word template to assist in the preparation of the planning proposal. Whilst it is the current intention to lodge a development application to facilitate the subdivision of the sites, the planning proposal needs to focus on the amendments sought to the local environmental plan (LEP) to change the land zoning and development standards of the site.



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

PLANNING PROPOSAL PROCESS





PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

PLANNING PROPOSAL REQUIREMENTS

To assist in the preparation of the Planning Proposal, a WORD template is attached to this meeting report.

General

A full list of the documents required for the submission is included in the *Planning Proposal Application Form* available from Council's website, and includes the following documents:

- a *planning proposal* in the format specified below, with any supporting studies being attached as Appendices;
- the *application form* and all other documentation, letters and declarations identified on the Form.

Supporting Studies

As identified in the 'Overview of Issues', the following supporting studies are required to provide the evidence to justify the proposed amendments and are to be submitted with the planning proposal.

1. Urban Design Study including indicative subdivision plans
2. Aboriculture Impact Assessment
3. Tree Protection Plan
4. Flora and Fauna Assessment

Planning proposal

Ku-ring-gai Council expects a high standard of documentation for planning proposals. Examples of Ku-ring-gai Council's planning proposals may be viewed on the NSW Planning Portal '*Planning proposals online*': <https://www.planningportal.nsw.gov.au/ppr>

The planning proposal is to be set out and include all information as stated in [Local Environmental Plan Making Guideline \(December 2021\)](#).

The *Guideline* requires the planning proposal to be set out in 6 parts as below. The planning proposal is required to follow the layout with the use of the same headings, subheadings, questions and numbering. Should a part not be relevant to the planning proposal, it must still be included with a brief statement why it is not relevant. All the 6 parts are necessary for the planning proposal to be considered as a complete document.

Each part and each question is required to be answered fully with a detailed explanation and full justification within that section. If evidence is being drawn from the supporting studies, then the



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

relevant parts should be included or quoted, it is not sufficient to say '*refer to appendix xx*'. The evidence needs to be presented in the body of the planning proposal.

In the interest of transparency, the planning proposal should use plain English as it needs to be easily understood by the community. To assist the preparation of the planning proposal a template is attached, which provides detailed guidance on the matters to be considered when responding to each section.

APPLICATION REQUIREMENTS AND FEES

Planning proposal application form

The Application Form is available on Councils website: <https://www.krg.nsw.gov.au/Planning-and-development/Planning-policies-and-guidelines/Planning-proposals> and must be completed in detail and ensure landowners consent is provided for all sites that form part of the planning proposal.

Lodgement of planning proposal and commencement of assessment

The planning proposal will need to be uploaded to the Planning Portal. Council will review the submitted planning proposal for completeness, this means that all required forms and documents have been provided and the planning proposal is in a form that could be adopted by Council to be forwarded to the Department of Planning for a Gateway Determination. Following the review Council will either send:

- a letter confirming documentation is complete and requesting fees be paid; or
- a letter requesting further information to be submitted.

Commencement of the assessment of the planning proposal will only begin when the application is complete and the fees have been paid.

Fees and Charges

Amendment	Category	Fees*
Pre-Planning Proposal meeting Application seeking amendment/s to an LEP involving sites less than 5000sqm in area, with any one or more of the following proposed LEP amendment types: <ul style="list-style-type: none">• To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone.• That relates to altering the principal development standards of the LEP.	Standard Amendments - Minor	\$35,000 plus advertising costs



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

<ul style="list-style-type: none"> • That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP. • That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS. • Relating to the classification or reclassification of public land through the LEP. 		
All planning proposal applications are subject to advertising costs payable upon Gateway Determination approval.	Advertising	\$4,000

*as per Councils 2022-2023 fees and charges.

Note: the planning proposal will be subject to the current fees and charges at the time the proposal is formally accepted by Council.

The planning proposal fee is payable upon Council reviewing the submitted documentation for completeness, and a fee request letter being sent requesting payment of fees. Formal lodgement of the planning proposal occurs once the fees have been paid.

Should the planning proposal proceed to public exhibition, an additional fee for advertising costs are payable upon the issuing of a Gateway determination by Department of Planning and Environment.

When an application results in additional assessment or review of the planning proposal, an hourly rate of **\$220/hr** (as per Councils 2022-2023 fees and charges) will be charged for the extra work undertaken.

Further Guidance

For further guidance on key steps and information on the planning proposal process and the roles of Council and the Department of Planning and Environment, including the review of decisions, please refer to:

- Councils website : <https://www.krg.nsw.gov.au/Planning-and-development/Planning-policies-and-guidelines/Planning-proposals>
- Department of Planning and Environment website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning>
- Department of Planning and Environment guideline: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/LEP-Making-Guideline.pdf?la=en>

ATTACHMENTS



PRE-PLANNING PROPOSAL APPLICATION - MEETING REPORT

The following documents are attached to this meeting report to assist in the preparation of the planning proposal and supporting studies:

- **Council WORD template for planning proposals**

FOR ACTION

KU-RING-GAI LOCAL PLANNING PANEL – 17/02/2025

TO: Urban Planner (Plumb, Alexandra)

Subject: Planning Proposal for 77 Kulgoa Road Pymble
Minute Number: KLPP03
Notes:
File Reference: S14501 2024/307413

The Panel Advised:

- A. The Planning Proposal, amended as per the Table of Amendments (Attachment A1), be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
- B. That Council authorise the General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan making process.
- C. Date of the decision: 17 February 2025.
- D: Reason for the decision: The Panel concurs with the recommendation in Council's Planning Proposal Assessment Report.

Voting: Unanimous

DUAL OCCUPANCY MINIMUM LOT SIZE POST-EXHIBITION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To report on the public consultation and confirm a minimum lot size for dual occupancy development within Ku-ring-gai to forward to the NSW Department of Planning, Housing and Infrastructure.
BACKGROUND:	<p>In July 2024 the NSW Government permitted dual occupancy housing across all land zoned R2 (Low Density Residential) within Ku-ring-gai, except for land with bushfire risk, heritage items, or within a Transport Oriented Development area.</p> <p>The NSW Government has asked Council to nominate a minimum lot size able to deliver dual occupancies on 50% of eligible land. Failure to nominate a minimum lot size will result in the <i>SEPP (Exempt and Complying Development Codes) 2008</i> minimum lot size of 400 sqm automatically applying to complying development applications from 1 July 2025.</p> <p>On 17 December 2024, Council supported three minimum lot size options prepared by specialist consultant Hill Thalys. These options were presented to the Department of Planning, Housing and Infrastructure on 19 December 2024. Only two options were agreed.</p> <p>The two options (Option A and Option B) were exhibited from 22 January to 20 February 2025.</p>
COMMENTS:	Comment from the community has been received via written submissions, online surveys, an online community forum, and via face to face and phone call enquiries to Council staff. This report presents the feedback received and proposes a final minimum lot size for the Ku-ring-gai local government area.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	<p>That Council endorse a 1015 sqm minimum lot size for dual occupancy development in Ku-ring-gai, and forward it to the Department of Planning, Housing and Infrastructure for finalisation.</p> <p>That Council prepare DCP planning standards based on the minimum lot size.</p>

PURPOSE OF REPORT

To report on the public consultation and confirm a minimum lot size for dual occupancy development within Ku-ring-gai to forward to the NSW Department of Planning, Housing and Infrastructure.

BACKGROUND

In July 2024 the NSW government permitted dual occupancy housing across all land zoned R2 (Low Density Residential) within Ku-ring-gai, except for land with bushfire risk, heritage items, or within a Transport Oriented Development area.

Thirteen NSW Councils, including Ku-ring-gai Council, limit dual occupancy development within their R2 (Low Density Residential) areas and do not stipulate a minimum lot size.

The NSW government has temporarily suspended the complying development pathway for dual occupancies within these Council areas as that pathway currently enables dual occupancy on a minimum 400 sqm lot size. It is recognised that intensified development on such small lot sizes would irreversibly alter key characteristics of most established local areas where lot sizes are generally double or triple this size.

In Ku-ring-gai, the larger lot sizes are fundamental to sustaining the area character of high quality built forms within landscaped garden settings including tall canopy trees.

The area's large lot size has been a contributing factor in:

- retention of threatened Blue Gum High Forest and Sydney Turpentine Ironbark Forest trees within private land;
- retention of heritage fabric associated with early settlement subdivision patterns along the ridgeline transport routes;
- increasing tree canopy cover contributing to reduction in heat island effects and improving biodiversity corridors to support survival of flora and fauna;
- establishing valued local character through streetscapes that support large trees by limiting driveway crossings, and delivery of well resolved built form within high quality landscaped garden settings.

The reduction in lot size will inevitably result in the loss of gardens, trees, heritage and streetscape presentation due to the pressure of providing suitably sized dwellings on small parcels of land. The resulting multiple driveway crossings will diminish the ability to plant or retain large street trees and increase canopy that can deliver street shading to reduce urban heat effects.

The NSW Government has given the thirteen Councils the opportunity to nominate a minimum lot size that would manage the impacts of small lot sizes within their established areas, provided the proposed minimum lot size delivers dual occupancies on 50% of eligible R2 (Low Density Residential) land across the local government area.

The thirteen Councils have been requested to forward their endorsed minimum lot size to the Department of Planning, Housing and Infrastructure (DPHI) for final consideration and inclusion into an amended State Environment Planning Policy (SEPP). It is intended that the SEPP will come

Item GB.12

S14428

into effect by 1 July 2025 and amend each Council's Local Environmental Plan to include minimum lot sizes for dual occupancy development.

In discussions between DPHI and Ku-ring-gai Council officers, DPHI confirmed they would accept the inclusion of a minimum lot width in association with the minimum lot size, provided the 50% lot number target could be met.

Failure to nominate a minimum lot size will result in the *SEPP (Exempt and Complying Development Codes) 2008* minimum lot size of 400 sqm automatically applying to complying development applications from 1 July 2025.

The potential application of a 400 sqm dual occupancy lot size (200 sqm per dwelling) across the local government area for complying development will significantly impact the key Ku-ring-gai values.

Consultant Hill Thalys Investigation and Report

In August 2024, Council engaged Hill Thalys Architecture and Urban Projects to investigate and identify lot sizes for dual occupancy development in the Ku-ring-gai local government area.

Hill Thalys are highly regarded for their competency in complex assessment. They have an inherent understanding of the values of the Ku-ring-gai built and natural environment. Hill Thalys regularly assists Council in court representations defending Council's development standards against poor development proposals.

The scope of the Hill Thalys *Urban Design Dual Occupancy Lot Size Study*, was consistent with the Department of Planning, Housing and Infrastructure requirements to:

- establish a minimum lot size for dual occupancies; and
- capture 50% of available R2 zoned lots across the LGA.

Utilising the NSW Government's parameters, Hill Thalys presented three options that met the criteria for dual occupancy delivery in Ku-ring-gai. The options achieved the 50% delivery of dual occupancy development on eligible R2 (Low Density Residential) land across the local government area.

The study also conducted sampling of lots across Ku-ring-gai to put forward a suitable lot width that could apply to dual occupancy lots. The sampling indicated that in general, large lots had widths of 18-20m and that a lot width of 18m would enable sufficient development to meet the 50% requirement.

The study also included testing of dual occupancy standards under both the NSW Government's complying development policy (with 400 sqm lots) and their policy to include non-discretionary standards for the Local Housing Areas (with 450 sqm lots). The testing demonstrated the standards would directly conflict with the current controls that Ku-ring-gai has in place to retain and enhance its high quality environment for current residents and for future generations.

Since lot size is a key mechanism that determines the intensity of land development (how much land is covered by building), it is vital to select a lot size that will deliver the required 50% dual occupancy sites and which at the same time enables the retention of the area's established and

valued character which is highly reliant on deep soil, tree canopy, landscaping, and streetscapes including heritage conservation areas.

Council Resolution

On 17 December 2024, Council supported the three minimum lot size options (Option 1, Option 2, Option 3) prepared by specialist consultant Hill Thalys Architecture and Urban Projects. Council resolved:

- A. *That it be noted that this report only concerns the dual occupancy provisions of the Low and Mid-Rise Housing SEPP and excludes provisions relating to other housing types such as townhouses, terraces, two storey apartment blocks and mid-rise apartment blocks which the NSW Government has not yet commenced.*
- B. *That Council present the three minimum lot size Options within this report to the Department of Planning, Housing and Infrastructure to progress the next steps, including community consultation.*
- C. *That the following steps be taken by Council staff following Council's Resolution:*
 - i. *meet with DPHI to discuss the proposed Options;*
 - ii. *conduct a public exhibition of the Options, or variations of the Options, that are supported by DPHI.*
- D. *That the public exhibition results be reported to Council to seek Council's endorsement of a final minimum lot size.*
- E. *The adopted minimum lot sizes for dual occupancy include a provision for the requirement of an 18 metre minimum lot width.*
- F. *That the Director Strategy and Environment be given delegation to correct errors and improve clarification upon advice of the consultant Hill Thalys, that do not alter the direction of the Options.*

Meeting with the NSW Department of Planning, Housing and Infrastructure (DPHI)

Following the Council meeting, Council officers met with DPHI on 19 December 2024 to discuss the three options (Option 1, Option 2, Option 3) endorsed by Council.

Only two of the options (Option 2 and Option 3) were supported by DPHI and were confirmed to progress to public exhibition.

DPHI did not support Option 1 which sought to amend the 450 sqm minimum lot size that the NSW Government had allocated to their draft Local Housing Areas. The local Housing Areas are located around Local Centres at Roseville, Lindfield, Killara, Gordon, Pymble, Turramurra, Wahroonga and St Ives as illustrated below.

Local Centre	Local Housing Areas - locations for dual occupancy
Roseville	400-800m from the station (excludes TOD SEPP areas)
Killara	400-800m from the station (excludes TOD SEPP areas)
Lindfield	From edge of E1 zone to 800m (excludes TOD SEPP areas)
Gordon	From edge of E1 zone to 800m (excludes TOD SEPP areas)
Turramurra	From edge of E1 zone to 800m
Pymble	0-800m from the station
Wahroonga	0-800m from the station
St Ives	From edge of E1 zone to 800m

Note:

For the purpose of this Study, Warrawee is excluded as there is no E1 (Local Centre) zoning at this location

Local Housing Areas



The two options were exhibited from 22 January to 20 February 2025, inviting community feedback. The naming of the two options was altered for the public exhibition as follows, noting that no other details were changed in any way to those included in the reporting to Council on 17 December 2024:

- Option 2 in Council's 17 December 2024 report = Option A on exhibition
- Option 3 in Council's 17 December 2024 report = Option B on exhibition

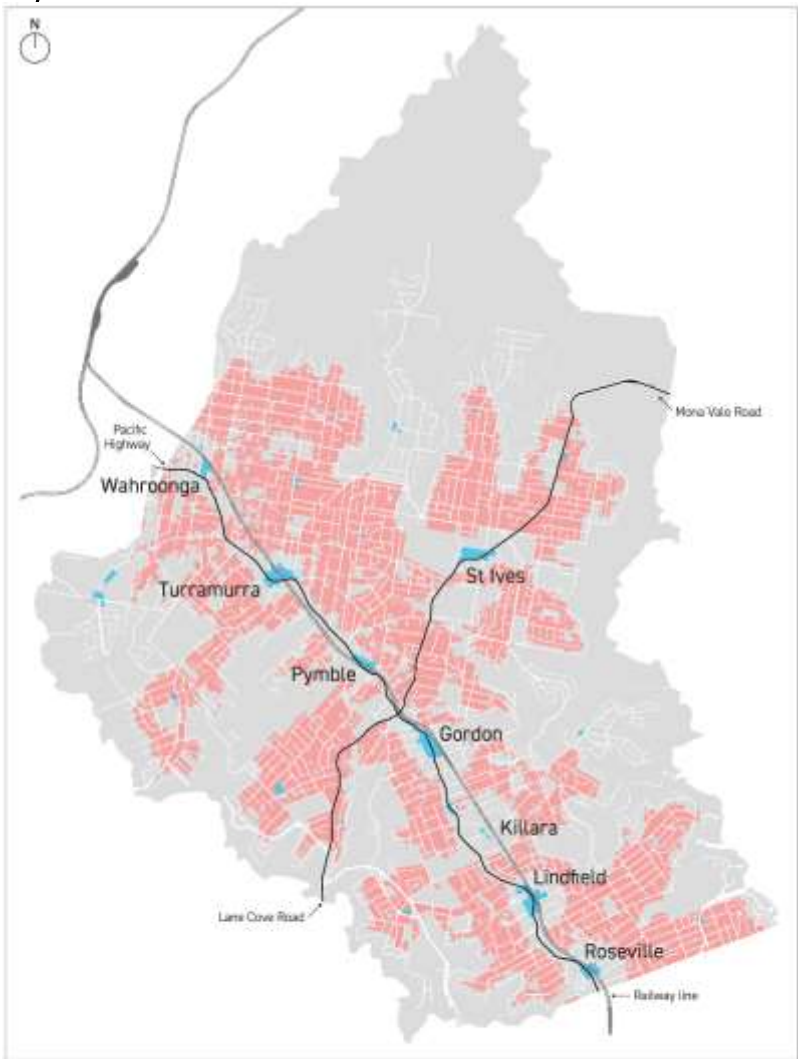
At the same meeting with DPHI, Council officers requested an extension to the DPHI 14 February 2025 date for Ku-ring-gai's minimum lot size nomination. The extension would enable Council to conduct community consultation on the proposed minimum lot size and report back to Council with a proposed final minimum lot size. Council's request was granted.

Council is now required to forward their minimum lot size, and the Hill Thalys evidence supporting the proposed lot size, shortly after this 18 March 2025 Council meeting.

Options agreed by the NSW Department of Planning, Housing and Infrastructure (DPHI)

The public exhibition presented the two options agreed by DPHI. Each option presents the minimum lot size that will be required to develop dual occupancy on land zoned R2 (Low Density Residential) within the Ku-ring-gai local government area, except for land that has bushfire risk, is a heritage item or within a Transport Orientated Development area.

Option A



Legend

R2 (Low Density Residential)
Excluding:
- Bushfire-prone land
- Heritage items
- Transport Oriented Development areas

E1 (Local Centre)

Option A

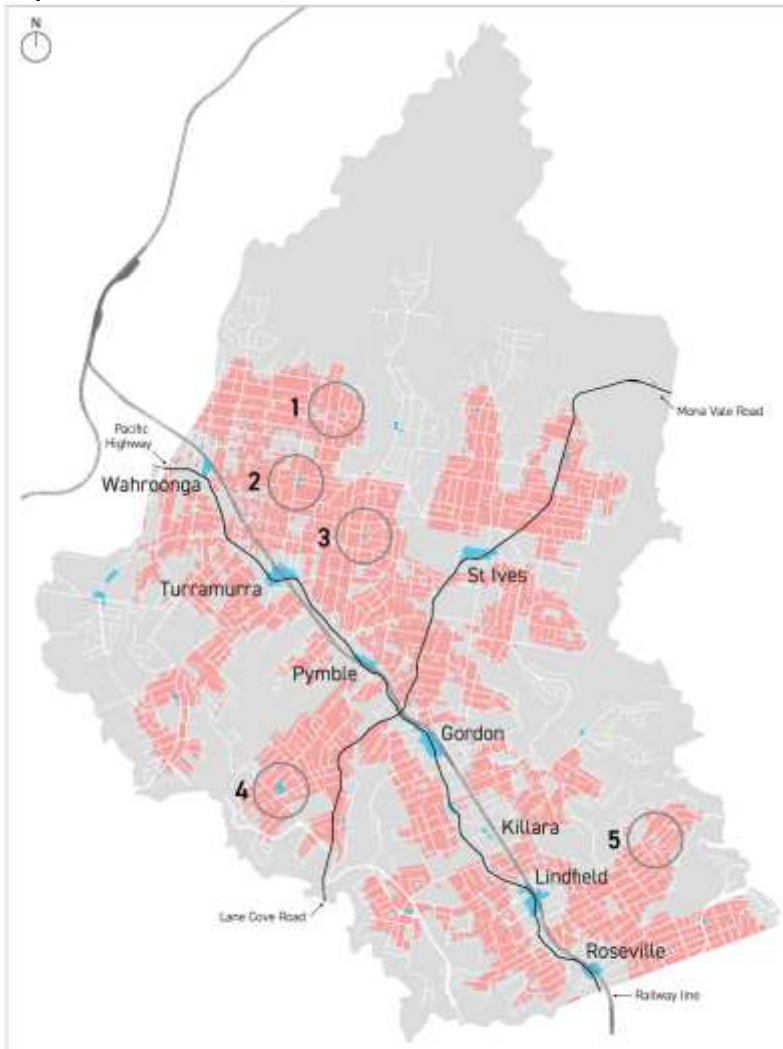
Option A has one minimum lot size that applies across the whole Ku-ring-gai local government area.

OPTION A proposed minimum lot size	
LOCATION	MINIMUM LOT SIZE
All Ku-ring-gai Council Local Govt. Area	1015 sqm
<i>Note:</i> Minimum lot width: 18m	

- Council’s minimum lot size will apply to:
- complying development across the whole local government area; and
 - development applications across the whole local government area except inside the NSW government’s allocated Local Housing Areas.

The NSW government have set a 450 sqm minimum lot size for all development applications within the Local Housing Areas.

Option B



Legend

- R2 (Low Density Residential)
Excluding:
- Bushfire-prone land
- Heritage items
- Transport Oriented Development areas
- E1 (Local Centre)
- 5 Neighbourhood Centres suitable for Dual Occupancy - 400m walkability
 - 1** Hampden Ave, Nth Wahroonga
 - 2** Eastern Road, Turramurra
 - 3** Princes Street, Turramurra
 - 4** Kendal Street, West Pymble
 - 5** Wellington Road, East Lindfield

Option B

Option B has two minimum lot sizes depending on the location of the property.

OPTION B proposed minimum lot sizes	
LOCATION	MINIMUM LOT SIZE
In R2 zones in the Ku-ring-gai Council Local Govt. Area, except in the Neighbourhood Centres	1075 sqm
Five Neighbourhood Centre Areas (within 400m walking distance) 1. Hampden Ave, Nth Wahroonga 2. Eastern Road, Turramurra 3. Princes Street, Turramurra 4. Kendal Street, West Pymble 5. Wellington Road, East Lindfield	700 sqm
<i>Note:</i> Minimum lot width: 18m	

Council's location based minimum lot sizes will apply to:

- complying development across the whole local government area; and
- development applications across the whole local government area except inside the NSW government's allocated Local Housing Areas (LHAs);

The NSW government have set a 450 sqm minimum lot size for all development applications within the Local Housing Areas.

Public Consultation

In line with Council's 17 December 2024 resolution, a public exhibition was held for a 30 day period from 22 January 2025 to 20 February 2025. The exhibition presented the two options that were agreed by DPHI.

Notification of the exhibition included:

- Notification letters:
 - 24,452 letters sent to residents within and adjacent to the eligible R2 (Low Density Residential) land
- Advertisements placed in:
 - North Shore Times - 30 January 2025
 - The Post - February 2025 edition
 - Sydney Observer - February 2025 edition
- Notices included in Council e-newsletters:
 - 23 January 2025
 - 7 February 2025
- Social media posts on Council's Facebook platform:
 - 23 January 2025
 - 13 February 2025

During the exhibition period, the community were given access to exhibition and supporting information on Council's website. The website also provided the following to assist the public in their understanding of the proposed minimum lot size options:

- maps and explanations of Option A, Option B and the NSW Local Housing Areas;
- supporting information including Frequently Asked Questions;
- access to the 4 February 2025 online public Forum presentation by staff, including a question and answer session;
- access to an online Survey to select a preferred lot size option, and the opportunity to include written comment;
- contact details allowing the community to ask planning staff questions via telephone or face to face at Council's customer services; and
- instructions on how to send a written submission to Council.

COMMENTS

Public exhibition

The exhibition attracted considerable interest from the community. In total, 1,310 interactions and receipts of opinions have been taken by Council staff.

Whilst the focus of the public exhibition was the choice between Option A and Option B, both known to meet DPHI's criteria plus include consideration of retention of Ku-ring-gai's highly valued environmental, heritage and urban character, the commentary from the community extended beyond the choice between Option A and Option B.

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Many residents wanted to know if their lot was in the catchment area and whether they qualified to be in a Local Housing Area or Neighbourhood Centre area. These enquiries could not be answered as site specific planning advice is not provided by Council staff due to potential liability issues. Council's on-line map viewer provided the information required for residents to gain an indicative idea of whether dual occupancy would be permissible on their property. It was recommended that residents seek their own professional advice to verify their locations, particularly if they are investigating making financial decisions based on changes occurring in the planning system.

A number of submissions requested smaller lot sizes so that their property could be captured for dual occupancy development. These submissions generally did not give consideration to the need to balance the 50% delivery required by the NSW Government with the retention of Ku-ring-gai's valued assets (trees, heritage, streetscapes), and the need to consider the area's topography and negative impacts of intensified built form on downslope creek, river and biodiversity lands which feed into the surrounding National Parks.

They also did not acknowledge the importance of the key character traits of the Ku-ring-gai area that are reliant on lot size, and on the issues of cumulative development – there is a difference between the impact of developing only their small lot size and developing the same small lot size across the whole local government area which would result in the removal of the established character of entire streets.

Smaller lot sizes to that proposed in the tested exhibited options have the potential to irreversibly alter Ku-ring-gai's established character, and result in not only urban impacts, but also long-term environmental and consequently economic impacts.

Council has an obligation to deliver the required housing to accommodate the NSW Government's increased population targets as well as to protect the area's legacy assets for future generations, and ensure development is delivered in a manner that satisfies the social, economic and environmental outcomes of the local government area.

Online Forum and enquiries from the community

A total of 114 people attended the online forum held on 4 February 2025. Council staff presented the exhibition material and answered 101 questions from the public. The forum presentation, including questions, was placed on Council's website so that the community could access the explanatory presentation and responses to questions. This presentation remains available on Council's website.

A total of 81 telephone calls, emails, and in person enquiries were received by planning staff. Planning staff were available to answer calls and assist people for the entirety of the exhibition period.

The questions raised during the forum and in phone calls are similar to those submitted in the written submissions and online surveys and the below discussion covers those enquiries.

Written submissions and survey responses

A total of 122 written submissions were received. The submissions have been summarised and are included at **Attachment A1**.

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A total of 998 online surveys were completed. The survey report is included at **Attachment A2**.

Both the submissions and the surveys made similar comments. The key comments relevant to this exhibition and the selection of a minimum lot size to forward to DPHI centred around the following:

- option preference and support for Option A or Option B;
- requests for smaller lot sizes;
- requests for smaller or no lot widths;
- battleaxe lots and subdivision; and
- local character, heritage, environment, tree retention.

These are summarised below with recommendations.

Other comments that do not directly apply to this exhibition, that are beyond the scope of this exhibition, or include issues that required the NSW government's consideration prior to mandating their housing reforms, are noted and addressed in the two attachments at **Attachment A1** and **Attachment A2**.

These comments relate to:

- dual occupancy development;
- NSW Government housing policy;
- infrastructure and traffic;
- environment and ecology; and
- bushfire and flooding.

OPTION PREFERENCE

As indicated in the below table, the community response to the exhibition showed a clear preference for the Option A - 1015 sqm minimum lot size.

	Written Submissions	Online Survey
Option A	25%	42%
Option B	13%	31%

Preference of options from the community

Recommendation

- That Council endorse a minimum lot size of 1015 sqm to apply to dual occupancy development across the Ku-ring-gai local government area in alignment with the majority preference from the community.

SUPPORT FOR OPTION A

Key community comment

- uniform consistent minimum lot size and frontage is crucial for preserving the environment, heritage and ensuring retention of trees;
- promotes consistency and therefore easier planning procedures;

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- current infrastructure is under strain and cannot handle the additional pressure of housing volume that would result from smaller lot sizes;
- development on a 1015 sqm lot would benefit home owners;
- there is little difference between the two options, the 700 sqm block proposed in Option B is too small, will set a poor precedent and result in more tree loss, loss of visual amenity and environmental value; and
- select Option A to prevent the State Government 400 sqm minimum lot size applying, but do not believe Council's options would be able to satisfy the long-term objectives of sustainability.

Response

In Ku-ring-gai, larger minimum lot sizes will assist in assimilating dual occupancy into the R2 (Low Density Residential) zones. The larger lots will facilitate the preservation of tree canopy, biodiversity and heritage settings which all contribute to existing local character.

It is agreed that a consistent single minimum lot size across the local government area will simplify the application and understanding of lot size planning controls for dual occupancy development in Ku-ring-gai.

It is also acknowledged that the 700 sqm lot size would result in greater loss of canopy and character around the 5 nominated Neighbourhood Centres, and this appears to be of more concern than the 1075 sqm lot size it would enable across the remainder of Ku-ring-gai.

In February 2024, Council made a submission opposing the reforms proposed in the NSW Government's "*Explanation of Intended Effects Changes to create low and mid-rise housing*". Council's concerns included impacts on the area's key values and delivery of appropriate infrastructure through considered strategic planning and master planning. The NSW Government has not responded to many issues raised in Council's submission.

It is acknowledged that if Council does not adopt one of the minimum lot options placed on exhibition (Option A or B), on 1 July 2025 the NSW Government's minimum lot size of 400 sqm for the parent lot will apply to complying development in Ku-ring-gai. This will result in houses on lots of 200 sqm and is considered incompatible with the existing character of Ku-ring-gai's low density residential zones.

Having no minimum lot size would also mean that applications for dual occupancy, under a development application approval pathway, would require individual merit assessment to determine the suitability of a site for dual occupancy. This would result in an unnecessary lack of clarity, add undue complexity to the assessment process and most likely result in expensive court disputes to argue on the merits.

Recommendation

- That Option A with minimum lot size of 1015 sqm is supported to reflect community preference and provide a simpler, consistent planning approach across Ku-ring-gai.

SUPPORT FOR OPTION B

Key community comment

- consolidating housing around the Neighbourhood Centres is a viable option provided Council provides open space and public parking for existing and new public and commercial facilities;
- delivers more dwellings and provides more housing diversity, it is better adapted to the needs of older residents;
- 700 sqm is a more realistic size and will not impact the loss of tree canopy to any meaningful extent;
- the 1075 sqm outside the Neighbourhood Centres is too large and excludes properties;
- addresses social and economic effects, affordable housing and housing diversity; and
- achieves State Government requirements and is consistent with previously endorsed strategic planning and State planning policies whilst also considering environmental and public infrastructure issues.

Response

The recommendation that additional open space and public parking needs to be provided around the Neighbourhood Centres is acknowledged. However, Council would need to access significant funds to acquire land for open space at these locations.

Option B does not deliver more dwellings than Option A. In both Options dual occupancy is facilitated on 50% of the eligible R2 zoned lots. In Option B, around five Neighbourhood Centres, a minimum lot size of 700 sqm is proposed with a minimum lot size of 1075 sqm proposed for the remainder of the R2 areas across Ku-ring-gai.

Increased density does not necessarily equate to housing affordability. Unless development is tied to an affordable housing mechanism, such as a Community Housing Provider where subsidised rents are guaranteed, properties in Ku-ring-gai are unlikely to sell/rent at rates below market prices.

Increased numbers of housing will not reduce the cost of housing in Ku-ring-gai as the demand will remain high due to its location and attractive assets, plus the involvement of investors will continue to inflate property prices.

The recommendations for different housing typologies to increase housing choice for different age groups is noted. However, at this point Council is only seeking response to the exhibited minimum lot sizes for dual occupancies. Smaller housing typologies such as terrace housing are part of Stage 2 of the State Government's housing reforms.

Recommendation

- That Option B with minimum lot sizes of 1075 sqm and 700 sqm is not adopted in line with community preference, and due to the impacts of the 700 sqm minimum lot size (350 sqm per dwelling) around the five Neighbourhood Centres.

REQUEST FOR LOT SIZES SMALLER THAN THOSE PROPOSED BY COUNCIL:

Key Comments

- reduce lot sizes to increase numbers of dual occupancies and address social, economic, affordable housing and housing diversity issues;
- submissions seek smaller lot sizes to include their properties;
- submissions seek smaller lot widths to enable their lots to be eligible for dual occupancy development; and
- surrounding councils have smaller minimum lot sizes, Parramatta 600 sqm and Hills Shire 700 sqm, and Ku-ring-gai should follow their lead in order to provide housing for population growth.

Response

Council only sought feedback on the minimum lot sizes presented during the exhibition period. The two options, Option A and Option B, provide a balance between retaining the character of Ku-ring-gai (biodiversity, tree canopy, garden setting and heritage conservation areas) while also achieving the NSW Government target of 50% of R2 zoned lots being eligible for dual occupancy.

A further reduction of the proposed lot sizes will result in more than 50% of lots being able to accommodate dual occupancy. The cumulative impact of this would have extended, widespread and irreversible impact and would increase impacts on the area's valued assets: loss of tree canopy, threat to Blue Gum High Forest and Sydney Turpentine Ironbark Forest, loss of biodiversity flora and fauna, loss of street tree planting, loss of garden settings, loss of heritage conservation areas etc.

The resulting intensified development on smaller lot sizes would present an urban form similar to inner city locations. In addition, the smaller the lot size, the more unlikely the resulting dwellings will be able to assimilate into the established streetscape with setbacks and garden settings. Dual occupancy developments need to, as much as possible, blend into the existing single dwelling streetscapes, not overtake nor remove the current homogeneity of Ku-ring-gai's streetscapes.

The implications of such cumulative development would be greater than in those urban areas as the stormwater, soil denudation, and pollutant increase have a direct downslope impact on the river/creek systems and biodiversity of the National Parks that surround Ku-ring-gai. These impacts then gradually see the loss of flora and fauna, including threatened species.

In proposing the exhibited minimum Option A and Option B lot sizes, the responsibility around the legacy impacts have been fully considered.

With regards to the various requests for reduced lot sizes to capture the individual properties of the submission writers, it is unclear on what strategic policy or urban design basis the suggested lower figure minimum lot sizes have been founded, given the context of the spatial mapping and testing carried out for the Hill Thalys Urban Design Dual Occupancy Lot Size Study.

Ku-ring-gai's block and subdivision context are different to many metropolitan local government areas and the principles adopted by those councils cannot be compared nor applied in Ku-ring-gai. Other LGAs may see historical 19th century subdivisions comprising expanses of smaller lot subdivisions supported by tight urban blocks with networks of finer grain laneways. In contrast,

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Ku-ring-gai's largely 20th century subdivisions comprise mostly larger lots, often within large urban street blocks, steep topography, and little or no network of laneways other than localised within the commercial/retail/business areas of local and neighbourhood centres. Submissions suggesting a comparative approach to other Council areas provide no justifying comparative analysis.

Understandably, many residents are focused only on their land and their opportunity to maximise their site potential. Many that support smaller lot sizes fail to understand the consequences of reducing the proposed lot size options on a whole of local government area basis. The current options deliver the requisite 50% of dual occupancy development across R2 zoned land. To reduce the lot size will mean more lots will be redeveloped and therefore more than 50% of the R2 lands in Ku-ring-gai will lose its inherent qualities and character.

Widespread take-up of a small minimum lot size would significantly limit the provision of deep soil that can sustain soil structures through water infiltration, limit tall canopy tree retention and provision, limit landscaped gardens, and increase demand for on-street parking with little opportunity for visitor parking.

It is inevitable that dual occupancy development, particularly when achieved through the complying development pathway, will dramatically change the character of Ku-ring-gai. By sticking to the NSW 50% provision requirement, the exhibited lot size options limit the immediate and long term negative impacts across the local government area.

Recommendation

- No change due to the detrimental cumulative and irreversible impacts across Ku-ring-gai that smaller lots sizes would result in.

REQUEST FOR DIFFERENT LOT WIDTHS TO THOSE PROPOSED BY COUNCIL**Key Comments**

- increase lot width to 20m frontage for better outcomes in terms of streetscape and local character outcomes;
- reduce minimum lot width to 12m, 15m, 17m;
- land parcels meet the 1015 sqm lot size but not the lot width and prevents site development;
- exclusion of cul-de-sac and tapered lots despite meeting minimum lot size;
- flexibility for frontage is requested as 50% delivery will be difficult with lot width of 18m and lot size 1015 sqm; and
- DPHI's requirement for Council to establish a minimum lot size did not request that Council establish a minimum lot width.

Response

The scope of the Hill Thalys study considered the only mechanism DPHI made available to councils, that is, setting a minimum lot size via a local environmental plan. There were not provisions for alternative development controls. In discussion with DPHI, it was agreed to include a minimum lot width requirement.

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In carrying out their study, a nuanced approach was taken by Hill Thalys to include consideration of a minimum lot width that would better facilitate protection of existing canopy, opportunities for canopy replacement where lost, deep soil landscape character in the context of also achieving the Urban Forest Strategy targets, achieving Ku-ring-gai's streetscape character across the LGA, and consideration of heritage conservation areas.

Hill Thalys conducted sampling of large lots across Ku-ring-gai and surmised that most large lots had frontages of 18-20m. The study put forward a minimum lot width of 18m to ensure dual occupancy development will assimilate into the established streetscapes with at least a 9 metre frontage for each dwelling. A wider frontage would reduce the anomalous effects of smaller lots within streets of established large subdivision patterns, including in heritage conservation areas, and be able to better deliver deep soil, landscaped gardens, and canopy trees able to contribute to a reduction of heat island effects.

Concerns raised in submissions regarding the 18m minimum lot width and inability to develop dual occupancy despite having the proposed minimum lot size is acknowledged.

It is also understood that dual occupancy carried out as complying development will have a minimum lot width requirement of 12m to 15m, and that for dual occupancy development within the Local Housing Areas, the minimum lot width will be 12m. Any proposed minimum lot width that is set by Council will only apply to development applications on sites outside Local Housing Areas.

These issues have been considered and there is merit in removing the 18m minimum lot width requirement from the minimum lot size submission to DPHI to be dealt with as a development control plan consideration. This will enable more opportunity and increased flexibility on dual occupancy development.

Since Council's minimum lot width will be tied only to those dual occupancy proposals (outside the Local Housing Areas) made through a development application, there is opportunity to consider lot width requirements in controls to be included in the Ku-ring-gai Development Control Plan. Lot width considerations could, for example, enable dwelling layouts that are not permitted under complying development.

Recommendation

- That a proposed minimum 18m lot width be excluded from Council's minimum lot size submission to DPHI.
- That lot width be considered as part of the required Ku-ring-gai Development Control Plan standards to guide development applications on lots outside the Local Housing Areas.

BATTLEAXE LOTS**Key Comments**

- no battle-axe dual occupancy development should be allowed across the local government area; and
- not addressing battle-axe lots as part of this policy would be inconsistent with Council's aim of increasing housing density.

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Response

The NSW Government requires all dual occupancy development to face a public street. Council will remain consistent with the State's approach. Dual occupancy is not proposed to be permitted on battle-axe blocks.

Smaller lot sizes in battleaxe configurations are challenged on minimising the impacts of increased vehicles within the site, issues of increased vehicle movements on neighbouring boundaries, difficulty in provision of landscaping along the battle-axe driveway, bin storage and collection issues, and impacts for increased dwellings relying on one driveway.

Multi-unit housing typologies that require long driveways into battle-axe configurations result in poor outcomes, including excessive areas of hard-stand due to limited/no direct exposure to a public road. They require larger lot size and lot width controls to mitigate their inherent undesirable urban and spatially inefficient outcomes caused by long driveways and vehicle turning circles that extend deep into a parent lot.

Recommendation

- No change due to the issues of increased development on land locked sites.

SUBDIVISION

Key Comments

- supportive of dual occupancy and subdivision;
- permissibility of Torrens title subdivision for dual occupancies; and
- question on whether the minimum lot size is before or after subdivision.

Response

Under complying development, Torrens title subdivision is permitted as part of a dual occupancy development application.

Once the minimum lot size is established, Council will have to make additional amendment to the *Ku-ring-gai Local Environmental Plan 2015* to include sub-division permissibility, including for strata and Torrens subdivision. This will then apply to development applications for dual occupancies outside the Local housing Areas.

Recommendation

- That subdivision standards be prepared to include as amendment to the *Ku-ring-gai Local Environmental Plan 2015* once a minimum lot size is endorsed.

CHARACTER, HERITAGE, ENVIRONMENT, TREES, AMENITY

Key Comments

- dual occupancy will negatively impact the environment and garden character of Ku-ring-gai;

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- there are lots of trees in Ku-ring-gai so there is no need to worry about the garden character;
- dual occupancy proximity to shops in Option B is irrelevant as occupants will use their vehicles anyway, so sacrificing trees for this is not acceptable;
- why is Council wanting to protect all Heritage Conservation Areas from TOD but not from dual occupancy;
- the State's housing policy undermines the principle of good strategic planning and will cause significant impacts on heritage, environment, streetscape and infrastructure;
- dual occupancy will destroy tree lines, the unique beautiful character and result in lack of open spaces;
- the Council and Mayor are responsible for protecting the valuable leafy area and prevent it being destroyed.

Response

The minimum lot sizes (Option A & B) exhibited by Council were based on evidence-based research undertaken by the consultancy Hill Thalys Architecture + Urban Projects. Their proposed lot sizes provide a balance between retaining tree canopy, heritage and local character, while also achieving the State Government's requirement that 50% of all R2 (Low Density Residential) zoned lots be eligible for dual occupancy.

The complying development assessment path introduced by the State Government allows for dwelling houses to be built without merit assessment. Council is already seeing the impacts of complying development single houses impacting the existing garden character in Ku-ring-gai, removing established plantings and trees, and delivering poor quality buildings with little to no streetscape contribution.

In February 2024, Council made a submission opposing the reforms proposed in the NSW Government's "*Explanation of Intended Effects Changes to create low and mid-rise housing*". The NSW Government has not responded to the issues raised in Council's submission.

Council will need to prepare development plan controls to guide development applications outside the Local Housing Areas. These controls will need to address character including development within heritage conservation areas, parking, amenity, landscape and tree planting, setbacks and lot widths.

Recommendation

- That controls be prepared for inclusion in the *Ku-ring-gai Development Control Plan* to guide dual occupancy development outcomes.

Notification to the NSW Government

Should Council support the recommendation of this report, the following instructions to amend the KLEP 2015 will be forwarded to DPHI:

1. Dual occupancy development be permitted on land within the R2 (Low Density Residential) zone except for land that has bushfire risk, or is a heritage item, or is within a Transport Oriented Development area.

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2. Dual occupancy development be permitted on land with a minimum lot size of 1015 sqm.
3. The following clauses be included within the Ku-ring-gai Local Environmental Plan (2015):
 - Minimum Lot Size
Development consent must not be granted to development for the purposes of a dual occupancy unless the lot is at least 1015 sqm.

The Hill Thalys investigation (**Attachment A3**) will accompany the instruction to validate Council's lot size position.

INTEGRATED PLANNING AND REPORTING

Theme 1 – Community, People and Culture

Theme 3 – Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C6.1 Housing diversity, adaptability and affordability is increased to support the needs of a changing community	C6.1.1 Councils planning approach to the provision of housing across Ku-ring-gai is responsive and addresses the supply, choice and affordability needs of the community and the changing population	C6.1.1.1 Implement the Ku-ring-gai Housing Strategy to 2036 C6.1.1.3 Identify opportunities to provide a range of housing choices and part of the implementation of the Ku-ring-gai Housing Strategy to 2036.
P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai	P2.1.1 Land use strategies, plans and processes are in place to effectively manage the impact of new development	P2.1.1.1 Prepare plans and strategies as required by the Local Strategic Planning Statement (LSPS)

GOVERNANCE MATTERS

On 15 December 2023 the NSW Government exhibited the *Explanation of Intended Effect; Changes to create Low and Mid Rise Housing (EIE)*. The Department of Planning, Housing and Infrastructure (DPHI) has given some Councils, including Ku-ring-gai, an opportunity to consider an appropriate minimum lot size for dual occupancy dwellings within the R2 (Low Density Residential) zone, excluding land with bushfire risk, heritage items, or within a Transport Oriented Development area.

Following Council's 17 December 2024 meeting and endorsement of three lot size options, Council officers met with DPHI and received confirmation for the exhibition of only two out of the three options. The two options (Option A and Option B) were publicly exhibited to seek community feedback.

This report proposes a final minimum lot size of 1015 sqm be endorsed by Council and forwarded to DPHI to be legally drafted and to take effect on 1 July 2025.

It is understood that DPHI will prepare an amending SEPP to amend the Ku-ring-gai Local Environmental Plan 2015 to permit additional housing and controls within the nominated zonings.

RISK IMPLICATION STATEMENT

Council's reputation could be at risk if it does not nominate an appropriate minimum lot size for dual occupancies as *State Environmental Planning Policy (Exempt and Complying Development) 2008* will automatically apply with a minimum parent lot size of 400 sqm for all complying development, which will result in each lot having an area of 200 sqm. This will make it very challenging to provide deep soil, protect biodiversity, tree canopy and ensure appropriate setbacks and retention of the garden settings that contribute to the local character of Ku-ring-gai.

FINANCIAL CONSIDERATIONS

The cost of preparing this report is covered by the Urban Planning and Heritage budget.

SOCIAL CONSIDERATIONS

Updated planning provisions for dual occupancy development in Ku-ring-gai will assist in increasing housing supply and diversity to support the needs of the changing community and changing population.

ENVIRONMENTAL CONSIDERATIONS

Council's approach to planning for dual occupancy provisions have taken into account the protection of biodiversity, reducing threat from bushfire, minimising and mitigating heat island effects, maintain the character of buildings within a garden setting that includes tall canopy trees as much as is possible.

COMMUNITY CONSULTATION

Council's Community Engagement Policy states that Council exhibitions should not begin until the third week of January and run for a minimum of 28 days, with extensions considered for school holiday periods. In line with this policy, public exhibition was held for a 30 day period from 22 January 2025 to 20 February 2025.

The public consultation included:

- a total of 24,452 notification letters sent to residents within and adjacent to the eligible R2(Low Density Residential) land;
- advertisements placed in North Shore Times, The Post and The Sydney Observer;
- notices in Council e-newsletters and social media;
- exhibition materials and supporting information placed on Council's website;
- online forum presentation by staff with a question and answer session held on 4 February 2025;
- opportunity to send written submissions via email/mail;
- online Survey with options to include written comment; and
- telephone and face to face access to planning staff for the duration of the 30 day exhibition period.

Following Council's nomination of a minimum lot size, further work will be undertaken to develop associated standards within the *Ku-ring-gai Development Control Plan*. The draft standards to be included in the *Ku-ring-gai Development Control Plan* will need to be publicly exhibited.

INTERNAL CONSULTATION

Where relevant, other sections of Council have been consulted in the preparation of this report.

In October 2024, Councillors were provided with an overview of the housing reforms including on the need to prepare dual occupancy provisions.

On 10 December 2024, a Councillor briefing was held to provide the background to the NSW Government’s dual occupancy requirements, and to present the findings of the Hill Thalys report with its proposed options.

SUMMARY

In July 2024 the NSW Government permitted dual occupancy housing across all land zoned R2 (Low Density Residential) within Ku-rig-gai, except for land with bushfire risk, heritage items, or within a Transport Oriented Development area.

The NSW Government has asked Council to nominate a minimum lot size able to deliver dual occupancies on 50% of eligible land. Failure to nominate a minimum lot size will result in the *SEPP (Exempt and Complying Development Codes) 2008* minimum lot size of 400 sqm automatically applying to complying development applications from 1 July 2025.

On 17 December 2024, Council supported three minimum lot size options prepared by specialist consultant Hill Thalys. These options were presented to the Department of Planning, Housing and Infrastructure (DPHI) on 19 December 2024. Only two of the options were agreed by DPHI. The two options (Option A and Option B) were exhibited from 22 January to 20 February 2025, inviting community feedback.

In total, 1,310 interactions and receipts of opinions have been taken by Council’s planning staff.

The community response to the exhibition showed a clear preference for the Option A - 1015 sqm minimum lot size. It is recommended that this lot size option be endorsed for finalisation with DPHI.

	Written Submissions	Online Survey
Option A	25%	42%
Option B	13%	31%

Preference of options from the community

The community disputed the inclusion of an 18m minimum lot width as it excludes properties that meet the minimum lot size, particularly on tapered lots and in cul-de-sac locations. The concerns are acknowledged and it is recommended that no statutory minimum lot width should be sought to apply along with the recommended 1015 sqm minimum lot size.

Some members of the community sought smaller minimum lot sizes to capture their properties. Implications for lowering the lot size significantly reduces the ability to deliver Ku-ring-gai’s community expectations of deep soil canopy landscape, canopy connectivity to the surrounding national parks and reserves, achieving Ku-ring-gai’s current Urban Forest Strategy targets and for long-term mitigation against increasing urban heat resulting from cumulative losses of canopy for shading hardstand areas and buildings.

Reducing the minimum lot size would capture greater than 50% of the local government area for dual occupancy. It can be assumed the NSW Government's requirement of 50% of R2 lots being made available for dual occupancy recognises established local government areas that are introducing a new policy will have existing urban characteristics that require consideration within the local strategic policies. Capturing greater numbers of lots would represent a significant exceedance of the NSW Government's requirement.

Once the minimum lot size has been endorsed by Council, planning standards will have to be prepared to support and guide dual occupancy development submitted via a development application outside the Local Housing Areas, noting that complying development is permitted across the whole local government area and has its standards stated in the *SEPP (Exempt and Complying Development Codes) 2008*.

These development application planning standards will involve amendment to:

- the Ku-ring-gai Local Environmental Plan 2015 to include standards such as floor space ratio and subdivision; and
- the Ku-ring-gai Development Control Plan stating guidelines including on lot width, setbacks and parking.

The next steps to progress this matter include:

- forward Council's endorsed minimum lot size of 1015 sqm to the Department of Planning, Housing and Infrastructure for inclusion in their State Environmental Planning Policy; and
- to prepare planning standards to support and guide future dual occupancy, to be included in the Ku-ring-gai Local Environmental Plan 2015 and the Ku-ring-gai Development Control Plan.

RECOMMENDATION:

- A. That Council endorse a minimum lot size of 1015 sqm for dual occupancy development within the Ku-ring-gai local government area R2 (Low Density Residential) zones, excluding bushfire prone land, heritage items and land within a TOD area, and forward it to the Department of Planning, Housing and Infrastructure for finalisation as indicated in this report.
- B. That Council prepare planning controls and development standards based on the 1015 sqm minimum lot size, for inclusion into the Ku-ring-gai Local Environmental Plan 2015 and the Ku-ring-gai Development Control Plan, and report these back to Council.
- C. That the Director Strategy and Environment be given delegation to correct errors and improve clarification, provided it does not alter the direction of the minimum lot size and minimum lot width.

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Attachments:	A1 ↓	Written Submissions Summary Table	2025/049763
	A2 ↓	Online Survey Results	2025/057580
	A3 ↓	Hill Thalys - Dual Occupancy Lot Size Study - December 2024	2025/064573

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
Option Preference	
<ul style="list-style-type: none"> A total of 122 written submissions were received, 31 supported Option A and 16 supported Option B. 	<ul style="list-style-type: none"> Support for Option A is noted.
Support Option A	
<ul style="list-style-type: none"> Uniform lot size and frontage is crucial for preserving the environment, heritage and ensuring retention of trees. This option aligns with the goals of Ku-ring-gai whilst accommodating development. Current infrastructure is under strain and could not handle the additional pressure even more housing would produce if allowing smaller lot sizes. Ku-ring-gai's streets are narrow and not designed for the traffic flow to come with high density housing across the LGA. The opportunity to develop complying development duplex on a 1015 sqm lot under would significantly benefit homeowners and the community. We do not deserve special treatment and must do our part for the housing crisis. The dual occupancy provisions should be revisited in 5-years' time and the rules fine-tuned. Ku-ring-gai has beautiful trees and is much cooler than western Sydney which is so built up. The LGA also has heritage which makes it special. There is a need to protect these aesthetics and Option A is the best for this. Opted for Option A as the Local Housing Areas may cross over with the Neighbourhood Centres and wanted to avoid this. There is little difference between the two options, however, the 700sqm block proposed in Option B is too small and will result in more tree loss. Do not support the TOD and Low and Mid-Rise Housing SEPP but select Option A to prevent the State Government 400sqm minimum lot size to apply, do not believe Councils options would be able to satisfy the long-term objectives of sustainability. It provides a consistent minimum lot sizes across the LGA which is large enough to retain tree canopy. It will maintain some semblance of character and promotes consistency and therefore easier planning procedures. Dual occupancy proximity to shops is irrelevant (Option B) as occupants will use their vehicles anyway so sacrificing trees for this is not desirable. Option B's smaller lot size could set a precedent for Ku-ring-gai further reducing tree canopy and soft areas for water absorption. Smaller lots around the Neighbourhood Centres would cause greater concentrated canopy loss potentially threatening ecologically endangered communities and do not fit the surrounding character and has no verification for greater densification which will cause negative impacts on the urban fabric. Option B will result in the loss of visual amenity and environmental value. 	<ul style="list-style-type: none"> Support for Option A is noted. The need to achieve the State Government's housing targets while minimising impact on Ku-ring-gai's valued local character is acknowledged. In Ku-ring-gai larger minimum lot sizes will assist with assimilating dual occupancy into the R2 Low Density Residential zones. The larger lots will facilitate the preservation of tree canopy, biodiversity and heritage settings which all contribute to existing local character. The minimum lot sizes (Option A & B) exhibited by council were based on evidence-based research undertaken by the consultancy Hill Thalys Architecture+ Urban Projects. Their proposed lot sizes achieve the NSW Governments 50% dual occupancy delivery on eligible R2 zoned lots. The lot sizes provide ability to protect to tree canopy, deep soil, local character and Heritage Conservation areas. Their report was made available to the public via the exhibition webpage and attached to the Council report of 17 December 2024 which discussed the proposed minimum lot size options for dual occupancy. In February 2024, Council made a submission opposing the reforms proposed in the NSW Government's "Explanation of Intended Effects Changes to create low and mid-rise housing". The NSW Government has not responded to the issues raised in Council's submission. The main difference between the options is Option A poses a blanket 1015 sqm minimum lot size for the LGA whereas Option B poses a larger lot size of 1075sqm for areas outside 5 Neighbourhood Centres with a smaller lot size of 700 sqm within 400sqm of the 5 Neighbourhood Centres identified as suitable for dual occupancy development in Council's Local Strategic Planning Statement. It is acknowledged that if Council does not adopt one of the minimum lot options placed on exhibition (Option A or B) on 1 July 2025, the NSW Government's minimum lot size of 400sqm for the parent lot will apply in Ku-ring-gai. This will result in houses on lots of 200sqm and is considered incompatible with the existing character of Ku-ring-gai's low density residential zones. The lack of support for Option B is noted. It is acknowledged that the 700sqm lot sizes proposed around the five neighbourhood centres may result in greater tree loss and reduction of deep soil areas and associated impacts due to the connection between tree canopy and reduction in urban heat island effects.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
Support Option B	
<ul style="list-style-type: none"> It would retain larger unchanged zones outside of the Neighbourhood Centres and therefore more sense of space and protected tree canopy. Better ability to retain local character and urban forest. Consolidating housing around the neighbourhood centres is a viable option provided Council provides open space and public parking for existing and new public and commercial facilities. 700sqm is a more realistic size and will not impact the loss of tree canopy to any meaningful extent. It makes more sense to increase development around the Neighbourhood Centres in well located areas and support existing character and desired future character. The 1075 sqm outside the neighbourhood centres is too large and excludes properties. Achieves State Government requirements and is consistent with previously endorsed strategic planning and State planning policies whilst also considering environmental and public infrastructure issues. It addresses social and economic effects, affordable housing and housing diversity. Adequate infrastructure is required. Council needs to undertake traffic analysis to address issues with traffic congestions, public transport, community parking, road capacity and lack of infrastructure to support population increase. Delivers more dwellings and provides more housing diversity. Option B is better adapted to the needs of older residents. Supports Neighbourhood centres development but also seeks expansion to all areas within 400m of shops and transport with 550sqm blocks from an original lot of 1100sqm could be utilised for dual occupancy within the 400m radius of the neighbourhood centres. 	<ul style="list-style-type: none"> The support for Option B is noted. Option B does not deliver more dwellings than Option A. In both Options dual occupancy is facilitated on 50% of R2 zoned lots. In Option B, around five neighbourhood centres a minimum lot size of 700sqm is proposed. With a minimum lot size of 1075 sqm proposed for the remainder of the R2 areas across Ku-ring-gai. In Option A the minimum lot size proposed across the R2 zones is 1015sqm. It is acknowledged that increasing housing density near shops and services generally optimises the use of existing infrastructure. Option B does centre higher density development around five neighbourhood centres allowing for larger minimum lot sizes (1075 sqm) and improved canopy/streetscape protection in the remaining R2 zoned areas. The recommendation that additional open space and public parking needs to be provided around the neighbourhood centres is acknowledged. However, Council would need to access significant funds to acquire land for open space at these locations. The State Government has mandated dual occupancy as Stage 1 of a package of policies it has prepared in response to the housing crisis. Ku-ring-gai is required to facilitate dual occupancy on 50% of R2 zoned lots and the options exhibited by Council achieve this requirement. There is no need to provide options that exceed the housing targets set by the NSW Government.
Request for lot sizes smaller than the options proposed by Council	
<ul style="list-style-type: none"> The lot size outside of the Local Housing Areas is too large and will restrict housing supply, seeks the rationale behind the 1015 sqm minimum lot size. Within 400m of shops and bus routes the minimum lot size should be 700sqm with a lot width of 16m. Submissions seek smaller lot sizes to encourage more dual occupancies. Proposals suggest minimum lot sizes of 400sqm, 450sqm, 600sqm, 700sqm, 750sqm, 800sqm, 930sqm, 1000sqm. Proposals suggest minimum lot widths of 12m, 18m, 19m, 20m. Dispute Council's achievement of the States 50% requirement with the 1015sqm and 18m frontage. The minimum lot size of 1015sqm deviates too much from the State Government 450 sqm size to achieve the housing density benefit. 	<ul style="list-style-type: none"> Council only sought feedback on the minimum lot sizes presented during the exhibition period as the two options presented provide a balance between retaining the character of Ku-ring-gai while also achieving the State's target of 50% of R2 zoned lots being eligible for dual occupancy. The proposed Option A & B meet the NSW Governments criteria and will assist in reducing impacts on Ku-ring-gai's local character, biodiversity, tree canopy, garden setting and heritage conservation areas. A further reduction of the proposed lot sizes will result in more than 50% of lots being able to accommodate dual occupancy and would increase impacts on existing character and valued assets. Minimum lot size is a key statutory control used to provide certainty for residents, developers, and Council. Minimum lot size is designed to allow for development while retaining tree canopy, deep soil, and streetscape character.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> • Quality style and consistent streetscapes can be achieved on blocks less than 1015sqm. • Terrace housing should be provided to solve the housing crisis. • Surrounding LGA's are putting forward a minimum lot size of 800 sqm or below and Ku-ring-gai should follow their lead in order to provide housing for population growth. • Most houses around west Killara are smaller than 1000 sqm so they would not be eligible for dual occupancy under Council's Option A or B and this restriction will have a negative effect on housing affordability. • Seeks a 930sqm lot size for subdivision with FSR of 0.5:1 consistent with previous SEPP No. 53 and introduction of Torrens title subdivision. • Other suburbs have lower sqm requirement for dual occupancy such as Parramatta 600sqm and Hills Shire 700sqm. • Reduce lot sizes and provide fast track approval for complying development and adopt the proposed NSW Pattern Book to encourage developments to maintain character and consistency. • Why will properties below this threshold be restricted from subdivision. This regulation unfairly limits the rights of existing homeowners to provide two homes for future generations. 	<ul style="list-style-type: none"> • The minimum lot sizes (Option A & B) exhibited by council were based on evidence-based research undertaken by Hill Thalys Architecture+ Urban Projects. The proposed lot size options meet the NSW government's criteria and deliver the required amount of dual occupancy development. The suggested lower lot sizes present no evidence nor testing to demonstrate how those figures would satisfy the NSW requirements for established areas, nor consider the impacts of cumulative development on the area's assets. • FSR and subdivision standards will be developed once a minimum lot size has been decided as these are reliant on the lot size. • The previous SEPP No. 53 was repealed due to the negative impacts it delivered. • The Ku-ring-gai land area has a very different character to Parramatta and the Hills districts. Each Council must assess minimum lot size based on its own areas, lot configuration, area values and likely impacts. The lot sizes that other Councils apply to this area may not address the issues of the Ku-ring-gai area has under these reforms such as local character, streetscape, deep soil provisions, tree canopy cover, reduction in heat island effects, constraints of threatened species, biodiversity, riparian land and heritage conservation areas. • It is noted that many of the lot sizes which are less than those proposed by Hills Thalys relate to the lot sizes owned by residents and there is no research or evidence-based data to support the alternate lot sizes proposed in the submissions. • The allocated minimum lot sizes is not an exercise in giving maximum land owners the opportunity to develop their land. The minimum lot size is about delivering a lot size that enable a specific number of lots to develop dual occupancy. The minimum lot size is a mechanism to protect Ku-ring-gai's existing qualities such as high quality biodiversity, tree canopy, heritage conservation areas and established high quality gardens. The minimum lot size prevents the destruction of the area resulting in inner city style development. • Dual Occupancy was included in the first stage of the NSW Governments housing reforms. The second stage has been recently released. These reforms will eventually be accompanied by a Pattern Book including housing typologies such as multi-dwelling housing and terraces. • Retention of tree canopy is a significant issue in Ku-ring-gai as it contributes to the local character, supports native fauna and reduces urban heat. Protection of tree canopy was a driver in Council exhibiting alternate minimum lot sizes to replace the lot size proposed by the State Government. If Council does not adopt a minimum lot size the State Governments 400 sqm minimum lot size will apply for complying development, and the existing character of Ku-ring-gai's low-density suburbs will alter.
Support lot sizes larger than proposed by Council <ul style="list-style-type: none"> • The minimum lot size should be 2000sqm. 	<ul style="list-style-type: none"> • The recommendation for a minimum lot size of 2000sqm is noted, however if this lot size were adopted it would not satisfy the NSW government's criteria that 50% of all

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
	<p>lots in the R2 low density residential zone be eligible for dual occupancy development.</p> <ul style="list-style-type: none"> The Hill Thalys investigation determined the minimum lot size required to meet the NSW Government's criteria plus include consideration of Ku-ring-gai's assets.
Do not support 18m lot width	
<ul style="list-style-type: none"> Suggest increasing to 20m frontage for better outcomes in terms of streetscape and local character outcomes. Suggested reduction of minimum lot width to 12m, 15m, 17m;. Lot width should be measured at the rear of the site. Land meets the 1015 sqm lot size but not the lot width. Exclusion of cul-de-sac and tapered lots despite meeting minimum lot size. There are lots of trees in Ku-ring-gai so there is no need to worry about the garden character. Flexibility for frontage is requested as 50% delivery will be difficult with lot width of 18m and lot size 1015sqm. A lot width of 18m is not required to support small trees which only require 3.5 x 3.5m soil area, this is achievable within 12-15m lot widths. DPHI's requirement for Council to establish a minimum lot size did not request that Council establish a minimum lot width. Justification for proposing a minimum 18m lot width is not clear and will the 9363 lots achieve DPHI's target of 50% with the lot width. The Mayor has claimed that if the State's minimum lot size and lot width apply, tree loss in Ku-ring-gai will be accelerated. How many trees in percentage terms does Council expect to protect/add with their minimum lot size and width? Terminology needs to be consistent. On the exhibition page Option A includes a requirement for an 18m frontage while the FAQ makes reference to 'minimum lot width' of 18m. On page 20, of your specialist report, "Summary of findings", the author provides 3 options for lot sizes to consider. These options do not contain a minimum lot width. In fact, what they do say is that "<i>further work is required to investigate the mitigating canopy loss</i>". However, in their conclusion they state that lot size will be impactful for canopy loss. How can they make this statement, if in the paragraph prior they say further work is required? Will Council seek to modify the SEPP Exempt & Complying Development Code 2008 to allow them to stipulate the lot width under a CDC? 	<ul style="list-style-type: none"> The various suggested lot widths are noted and concerns regarding the exclusion of lots that meet the minimum lot size being excluded due to the lot width requirement. Hill Thalys report on page 4 states that they 'sought to determine lot sizes and locations to enable continue alignment with Council's policies and Strategic plans.' Which includes the protection of ecology, mitigating urban heat impacts and maintaining Ku-ring-gai's character of buildings within garden settings that include tall canopy trees. Investigating Lot sizes includes researching lot widths. The State Government has published both a minimum lot size (400sqm) and lot width (12m) for dual occupancy. Page 22 of Hills Thalys' report examines varying lot widths and capacity to retain trees. The 18m lot width was established as providing capacity for accommodating medium sized trees. The NSW Government's dual occupancy provisions refer to minimum lot width measured at the building line. This approach has been adopted for the minimum lot width. Tree provision will be set through development controls once the minimum lot size is established. Page 21 of the Hill Thalys report states the minimum lot size within the first paragraph dot points for each option. The "further work" referred to on Page 22 relates to investigative work to inform mechanisms to control the impacts of multi-driveway crossovers and increased site coverage associated with dual occupancies. Council cannot modify a SEPP. Only the NSW Govt can make those modifications.
Battle-axe	
<ul style="list-style-type: none"> What are the lot widths for battle-axe as these lots do not have a street frontage? No battle-axe dual occupancy development should be allowed across the LGA. Not addressing battle-axe lots as part of this policy would be inconsistent with Councils aim of increasing housing density. 	<ul style="list-style-type: none"> The NSW Government requires all dual occupancy development to face a public street. Council will remain consistent with the State's approach. Dual occupancy is not proposed to be permitted on battle-axe blocks

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> There are at least 7 battle-axe properties on Duff Street which will be left in limbo if Council's policy on dual occupancy does not explicitly address how these properties are to be handled. Do not understand why Council thinks battle-axe lots are unsuitable for dual occupancy and wants the rationale for this decision to be made clear. Battle axe lots should be included as the measurement of lot width is done at the building line 	<ul style="list-style-type: none"> The NSW Government requires all dual occupancy development to face a public street. Council will remain consistent with the State's approach. Dual occupancy is not proposed to be permitted on battle-axe blocks. Smaller lot sizes in battleaxe configurations are challenged on minimising the impacts of increased vehicles within the site, issues of increased vehicle movements on neighbouring boundaries, provision of landscape along the battle-axe driveway, bin storage and collection for increased dwellings relying on one driveway. Housing typologies that require long driveways and battle-axe housing configurations result in poor outcomes including excessive areas of hard-stand due to limited/no direct exposure to a public road with dwellings being located behind each other. They require larger lot size and lot width controls to mitigate their inherent undesirable urban and spatially inefficient outcomes caused by long driveways and vehicle turning circles that extend deep into a parent lot.
Subdivision <ul style="list-style-type: none"> Require clarification about the minimum lot size is this before or after subdivision. Enquiry about the permissibility of Torrens title subdivision for dual occupancies. Examples of existing subdivision that offers quality style and consistent street scape on blocks smaller than 1013m2, 47 & 47A Tryon Road, 11 Valley Lane and 6 Short Street, 39 Tryon Road & 8 Valley Lane. Supportive of dual occupancy and subdivision. Provision for subdivision have not been determined and the impacts assessed. 	<ul style="list-style-type: none"> Dual occupancy refers to two dwellings built on one lot. Once a minimum lot size is adopted, Council will develop site coverage, carparking and subdivision standards. Support for the subdivision of dual occupancy is noted as well as comments that provisions for subdivision and its impacts need to be assessed.
Landscaping/Trees <ul style="list-style-type: none"> Need to ensure the retention of trees. Offer floor space bonus for framed construction rather than slab on ground to assist protect trees. Trees seem to be easily cut down if a development is occurring. The argument that dual occupancy will impact tree canopy does not stand up as new single dwellings remove all trees. There are lots of trees in Ku-ring-gai so there is no need to worry about the garden character. Requiring a 18m lot width to accommodate small trees is not accurate. Require a control that tree removal can only occur within the proposed building footprint all other trees to remain. Ku-ring-gai is a special landscape the trees have become part of its cultural identity. Ku-ring-gai has beautiful trees which make it cooler than western Sydney. This aesthetic needs to be protected. Appreciate Councils difficult position under government pressure, they encourage Council to resist as much as possible and try to maintain particularly the heritage area, vegetation and trees. 	<ul style="list-style-type: none"> The number of trees in Ku-ring-gai is a product of its large historic lot sizes. Significantly reducing lot size will impact the existing tree canopy. On 1 July 2024 the NSW Government made dual occupancy permissible in all R2 Low Density Residential zones across NSW. If Council does not adopt one of the minimum lot options placed on exhibition (Option A or B) on 1 July 2025, the NSW Government's minimum lot size of 400sqm will apply in Ku-ring-gai. This minimum lot size is considered incompatible with the existing character of Ku-ring-gai's low density residential zones. The minimum lot sizes (Option A & B) exhibited by council were based on evidence-based research undertaken by the consultancy Hill Thalys Architecture+ Urban Projects. Their proposed lot sizes provide a balance between retaining tree canopy and character while also achieving the State Government's requirement that 50% of all R2 zoned lots be eligible for dual occupancy. (R2 = low density residential). The complying development assessment path introduced by the State Government allows for large single dwellings houses to be built without merit assessment. These complying development houses are impacting the existing 'garden character' in Ku-ring-gai and deliver poor quality buildings with little to no streetscape contribution.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> Dual occupancy will negatively impact the environment and garden character of Ku-ring-gai. Council is using this reform to save face and add a significant amount of trees rather than assist in providing benefits for young families. The lot size and better retained tree canopy under Option A aligns with Ku-ring-gai. Option B would result in too much tree and canopy loss. Dual occupancy proximity to shops in Option B is irrelevant as occupants will use their vehicles anyway so sacrificing trees for this is not acceptable. When projecting the impact of this policy regarding your tree canopy loss, what is the take up rate of dual occupancy development you have used to project the tree canopy loss. 	<ul style="list-style-type: none"> This exhibition relates to the parameters established by the NSW Government on minimum lot size. The parameters do not include take-up rates nor a count of potential tree provision. Tree provision will be set through development controls once the minimum lot size is established.
Deep soil <ul style="list-style-type: none"> Older houses are replaced with much larger developments so where there was grass and soil is now concrete. The consultant report on page 22 states the small trees require a soil area of 3.5m x 3.5m which is achievable within 12-15m lot widths. 	<ul style="list-style-type: none"> The concerns regarding the reduction in deep soil areas are noted.
Heritage <ul style="list-style-type: none"> Large uniform size and frontage is crucial for preserving the environment, heritage and ensuring retention of trees. There is a need to plan for the future while also protecting heritage. Why is Council wanting to protect all Heritage Conservation Areas for TOD but not dual occupancy? Heritage makes Ku-ring-gai special do not want anything that destroys this. The State's housing policy undermine the principle of good strategic planning and will cause significant impacts on Heritage, environment, streetscape and infrastructure. The 450sqm minimum lot size within the Local Housing Areas will impact many heritage items and heritage conservation area subdivision patterns, canopy, garden settings and streetscape will all be significantly impacted. St Ives is a valuable suburb with heritage and unique character which cannot be replaced. Object to dual occupancy as council needs to protect HCAs and heritage sensitive areas. HCA's are not sacrosanct as many are of doubtful heritage quality. 	<ul style="list-style-type: none"> Council is seeking to minimise the dual occupancy impacts on its conservation areas and the setting of heritage items through the proposed minimum lot size, as much as possible, noting these do not apply to identified heritage items. It is recognised that it would be better for conserving heritage to exclude conservation areas from dual occupancies, as with some of the exhibited TOD alternatives. However, this proposal is seeking to meet the State Government targets that include conservation areas, rather than to propose an alternative approach that risks defaulting to a smaller lot size of 400 square metres if unsuccessful. The majority of Ku-ring-gai's heritage conservation areas are located within the 800 metres around train stations where Council cannot change the set State Government minimum lot size of 450 square metre as part of 'local housing areas' or where higher density is permitted by TOD for part of four station precincts. At the time of listing, Council's conservation areas were assessed and consulted through the required rigorous process over a number of years to establish these meet the NSW Heritage Council standard for heritage listing and conservation, as then approved by Council and the State Government following public consultation. For conservation areas, Council will develop further detailed controls in its Development Control Plan to guide the dual occupancy development to minimise heritage impacts as much as possible within the State Government parameters. Applications for dual occupancy in conservation areas will need to be individually assessed and approved on merit by Council through the development application process, which includes consideration of heritage impacts and public submissions.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
Streetscape/Local Character	
<ul style="list-style-type: none"> The 18m frontage may be insufficient to achieve desired streetscape and local character outcomes. Protection of streetscape needs to be balanced against allowing modest increase in density to align with evolving community needs. Streetscape, garden feel, and tree canopy need to be considered rather than just lot size. The submission states they appreciate Council's difficult position under government pressure, they encourage Council to resist as much as possible and try to maintain particularly the heritage area, vegetation and trees. Issue with dual occupancy is not the size of the block but the proportion of the block that is built on, so as to not impact the garden character, tree canopy and wildlife that is important to the people, the hope Council enforce rules that protect these with implementation of dual occupancy. Support for Option A as it maintains some semblance of character. Smaller lot sizes around the neighbourhood centres would destroy trees, vegetation and wildlife. Enjoy the beauty of Ku-ring-gai and do not support dual occupancy as they consider it will change the nature of the area. Serious concerns about destruction of character and lack of infrastructure. There should be better planning to preserve the unique character. Objects dual occupancy on the basis it will result in significant change in the area's character. Argues the Government should maintain well established suburbs and that dual occupancy will not make housing more affordable. The submission supports Option A It provides a consistent minimum lot size across the LGA. Dual occupancy will destroy tree lines and the unique beautiful character resulting in lack of open spaces. The Council and Mayor are responsible for protecting the valuable leafy area and not let it be destroyed. 	<ul style="list-style-type: none"> The minimum lot sizes (Option A & B) and lot width exhibited by council were based on evidence-based research undertaken by Hill Thalys Architecture+ Urban Projects. Their proposed lot sizes and lot width provide a balance between retaining tree canopy and character while also achieving the State Government's requirement that 50% of all R2 zoned lots be eligible for dual occupancy. The concerns that dual occupancy will significantly change the nature of the area are noted.
Support Dual Occupancy	
<ul style="list-style-type: none"> Dual occupancy is crucial for increasing housing supply. Dual occupancy will benefit homeowners and the community. Dual occupancy should be located within walking distance of shops and bus routes. We must do our part to address the housing crisis which is a serious issue. Ku-ring-gai's character can be preserved while allowing for modest increases in density that align with evolving community needs. Many young families and downsizers wish to remain in Ku-ring-gai but find it challenging due to limited housing options. They have two sons who will not be able to afford houses in the current market. Building a house for them in their backyard is a desirable option. 	<ul style="list-style-type: none"> The support for dual occupancy is noted. Dual occupancy is currently permissible in all R2 Low Density Residential Zones due to legislation introduced by the NSW Government on 1 July 2024. It is acknowledged dual occupancy will increase the diversity of housing choice. The number of trees in Ku-ring-gai is a product of its large historic lot sizes. Significantly reducing lot size will result in the loss of existing tree canopy. Once Council has adopted a minimum lot size for dual occupancies it will investigate additional controls such as setbacks and site coverage which will apply to dual occupancy development applications. The complying development assessment path introduced by the State Government allows for large single dwellings houses to be built without merit assessment. These

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> There are lots of trees in Ku-ring-gai so there is no need to worry about dual occupancy impacting the garden character. Strong support for attached dual occupancy. Dual occupancy that may be subdivided is supported. For those aged 70-80 smaller homes are required with a small garden to enable a pet Rather than a focus on numeric controls Council should focus on character/design controls. Good example of dual occupancies can be found on blocks smaller than 1015sqm. The mentality of owning half acre blocks is gone, the population has increased, and planners have to move on with time. People want more time for leisure and travel, so a smaller house is more sensible and cheaper to maintain. Dual occupancy is supported but Council should also advocate for greater density. Dual occupancy as it is crucial for improving housing affordability and promoting sustainable urban development. The argument that dual occupancy will impact tree canopy does not stand up as new single dwellings remove all trees. Aging population and single households need smaller homes clustered together. For those aged 70-80 smaller homes clustered together are required with a small garden to enable pets, access to amenities and social interaction. Issue with dual occupancy is not the size of the block but the proportion of the block that is built on, so as to not impact the garden character, tree canopy and wildlife that is important to the people, the hope is Council enforces rules that protect these with implementation of dual occupancy. 	<p>complying development houses are impacting the existing 'garden character' in Ku-ring-gai and often deliver poor quality buildings with little to no streetscape contribution.</p> <ul style="list-style-type: none"> Dual occupancy is not seen as affordable housing. In Ku-ring-gai affordable housing will only be provided if the development is linked to an affordable housing proposal where subsidised rents are guaranteed. Increased numbers of housing will not reduce the cost of housing in Ku-ring-gai as the demand will remain high and the involvement of investors will continue to inflate property prices. The recommendations for different housing typologies to increase housing choice for different age groups is noted. However, at this point Council is only seeking response to the exhibited minimum lot sizes for dual occupancies. Smaller housing typologies such as terrace housing are part of Stage 2 of the State Government's housing reforms.
<p>Do not support Dual Occupancy</p> <ul style="list-style-type: none"> It will change the character of the area. It will ruin the existing streetscapes. The premise that we need increased housing supply is incorrect as Australia does not have a housing supply shortage. We are close to an all-time historic high for the number of houses per person. Upset to see the continuous push for more development when there are so many empty dwellings. It will detract from the character, contribute to noise and carbon pollution and decrease the value of their neighbourhood. Reflect on the housing outcomes of the dual occupancy code in the 1990s. the SEPP's one-size-fits-all approach has no regard for our unique environment "lungs of Sydney". The changes ignore the railway capacity limits of Northshore line. Increasing density assumes Sydney will be an ever-increasing employment, entertainment and commercial centre which is contrary to current trends. 	<ul style="list-style-type: none"> The concerns are noted. Ku-ring-gai has historically limited dual occupancy within the LGA due to concerns regarding small lot subdivision patterns, their ability to support deep soil and tree provision, and impacts on the established and historical high-quality character of built form in garden settings including canopy trees across the LGA and within Heritage Conservation Areas. This restriction has resulted in the retention of streetscape, canopy trees, landscaped gardens and quality local and heritage character that have protected the values of the area. The NSW Government introduced a series of significant reforms to increase dwelling numbers across NSW at the end of 2023 and early 2024, Council responded with strong opposition to both the TOD reforms and the Low and Mid-Rise reforms. Many of Council's concerns have not been addressed by the NSW Government. Council continues to make representation to the Department of Planning, Housing and Infrastructure. However, the NSW Government is pushing its dwelling delivery actions.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> Maintaining tree cover on dual occupancy sites is impossible. It is a false idea that people that use trains do not have cars. New development will cause problems for existing residents such as home visits, complaints and disturbances. This area was planned for single family homes and road conditions are already strained, if further changes are made, traffic and parking will become more congested and make daily life more difficult for residents. Residents were not asked if they wanted dual occupancy. The new Councillors are not doing enough against this plan, local government have a duty to represent the local people. Ku-ring-gai is a special landscape the trees have become part of its cultural identity. We need to object to this legally, the people do not wish for it, the people's wish should be accepted. Crimes, noise and bad social practices will increase. Building new industrial/Residential developments outside Sydney Metropolitan is the way to go, rather than destroy the existing established communities. Wildlife needs to be considered. Why can trees be so easily cut down for development, while pruning a branch is bureaucratic process. Increased density leads to more urban heat. Will be the death of the back yard of Sydney. The premise of dual occupancy in the north shore is not correct as the Government should retain well established suburbs and it will not make housing more affordable. Council should consider the lifestyle of Ku-ring-gai rather than the State and Federal policies. It is detrimental to the unique character and nature of the St Ives area and there is insufficient infrastructure. 	<ul style="list-style-type: none"> On 1 July 2024 the NSW Government made dual occupancy permissible in all R2 Low Density Residential zones across NSW. If Council does not adopt one of the minimum lot options placed on exhibition (Option A or B) on 1 July 2025, the NSW Government's minimum lot size of 400sqm will apply in Ku-ring-gai. This minimum lot size is considered incompatible with the existing character of Ku-ring-gai's low density residential zones. The legacy of the previous State Environmental Planning Policy facilitating dual occupancy is pertinent. Dwelling vacancy in Ku-ring-gai is acknowledged. The NSW government did not provide any evidence of investigating this issue. Dual occupancy carried out under the complying development pathway will be subject to the NSW Government's controls that specify one off-street car space is required per dwelling. Dual occupancy carried out under a development application will be subject to council's controls. The minimum lot sizes proposed by Council will assist with mitigating the impacts of dual occupancy and 50% of lots in the R2 zones will be retained solely for single dwelling houses set within large gardens.
Local Housing Areas	
<ul style="list-style-type: none"> Support NSW Government's 450sqm minimum lot size for Local Housing Areas. Do not support NSW Government's 450sqm minimum lot size and 12m lot width in LHAs. As part of stage 2 of their planning reforms, the State government will introduce non refusal standards to accommodate for mid-rise housing within 400 – 800m of light rail/Train lines in addition to the TOD reforms which will cater for properties within 400m of town centres and train lines. How does Option B interact with these policies. Is it double handling? 	<ul style="list-style-type: none"> The support for a 450sqm minimum lot size is noted. Council has not had input into the Local Housing Areas (LHAs) or the minimum lot sizes for dual occupancy that the State is proposing in these areas. It is noted that the minimum lot sizes in the LHAs is 450 sqm which is inconsistent with the minimum lot size (400sqm) for dual occupancy specified in the State Exempt and Complying (Codes SEPP) 2008. AS per the exhibition material, the LHA is NOT the Neighbourhood Centres in Option B. LHA is located around train stations and major retail centres.
NSW housing policy including complying development assessment	
<ul style="list-style-type: none"> Attributes housing issues to poor immigration policy and requests Council to protest to the NSW Government. 	<ul style="list-style-type: none"> Immigration is a federal issue Council is not able to influence decisions at this level. Exclusions were decided by the NSW Government.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> Do not support dual occupancy as they consider it will change the nature of the area. Want Council to prevent the State Government from introducing inappropriate changes. The submission wants land with an easement across it to also be excluded along with Bushfire, Heritage and TOD areas. Create a new SEPP to provide housing for under 55's or 45's, Council could do this as they write the rule book on SEPP's. How does Option B interact with the State Government's plans for mid-rise housing within 400-800m of light rail/train lines and within 400m of town centres. TOD and dual occupancy will Change the suburb for the worse forever with little to no benefit for affordability of housing for rent or purchase. Wish State Government would realise this policy will not solve affordable housing. Council should take legal action. There should have been greater resistance to this State driven policy. Can both Options A & B be allowed by both state and local government or can they replace or refuse them. The increase to housing supply will not make it more affordable and land in Ku-ring-gai is mostly bought by overseas people as locals cannot afford it. We need to object to this legally, the people do not wish for it, the peoples wish should be accepted. Critical of the complying development pathway. 	<ul style="list-style-type: none"> State Environmental Planning Policies (SEPPs) are prepared by the State Government and include State planning legislation that Councils must abide by. Councils are not involved in the preparation of SEPPs. Council cannot modify SEPPs. It is up to the NSW Government if they want to make modifications. It is agreed that its increased housing will not result in increased affordable housing in Ku-ring-gai given the high uptake by investment owners. Council frequently meets with DPHI to discuss Councils proposal on the State Government requirements. The Department agreed to exhibition of Options A & B. In February 2024, Council made a submission opposing the reforms proposed in the NSW Government's "Explanation of Intended Effects Changes to create low and mid-rise housing". The NSW Government has not responded to the issues raised in Council's submission. Council referenced amongst other matters concerns about the complying development assessment pathway and the impacts the new policy would have on heritage conservation areas, streetscape and critically endangered vegetation. The NSW Government has not responded to Councils concerns. Any legal action to be undertaken is determined by the Councillors. The complying development pathway is a faster process then a Development Application, however as seen in Ku-ring-gai, development that is delivered via complying development is of lower quality and for the most part fails to address the site, the street and the local character. Fast-tracked development cannot apply the due diligence checks and regulations to deliver quality development.
Infrastructure	
<ul style="list-style-type: none"> Infill does not magically make infrastructure free. Dual occupancy will increase the costs of infrastructure. Decisions on dual occupancy should have been made when the roads and sewerage systems were built. Current infrastructure is under strain and cannot handle the additional pressure even more housing will produce. Objects to Option A and B as there is a lack of supporting infrastructure essential for the increased population density (including schools and public transport). Serious concern about the lack of infrastructure. Adequate infrastructure is required before further population increases. Another example of State Government's inappropriate housing reforms increasing housing without any other infrastructure or impact consideration. Lack of infrastructure and public transport specifically in St Ives. The policies undermine the principle of good strategic planning and will cause significant impacts on Heritage, environment, streetscape and infrastructure. The work by the consultant's Hill Thalys is inadequate as it does not address infrastructure. 	<ul style="list-style-type: none"> In February 2024, Council made a submission opposing the reforms proposed in the NSW Government's "Explanation of Intended Effects Changes to create low and mid-rise housing". The submission raised the numerous concerns it had with the policy including the lack of commitment to provide infrastructure that would support the increased population. The NSW Government has not responded. As a result of increased demand for local infrastructure arising from numerous reforms recently enacted by the NSW State Government, Ku-ring-gai Council will be instigating a review of its current s7.11 contributions plan and, if necessary, a further review of its current s7.12 contributions plan. In the interim, the current adopted contributions plans will continue to apply. Supporting this comprehensive review of infrastructure funding, will be further transport modelling and open space plans. The NSW State Government also levies a contribution called the Housing and Productivity Contribution which is allocated to State Infrastructure.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> The infrastructure will need to be updated. such as the inadequate commuter parking at Gordon station. 	
Traffic	
<ul style="list-style-type: none"> Roads in Ku-ring-gai are too small and too busy to cope with the additional density of dual occupancy. Ku-ring-gai's streets are narrow and not designed for the traffic flow to come with high density housing across the LGA. Traffic and parking will become more congested. Road capacity and local roads bottlenecks will become worse. Lack of infrastructure and public transport specifically in St Ives. Increase use of private vehicles and therefore traffic congestion. Objects to both Option A and B and made the following observation: <ul style="list-style-type: none"> Larchmont Avenue has 4 residential multi-story residents under construction, this includes demolition requiring B double style trucking which exceeds load standards for residential streets. The neighbourhood centre in Lindfield has high traffic congestions, inadequate parking and low-grade infrastructure. Council need to undertake traffic analysis to address issues with traffic congestions, public transport, community parking, road capacity and lack of infrastructure to support population increase immediately. Dual occupancy proximity to shops is irrelevant as occupants will use their vehicles anyway so sacrificing trees for this is not what they want. The Pacific Highway is under enormous pressure at peak hour. The infrastructure will need to be updated. such as the inadequate commuter parking at Gordon station. 	<ul style="list-style-type: none"> The NSW Government's Dual Occupancy provisions were introduced without measures to mitigate transport impacts. The proposed minimum lot size requirements by Council reduces the number properties eligible to construct dual occupancies (compared to the NSW Government's minimum lot size of 400sqm), thereby reducing the relative traffic, transport and parking impacts. While the eventual take-up of dual occupancy development is not known, nonetheless it is still expected that there will be increased demand for commuter parking around railway stations, public car parks and street parking, as well as increased traffic volumes on Council's roads generally. Council monitors traffic volumes and speeds on key roads on a regular basis and can respond when intervention is required. Implementation of bicycle paths and cycleways connecting to key destinations as well as more frequent and direct bus services are measures that can provide greater travel options for residents in R2 areas eligible for dual occupancies, but support from Transport for NSW is required in order for these to be delivered. Transport Impact Assessments are being prepared for the areas around Roseville, Killara and Gordon TOD precincts and some analysis has previously been completed in the Turrumurra and St Ives centres, and this work is forming the basis for discussions with Transport for NSW for new and upgraded transport infrastructure that will be considered for inclusion in development contribution plans.
Parking	
<ul style="list-style-type: none"> As a result of dual- occupancy you will need to make street parking illegal 24/7. Free parking spaces have reduced causing stress and only providing more income to the Council. Increased density which will place additional strain on resources. Lindfield has inadequate parking. 	<ul style="list-style-type: none"> Council's larger minimum lot size (compared to the NSW Government's minimum lot size) will result in better capacity for on-site car parking. Despite this, Council monitors conditions on its roads on a regular basis and can respond when accessibility is impacted. This may be in the form of targeted kerbside parking restrictions to maintain traffic flow.
Canopy	
<ul style="list-style-type: none"> Loss of older houses with gardens, grass and soil replaced with concrete, leading to significant impacts on urban heat. Maintaining tree cover on dual occupancy sites is impossible. Dual occupancy will negatively impact the environment and garden character of Ku-ring-gai. Increased development on smaller lots around the Neighbourhood Centres from Option B will result in concentrated canopy loss within the 400m radius, and also does not fit in with the surrounding character. 	<ul style="list-style-type: none"> Retention of larger Lot sizes for dual occupancy aims to allow for larger garden area retention in such developments, helping to limit the impact on local microclimate. Allowing for dual occupancy does not mean that trees can be removed without approval. Good design and implementation of the relevant AS for protection of trees on development sites will allow for retention of trees. Dual Occupancy developments will still need to consider Ku-ring-gai's local planning controls protecting the local environment.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> The canopy and gardens in the Local Housing Areas form essential biodiversity corridors to neighbouring critically endangered flora. Smaller lots around the Neighbourhood Centres would cause greater concentrated canopy loss potentially threatening ecologically endangered communities and do not fit the surrounding character and has no verification for greater densification which will cause negative impacts on the urban fabric. The submission objects to Councils options: <ul style="list-style-type: none"> The options are based on allowing forest to continue to regenerate among houses which poses several safety concerns such as Bushfire risks, falling trees in storms and Eucalyptus are prone to drop large branches unpredictably. Sydney Blue Gum and Eucalyptus are not suitable to be grown next to homes. Ku-ring-gai canopy is mostly gum which causes danger of falling branches and high fire prone nature. 	<ul style="list-style-type: none"> Key Biodiversity Corridors and Endangered ecological communities are identified in Ku-ring-gai's Biodiversity Lands, Riparian Lands and Greenweb mapping. Options are about allowing for appropriate landscaping within the development, not the regeneration of fully structured "Forests". Landscaping is an important consideration and retention of gardens and local canopy is essential to provide for microclimate benefits that help improve liveability for residents, in addition to ecosystem benefits. Trees on their own are not a bushfire risk, and in fact can help reduce bushfire impacts by providing screening to defend against ember attack. Safety considerations should also be made for each site, considered individually. Every tree needs to be considered on a case-by-case basis, enough room should be provided for the species being built around (including implementation of the relevant AS for protection of trees on development sites) or planted during development. "Gum trees" are not necessarily more fire prone than other types of trees, many exotic softwoods will ignite more readily than native hardwood species. E.g. Cypress species are more prone to ignite than Angophora Costata (Sydney Red Gum)
Biodiversity	
<ul style="list-style-type: none"> Does the dual occupancy minimum lot size include any areas that the Council designates as Biodiversity or Riparian zones? 	<ul style="list-style-type: none"> Relevant controls will need to be considered when dual occupancy development applications are processed.
Environmental	
General	
<ul style="list-style-type: none"> select Option A to prevent the State Government 400sqm minimum lot size to apply, do not believe Councils options would be able to satisfy the long-term objectives of sustainability. Has anyone thought about the heat-trap and stormwater run-off implications of dual occupancy. Has an Environmental Impact Study or a Cost-Benefit study been produced? 	<ul style="list-style-type: none"> Urban heat is being addressed through retention of larger lots and allowing for landscaping areas. Stormwater impacts are based on the proportion of impervious surfaces across a lot and proposals will need to be designed in accordance with Council's DCP, including incorporation of on-site detention. The NSW Government did not undertake an Environmental Impact Statement or Cost Benefit analysis when mandating that dual occupancy be permitted on all R2 zoned land in the Ku-ring-gai LGA.
Bushfire and Flooding	
<ul style="list-style-type: none"> Issues around bushfires that go outside of the mapped prone land and questions what area is actually safe. Suggests Council seek expert advice on bushfire risks, model future growth to identify risks, survey residents opinion on tree density to aid developing plans, mitigate risks by reducing trees in public areas, ensure there are safe evacuation corridors, revise rules to give residents greater control over risks they accept from trees close to their homes, and revise rules to consider bushfire risk when assessing tree removal applications. Council has ignored the Willoughby bushfire prone properties in Findlay Avenue which back onto properties in Alexander Parade. Council needs to complete flood mapping. What is the status of Council's flood mapping. 	<ul style="list-style-type: none"> Ember attack is the most significant bushfire risk for residential areas outside of the currently mapped Bushfire Prone Lands. In relation to Ember Attack, modern building standards should be more resilient to ember attack than most older housing stock. Ku-ring-gai's Bush Fire Prone Land mapping and land zoning already accounts for many areas with the highest Bushfire and ember attack risk. Areas identified with the highest evacuation risks in North Turramurra, St Ives Chase, East St Ives, East Killara, Roseville chase, parts of West Lindfield, West Pymble and South Wahroonga are zoned as C4 – this zoning does not allow dual occupancy. Council requested to include all identified "SEPP Seniors Exclusion Areas" in the dual occupancy "Bushfire Prone Mapping Exclusion", however that has not been supported by the NSW Government.

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
	<ul style="list-style-type: none"> Ku-ring-gai Council has a high understanding of bushfire risks in the local area and much of this information has already been used to inform areas of C4 land zoning and provide information for Council's Climate Wise Communities Program. Evacuation routes are not set and are dependent on the specific event. Roads, including vegetation are managed in accordance with regular road maintenance. Any specific concerns should be raised with Council via customer service. Tree removal consideration of Bushfire risk is already facilitated through the 10/50 Vegetation Clearing Code. Council has completed the following flood mapping studies: <ul style="list-style-type: none"> Lovers Jump Creek, Blackbutt Creek and Middle Harbour Southern Catchments - complete and in force Middle Harbour North has been on public exhibition and is currently being finalised Flood Studies in Progress: <ul style="list-style-type: none"> Lane Cove Northern Catchments (Catchments West of Blackbutt Ck) – almost ready for Exhibition (est. Mid 2025) Lane Cove Southern Catchments (catchments East of Blackbutt Creek) in progress Flood Studies Remaining <ul style="list-style-type: none"> Aiming for Exhibition late 2025 Final "Cowan Catchments", covering Ku-ring-gai Creek, South Branch of Cowan Creek, Spring Gilly Creek and Remaining North Turramurra urban area, to be commenced in 2026
Amenity <ul style="list-style-type: none"> The height of the new Dual occupancy development will be greater than existing homes and will impact their ventilation, sunlight and privacy. Old houses are being knocked down and replaced with bigger 2-storey places this leads to significant impact on urban heat. 	<ul style="list-style-type: none"> The permissible height for dual occupancies is 9.5m this equates to the height (9-9.5m) specified under the Ku-ring-gai LEP 2015 for the R2 zoned (low density) residential areas. Issues of increase heat island effects resulting from poor development outcomes is acknowledged.
Hill Thalys Architecture and Urban Design dual occupancy study <ul style="list-style-type: none"> Justification for proposing a minimum lot width is not clear, it is not covered in the Hill Thalys report. Unreasonable land size requirements of 1015 sqm which Councils consultants provide questionable justification and recommendations; they also do not give full transparency in regard to the calculations of the 50% of R2 zones which raises further concerns. Work by Hills Thalys is inadequate as it does not address infrastructure. Concerned that Hill Thalys study does not include manor and terrace housing that is to come in Stage 2 of the SEPP Hill Thalys work includes assumptions and not evidence-based work. 	<ul style="list-style-type: none"> Hills Thalys brief was specific. They were employed to investigate the minimum lot size which would facilitate dual occupancy on 50% of all R2 zoned land in Ku-ring-gai whilst retaining streetscape character and tree canopy. Infrastructure adequacy and the impacts of other housing typologies such as manor/terrace housing were outside their scope of works. The scope of the Hill Thalys Urban Design Dual Occupancy Lot Size Study, was consistent with the Department of Planning, Housing and Infrastructure requirements to: <ul style="list-style-type: none"> establish a minimum lot size for dual occupancies; capture 50% of available R2 zoned lots across the LGA. <p>The brief did not include items beyond the Department's scope, such as infrastructure.</p>

SUBMISSION SUMMARY TABLE– DUAL OCCUPANCY MINIMUM LOT SIZE – PUBLIC EXHIBITION 22/01/25-20/02/25

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SUBMISSION	COMMENT
<ul style="list-style-type: none"> The study did not look at the appropriateness of dwellings. Critical design principles and elements had been omitted and the primary focus was canopy and deep soil panting. 	<ul style="list-style-type: none"> Utilising the NSW government's parameters, Hill Thalys presented three options that met the NSW government criteria for dual occupancy delivery across Ku-ring-gai. The options achieved the 50% delivery of dual occupancy development on eligible R2 (Low Density Residential) land across the local government area. The minimum lot sizes (Option A & B) and lot widths exhibited by council were based on evidence-based research undertaken by Hill Thalys Architecture+ Urban Projects. Their report was made available to the public via the exhibition webpage and attached to the Council report of 17 December 2024 which discussed the proposed minimum lot size options for dual occupancy. Deep soil is key to tree provision and long term retention. Trees and canopy are fundamental to KRG character and key considerations of the study. Council has been directed to provide a minimum lot size based on the NSW Government parameters. The NSW Government only requires delivery of dual occupancy lots across KRG's eligible R2 lands. Council has provided 2 options on different ways to deliver the required number of lots with differing impacts. We know that dual occupancy will change the KRG character because it diminishes the garden area per dwelling, and reduces the ability to retain or provide tall canopy trees.
Site specific questions	
<ul style="list-style-type: none"> Submissions posed site specific related questions relating to the potential of their land to develop dual occupancies. 	<ul style="list-style-type: none"> Site specific planning advice is not provided by Council staff due to potential liability issues. Council's on-line map viewer provides the information required for residents to gain an indicative idea of whether dual occupancy would be permissible on their property. It is recommended residents seek their own professional advice if they are investigating making financial decisions based on changes occurring in the planning system.

Dual Occupancy Minimum Lot Size

ONLINE SURVEY RESULTS

Public Exhibition

22 January 2025 - 20 February 2025



Ku-ring-gai Council

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

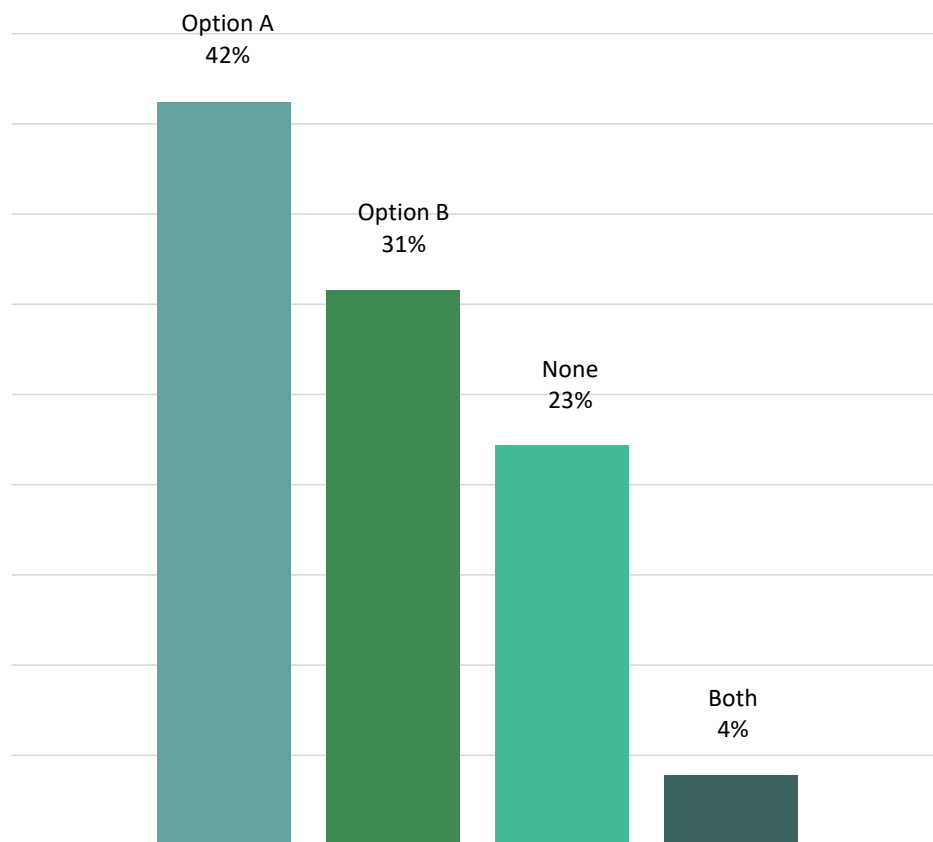
OVERVIEW

Council's public exhibition on a minimum lot size for dual occupancy development commenced on 22 January 2025 and closed on 20 February 2025.

The exhibition webpage invited the community to complete an online survey to let Council know their preferences and views. The key results from the survey are as follows:

- A total of 998 surveys were completed.
This count includes surveys completed via Council's engagement hub and survey monkey.
- A 42% majority prefer Option A with minimum lot size of 1015sqm.
31% selected Option B, 24% opposed to both options and 4% liked both options.
- The majority of respondents live in the Ku-ring-gai local government area.
Responses were received from people that work in the area or have some previous association, property or familial connection with the area.
- Responses were received from residents in every suburb.
The majority of responses were received from Turramurra, Pymble, Wahroonga and St Ives.
- Over half of the respondents do not live within a 10 minute walk from a Local Centre or train station. The majority of respondents live outside the NSW government's designated Local Housing Areas (LHA).
The LHAs are those areas around train stations and major retail centres that the NSW government identified in their low and mid-rise housing policy.
- More than three quarters of respondents do not live within 5 minutes' walk of the nominated five Neighbourhood Centres in Option B.
- The majority of respondents live in detached houses and own their homes.
The response is reflective of the interest from landowners seeking to either develop dual occupancy on their land, or opposing dual occupancy to protect their amenity and preserve the urban and environmental values that brought them to live in the area.
- The majority of respondents included a written comment within their survey response. Many of the responses were on matters beyond the scope of the exhibition which sought to collect the community's preference between the exhibited Option A and Option B.
- Many residents wanted to know if their individual lot was in the dual occupancy catchment area, and whether they qualified to be in a Local Housing Area or Neighbourhood Centre area.
Officers are not able to provide this information for liability reasons. All available information was made available on Council's website for the public to seek their own professional advice.
- A number of submissions requested smaller lot sizes and reduced lot widths so that their property could be captured for dual occupancy development, however no reference to testing and consideration of impacts of smaller lot sizes were included to justify a shift from the evidence based exhibited options.
- The key feedback relating to the objective of the exhibition included comment on:
 - opinion on Option A (lot size 1015 sqm and lot width 18m);
 - opinion on Option B (lot size in five neighbourhood centres 700sqm; lot size in other areas 1015 sqm and lot width 18m);
 - request for a different lot sizes;
 - request for a reduction of the 18m lot width.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Question:**Which option do you prefer (if any)?****Option A****Option B****I do not like either option****I like both options**

- 42% of the respondents preferred Option A with minimum lot size of 1015sqm.
- 31% of respondents supported Option B with split minimum lot sizes of 700sqm lots within 400m of five neighbourhood centres, and 1075 sqm lots elsewhere.
- 23% of respondents did not support either option, and a small proportion supported both options.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Question:

Please indicate which of the following applies to you (click all that apply):

Ku-ring-gai resident

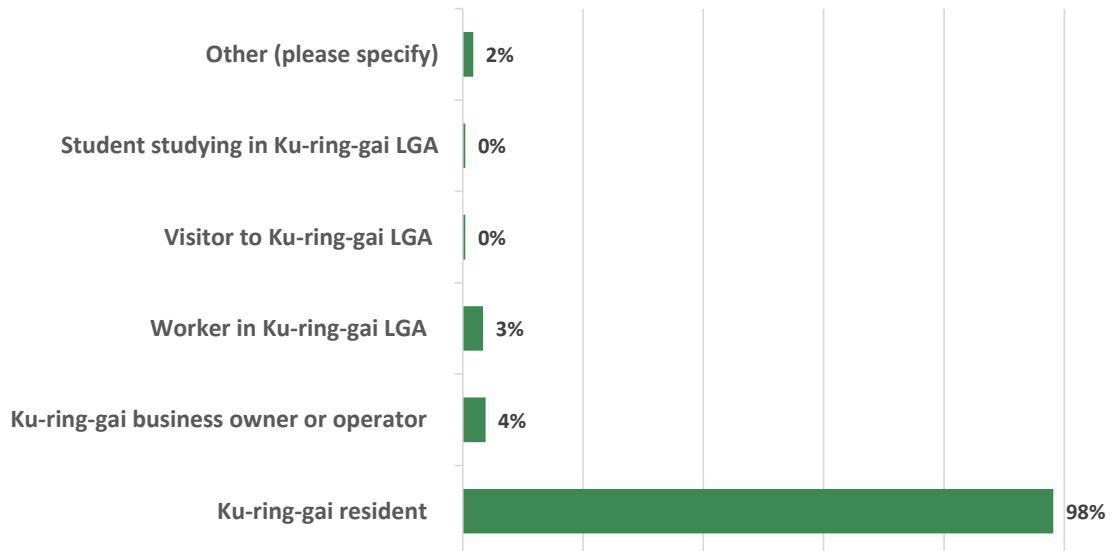
Ku-ring-gai business owner or operator

Worker in Ku-ring-gai LGA

Visitor to Ku-ring-gai LGA

Student studying in Ku-ring-gai LGA

Other (please specify)

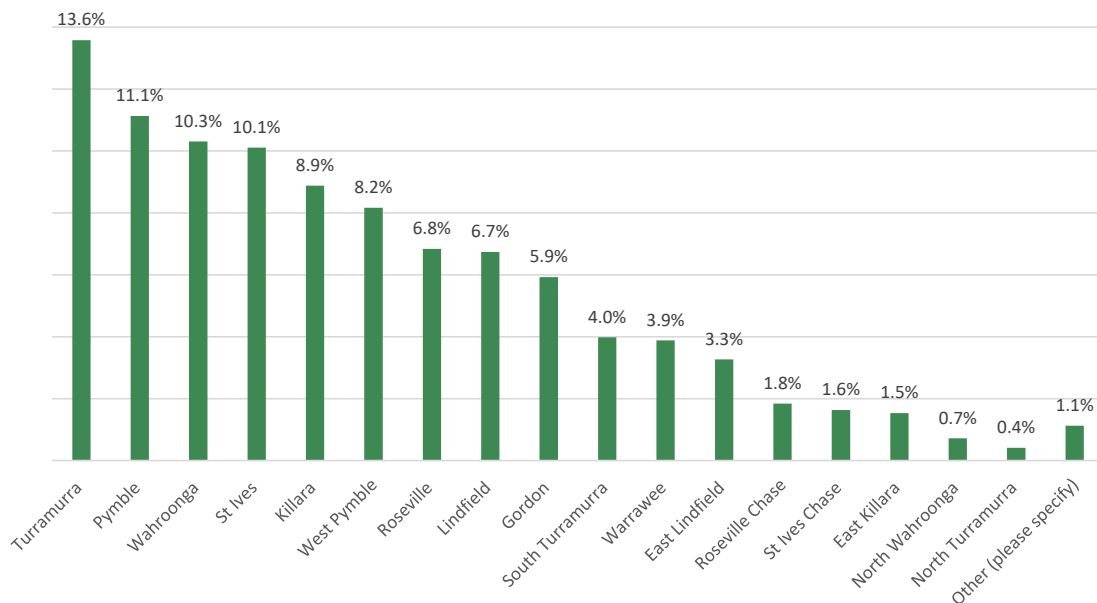


- 98% of respondents live in the Ku-ring-gai local government area.
- A combined 7% of responses were received from local workers and business owners.
- A very small 2% proportion of responses were received from people with some previous association, property or familial connection with the area.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Question:**What is your residential suburb?**

East Killara	Roseville Chase
East Lindfield	South Turramurra
Gordon	St Ives
Killara	St Ives Chase
Lindfield	Turramurra
North Turramurra	Wahroonga
North Wahroonga	Warrawee
Pymble	West Pymble
Roseville	Other (please specify)



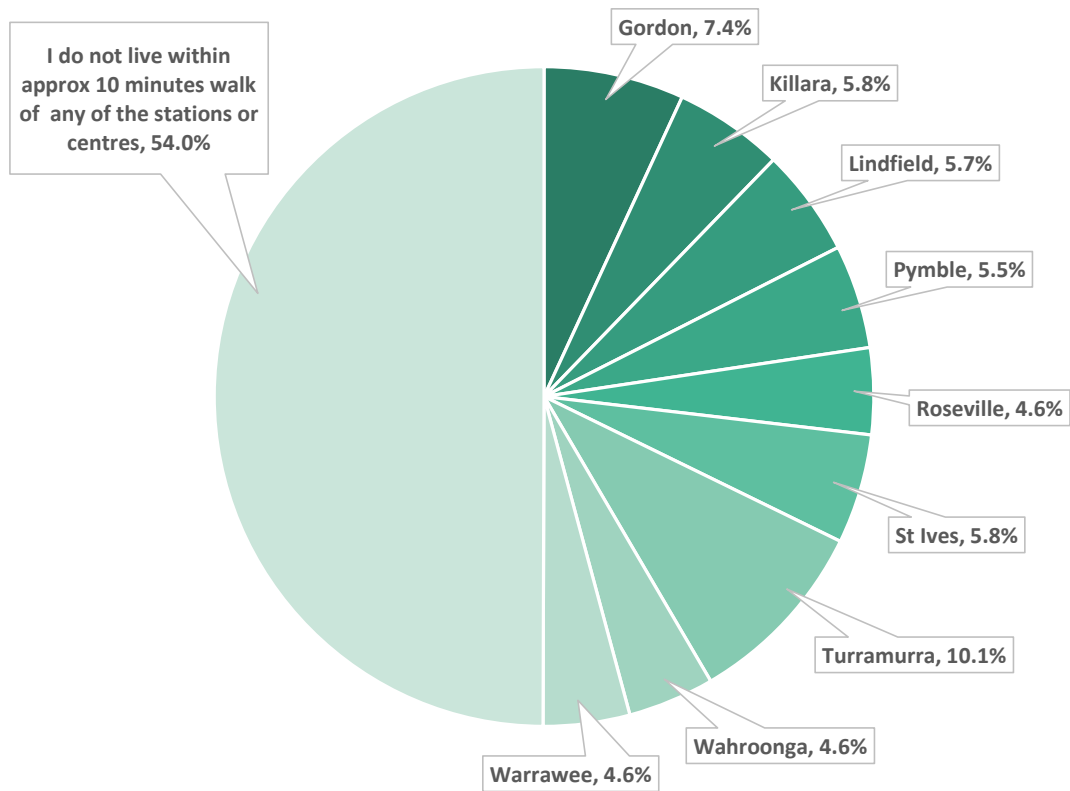
- Responses were received from residents in every suburb.
- The highest number of responses were received from Turramurra 13.6%, Pymble 11.1%, Wahroonga 10.3%, and St Ives 10.1%.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Question:

Please indicate if you live within approx 10 minute walking distance from any of the following stations or local centres:

Gordon	St Ives
Killara	Turramurra
Lindfield	Wahroonga
Pymble	Warrawee
Roseville	I do not live within approx 10 minutes' walk of any of the stations or centres



- Over half of the respondents, 54%, do not live within a 10 minute walk from a Local Centre or train station.
- The majority of respondents live outside the NSW government prescribed Local Housing Areas.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Question:

Please indicate if you live within approx. 5 minute walking distance from any of the following neighbourhood centres.

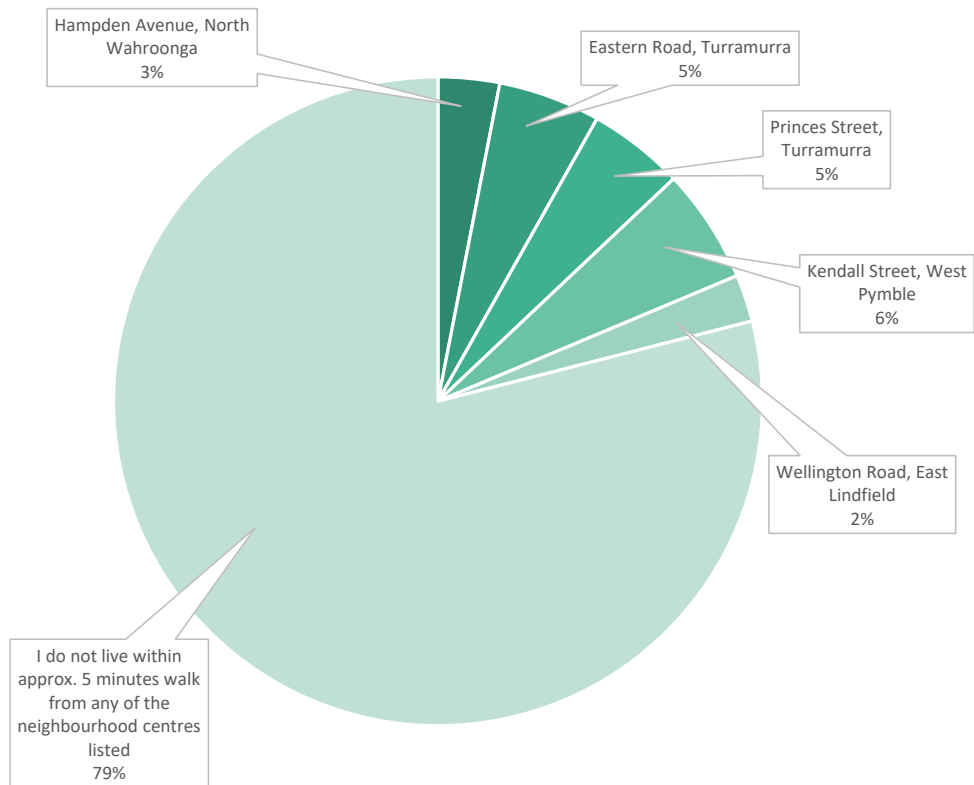
Hampden Avenue, North Wahroonga Turramurra

Eastern Road, Turramurra

Princes Street, Turramurra

Kendall Street, West Pymble

Wellington Road, East Lindfield



- More than three quarters of respondents, 79%, do not live within 5 minutes' walk (400m radius) of the 5 Neighbourhood Centres in Option B.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Question:

What type of home do you live in?

- Detached house**
- Townhouse, semi-detached, terrace**
- Apartment**
- Group home**
- Boarding house**
- Aged care home**
- Other (please specify)**



- The majority of respondents, 95.5%, live in detached houses, reflective of the interest from landowners seeking to either develop dual occupancy on their land, or prevent dual occupancy development impacting their current amenity and character of their locality.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

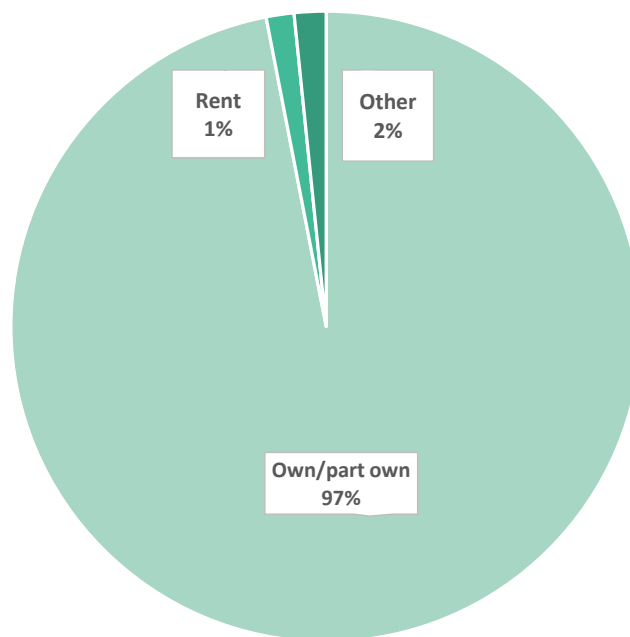
Question:

With regards to the home you live in please indicate if you

Own/part own

Rent

Other



- The majority of respondents, 97%, own their home reflective of interest in either developing dual occupancy on their land, or opposing dual occupancy to preserve the urban and environmental values that brought them to live in the area.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Question:

If you wish, please can you briefly explain your preference regarding the options being considered. Should you wish to provide further comment please do so here.

- The majority of respondents included a written comment within their survey response. Many of the responses were on matters beyond the scope of the exhibition which sought to collect the community's preference between the exhibited Option A and Option B.
- Many residents wanted to know if their lot was in the dual occupancy catchment area and whether they qualified to be in a Local Housing Area or Neighbourhood Centre area and provided specific lot and address details for verification.
- A number of submissions requested smaller lot sizes and reduced lot widths so that their property could be captured for dual occupancy development however no reference to testing and impacts were included.
- The key areas of comment relating to the exhibition purpose are noted in the below table.

Summary of Responses
SUPPORT FOR OPTION A (Lot Size 1015sqm + lot width of 18m)
<p>Equity</p> <p>Equity was a strong theme evident in the survey respondents expressing a preference for Option A. This option was chosen because it was seen to share the burden of dual occupancy equitably across the Ku-ring-gai LGA. A sample of survey responses demonstrating this theme are provided below:</p> <ul style="list-style-type: none"> • <i>Option A is the fairer of the options. Option B will disproportionately attract developers to the neighbourhood centres.</i> • <i>Application of one dual occupancy minimum lot size across the LGA with no exceptions is fairer.</i> • <i>It is unfair to saturate one area with dual occupancy as this will reduce the greenery and garden character in these areas.</i> • <i>Option B will have negative impacts on quiet residential areas and this isn't fair. The impacts of dual occupancy should be shared by all Ku-ring-gai residents.</i> • <i>It is not worth degrading our neighbourhood centres when the size of blocks outside these areas is only marginally bigger in option B than for option A.</i>
<p>Consistency</p> <p>The desire for consistency was a strong theme evident in the survey respondents expressing a preference for Option A. Survey respondents choosing Option A cited the following range of benefits that having only one Council minimum lot size would deliver:</p> <ul style="list-style-type: none"> • <i>The same lot size and minimum frontage across the R2 zones allows for consistency in planning and appearance.</i> • <i>Ensure consistency across the council area.</i> • <i>Having only one dual occupancy minimum lot size is clearer for residents.</i> • <i>It is simpler and fairer to have the same minimum lot size throughout the LGA. It avoids ambiguity.</i> • <i>Preference for option A as it provides a consistent lot size and therefore a consistent treescape and feel to the area.</i> • <i>The neighbourhood centres are insignificant hubs, the same minimum lot size throughout the LGA is preferred.</i> • <i>One standard is easier to administer, and Council does not want to introduce a precedent for a lower standard (Option B) that could be generalised across the LGA.</i> • <i>Easier to implement and developers/landowners will find it easier to deal with.</i>
<p>Will minimise the impacts of dual occupancy.</p> <p>The survey respondents expressing a preference for Option A maintained this option would minimise the overall impacts of dual occupancy on the Ku-ring-gai LGA as a whole. Those opting for Option A considered that evenly distributing increased density would result in less visible changes to traffic, streetscape, heritage, tree canopy and thereby protect against urban heat loads. These survey respondents expressed concern that neighbourhood centres</p>

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Summary of Responses

were the areas where cooling trees and street parking were most necessary as they were public spaces:

- Option A will distribute the loss of tree canopy and landscaping over the whole of Ku-ring-gai. Option B will drastically alter the feel of the neighbourhood centres.
- Will avoid heavy traffic in local areas and preserve tree canopy.
- Will help retain the character of Ku-ring-gai.
- Option A will distribute increased population more evenly. While Option B is likely to create more localised congestion points.
- Ku-ring-gai's leafy green character contributes significantly to the areas appeal. Maintaining larger lot sizes under Option A ensures that the tree canopy and natural vegetation are preserved, helping to avoid concrete-dominated streetscapes.
- Option A supports the retention of deep soil zones, essential for sustaining mature trees and promoting biodiversity. Although this option may result in new housing being situated further from shops and public transport, potentially increasing car reliance, it effectively manages the impact of dual occupancy developments on the established character of Ku-ring-gai
- The looks of a duplex built on 700sqm is definitely not as good as ones over 1000sqm, so option A please.
- Should not increase density around neighbourhood shops (Option B) that are very limited. at Hampden Road, Wahroonga (a small IGA) and Princes Street, Turramurra (an expensive Organics shop). There are no significant supermarkets, butchers, Fruit and Vegetable shops, Pharmacy, because they were driven out of Princes Street (our local strip) because they couldn't compete.
- It is crucial we keep our tree canopy to address the warming climate and provide crucial shade.
- Option A will enable deep soil planting to be maintained, associated tree cover and shading to be developed and habitat provision to be ensured.
- Quite a number of particularly older detached housing is on lots not much larger than 700 sqm and this land area provides just sufficient deep soil planting room for trees with a significant canopy. Forcing roughly twice the living area of one house onto almost half the land area would significantly reduce the capacity of available space to support any type of tree development.
- Less impact on heritage.
- Will result in less densification of Neighbourhood Centres and fewer adverse impacts on the heritage, environment and livability of those Centres.
- Retaining tree canopy provides habitat for natural wildlife and an oasis in the urban environment. This is becoming more vital as the climate warms.
- The R2 areas around neighbourhood shops are the very areas that need both space for street parking and space for appropriate shade producing trees - even 700 sqm lots with driveways reduce this capacity and 400/450 lots would reduce this capacity significantly.

Option B is unfair and will increase congestion and reduce tree canopy at neighbourhood centres

A large proportion of the survey respondents who expressed a preference for Option A explained this choice by advising what they did not like about Option B. The reasons given for their dissatisfaction with Option B centre around loss of amenity, traffic and congestion issues reducing accessibility to the neighbourhood centre, impact of small 700 sqm lot size on the local character. A sample of survey responses are provided below:

- Option B is unfair for those who live outside the neighbourhood centres. They will have to travel into a much more congested area.
- Unfair allocation of dual occupancy in Option B where people do not have the advantage of rail. The living in Option B is too condensed and will change the profile of the neighbourhood centres forever.
- Option B will increase density at the neighbourhood centres and make parking more difficult.
- Re-development will be harder in the neighbourhood centres as more land owners are introduced.
- Option B will increase traffic flow, reduce parking and make bottlenecks of the already busy local centres.
- Increased density at neighbourhood centres will cause overcrowding and privacy issues.
- Option B will cause more traffic at neighbourhood centres and destroy their peaceful environment.
- More houses around the local centres will not work due to lack of infrastructure. The five neighbourhood centres are not all near train stations.
- In Wahroonga area during peak times the amount of the cars on the road already causes congestion. Greater density will exacerbate the problem.
- Option A will have less impact on local roads. The five neighbourhood centres lack efficient public transport, therefore increasing density in these areas will add pressure to the roads all locals want to use to access services.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Summary of Responses
<ul style="list-style-type: none"> Option B concentrates houses where there is buses but no rail and there is already congestion and difficulty parking in some of the nominated neighbourhood centres. Option A will spread population evenly while avoiding traffic jams near the train stations and neighbourhood shops. Option B will detract from the existing amenity and reduce tree canopy. The centres are quiet community spaces with beautiful treescapes. This will be degraded with higher densities. Whilst option A may increase car reliance, we cannot afford to lose any more tree canopy which will happen under option B.
SUPPORT OPTION B (Neighbourhood Centres Lot size 700sqm; Other Areas: Lot Size 1015sqm; Lot width of 18m)
<p>Provides housing near transport and services</p> <p>A strong theme expressed by survey respondents who preferred Option B was that they saw benefit in increasing density near existing transport and services. The comments below provided by respondents illustrate this view:</p> <ul style="list-style-type: none"> "Further development near the Neighbourhood Areas is a better option as infrastructure is in place and can be developed/increased to serve the increased population. Having more people living closer to retail shops and local services is good for the environment and preserving local shops and employment, something that was highlighted during the Covid 19 pandemic." "Option B promotes higher density in areas well-connected to public transport. Encouraging greater occupancy density in locations dependent on private vehicles for access to shops, healthcare, employment, and education should be avoided unless the plan includes firm commitments from the Government to expand local infrastructure in line with population growth while preserving public amenities." The more people within walking distance of shops, the better.
<p>Minimises the Impact of Dual Occupancy as higher density is limited to a smaller area</p> <p>The survey respondents opting for Option B considered that concentrating dual occupancy around the neighbourhood centres would limit the majority of impacts to these centres, thereby protecting the remainder of the low-density residential areas. Commentary from the online survey which illustrates these views is provided below:</p> <ul style="list-style-type: none"> Option A will create traffic and infrastructure burdens across the municipality and the government has not demonstrated a willingness or capacity to upgrade roads & transport and allow more retail, etc to cater for increased density. Option B focuses the extra people on a few areas, making it possible to accommodate the influx of residents by targeted infrastructure spending in those areas. Option A would result in higher-density residents spread out in multiple areas, so from a broader planning perspective, it would feel more fragmented with pockets of density scattered throughout. Will minimise the impact on heritage areas. Putting more housing into suburban areas without improving infrastructure will diminish local amenity, accessibility and create more noise, stress and traffic load. Keep the intensification of development to the main traffic routes and over transport hubs. Prefer Option B so we can have tree canopy and does not destroy the street scape of the remaining Ku ring gai Larger lots outside the centres will work to protect environment, heritage, canopy and amenity. Provides clustered option for some localised areas whilst maintaining character for the rest The two-tiered approach in Option B provides better outcomes by: <ul style="list-style-type: none"> - Allowing 700 sqm lots near five specific Neighbourhood Centres, which supports convenient access to shops and public transport - Maintaining larger 1,075 sqm lots in other areas to preserve Ku-ring-gai's valued garden character.
Request for a different lot size
<p>The survey respondents took the opportunity to ask for different lot sizes to those exhibited, the majority appeared to be looking to include their land in the dual occupancy catchment. A sample of survey responses are provided below:</p> <ul style="list-style-type: none"> I prefer no subdivision in Ku-ring-gai council. If unavoidable, then the minimum lot size should be above 2000 sqm due to the limitation of the current capacity of infrastructures and public transport in our council. I prefer a minimum lot size of 900 sqm. We think 800sqm should be enough for the duplex. Total size required set at 990 sqm. 700 sqm is still a very large block for most people and can contain trees and gardens. I propose to lower the minimum lot size to 600 sqm, slightly higher than middle point between 450 and 700.

DUAL OCCUPANCY MINIMUM LOT SIZE – ONLINE SURVEY

Summary of Responses
Request for a reduction of the 18m lot width <p>The majority of survey respondents were concerned that the 18 minimum lot width would prevent their land developing dual occupancy. A sample of survey responses are provided below:</p> <ul style="list-style-type: none"> • <i>I will suggest to enlarge the frontage size to 20m minimum which give each size 10m front at least, then shorten the back size to min 49m.</i> • <i>It might be feasible to reduce width of a block to 15m.</i> • <i>I have the lot size with lane to the rear but not the 18m minimum lot width. Consideration should be given to dual access lots.</i> • <i>Any minimum width must provide sufficient access for off street car parking and 16-18 metres is sufficient for dual occupancy development.</i> • <i>The width stops me from doing dual occupancy.</i> • <i>I would prefer the minimum lot size to be 1,015sqm and a 15m width.</i> • <i>This width proposal just sends another combative message to the State government that Ku-ring-gai does not want to cooperate.</i> • <i>My land is narrow at front but wider at back, I don't have 18m.</i> • <i>Minimal width/street frontage of 18m is too big, the States's proposal of around 12m is more appropriate.</i>
General response to Dual Occupancy <p>The survey respondents in favour of dual occupancy expressed the following themes in their responses:</p> <ul style="list-style-type: none"> • <i>Young people are leaving Ku-ring-gai and housing reforms are required if they are to be retained.</i> • <i>Ku-ring-gai must share the burden of addressing the housing crisis.</i> • <i>There is not enough diversity of housing choice in Ku-ring-gai.</i> • <i>Housing in Ku-ring-gai is prohibitive and dual occupancy provides an option for multi-generational living.</i> • <i>Living styles and family sizes have changed and housing policy needs to reflect this. Large gardens and houses are no longer required.</i> <p>The survey respondents not in favour of dual occupancy expressed the following themes in their responses:</p> <ul style="list-style-type: none"> • <i>Dual occupancy will not address housing affordability in Ku-ring-gai or impact on the housing crisis.</i> • <i>Dual occupancies will remove tree canopy and increase temperatures across the suburbs increasing climate change risks.</i> • <i>Putting more housing into suburban areas without improving infrastructure will diminish local amenity, accessibility and exacerbate traffic and parking congestion.</i> • <i>Current infrastructure is already overloaded. Increases in housing density should not be done without investment in infrastructure.</i> • <i>The changes will impact the character, aesthetics and greenery of this unique area.</i>

Hill Thalís

Architecture + Urban Projects

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Urban Design – Dual Occupancy Lot Size Study

for

Ku-ring-gai Council

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Appendix 1 – Summary of Ku-ring-gai LSPS Planning Priorities

Appendix 2 – Analysis Mapping for Dual Occupancy

1.01 to 1.11	Existing conditions – NSW and KLEP 2015 mapping
2.01 to 2.05	Analysis of Dual Occupancy mapping of R2 across Ku-ring-gai
3.01 to 3.02	R2 Lot size distribution mapping
4.01 to 4.03	EIE and Exempt and Complying Development Standards
4.04 to 4.07	Canopy studies
5.01	Raw data excerpts – median lot sizes, lot numbers and minim lot sizes

Acknowledgement of Country

Hill Thalís acknowledges the unceded lands of the First Nations people on which this work has been carried out. We pay our respects to past and present ancestors and custodians and recognise their continuing connection to land, waters, sky and culture.

Urban policy that cares for Country is cognoscente of place, seeks to avoid and minimise impacts as a public responsibility to our cities so that how we structure our cities prioritises respect for the lands and seeks to avoid impacts.

1.0 Introduction

1.1 Scope

Hill Thalís Architecture and Urban Projects has been engaged by Ku-ring-gai Council to investigate and identify Lot Sizes in response to the *Explanation of Intended Effect: Changes to create low-and mid-rise housing* that will permit dual occupancy housing in all R2 Low-Density Residential land use zones across NSW as proposed by the Department of Planning, Housing and Infrastructure (DPHI / the Department).

The Department has nominated a minimum lot size of 450m² on which dual occupancy will be permitted on R2 zoned land where local councils have not otherwise set their own minimum lot sizes within their Local Environment Plans. The Department guidance is that establishing a minimum lot size is to:

- be based on the LGA's median lot size of R2 zoned lots;
- capture at least 50% of R2 lots across the LGA.

The Department has also mandated the minimum 450 m² lot size for the following 'Local Housing Areas'. These are associated with local centres, transport linked and facilities in Ku-ring-gai:

- Roseville 400-800m from the station – excludes TOD SEPP areas
- Killara 400-800m from the station – excludes TOD SEPP areas
- Lindfield from edge of E1 zone to 800m – excludes TOD SEPP areas
- Gordon from edge of E1 zone to 800m – excludes TOD SEPP areas
- Turramurra from edge of E1 zone to 800m
- Pymble 0-800m from the station
- Wahroonga 0-800m from the station
- St Ives from edge of E1 zone to 800m

Note: for the purpose of this Study, Warrawee is excluded as there is no E1 (Local Centre) zoning at this location.

1.2 Strategy

While the proposal for increasing dual occupancy housing is consistent with Ku-ring-gai's LSPS Local Planning Priorities for Liveability (K3 to K11), of particular interest to Ku-ring-gai is establishing lot sizes that also will be consistent with achieving Planning Priorities for Liveability (K12, K13 and K16) and for Sustainability (K27 to K43), the LEP, and Development Control Plan that applies to all development within the LGA. See Appendix 1 – Summary of Ku-ring-gai's LSPS Planning Priorities.

Ku-ring-gai's current public policies have been established to ensure that as our cities increase in density, all development occurs through a well-coordinated and evidence-based framework that:

- protects existing biodiversity and its connectivity between the Ku-ring-gai Chase, Garigal, and Lane Cove National Parks, which define the eastern, western and northern boundaries of the LGA.
- retains and protects existing urban canopy¹
- facilitates urban canopy repair (where needed)
- recognises the importance of urban heat mitigation with intensified urban development, and

¹ Draft Urban Forest Strategy, 2022, - prepared by ArborCarbon

- recognises and enhances the unique qualities of the seven identified Local Character Areas for all development.²

Housing typology is important to understand because of the impacts on urban canopy. Paired dwellings (commonly known as semi-detached) where both dwellings have a full exposure to a public road on lots of a size that facilitate meaningful deep soil for canopy trees result in superior urban and biodiversity outcomes. Well-considered and well-aligned development standards and controls are needed to avoid long-term poor outcomes.

Housing typologies /multiple subdivisions that require long driveways and battle-axe housing configurations result in poor outcomes including excessive areas of hard-stand due to limited/no direct exposure to a public road with dwellings being located behind each other.

This study seeks to determine lot sizes and locations to enable continued alignment with Council's policies and strategic plans. This includes the protection of ecology, movement towards minimising and mitigating urban heat island effects and net zero targets, ensuring high quality liveability standards of access to public transport and facilities, and maintaining Ku-ring-gai character of buildings within garden setting that include tall canopy trees.

Ku-ring-gai's existing suite of provisions within the KLEP 2015 and DCP 2024 continue to represent exemplars in NSW for balancing density and effective deep soil and canopy.

2.0 Methodology

2.1 Base information

Ku-ring-gai Council has provided the base information used for this investigation. This includes general cadastre mapping, TOD SEPP mapping, access to Urban Canopy mapping (prepared by ArborCarbon), land-use information, geo-referenced spatial information for topography, biodiversity, riparian, flood mapping, bushfire prone land, and heritage.

Ku-ring-gai Council has provided and required alignment with its LSPS which looks to focus increased densities close to the Local and Neighbourhood Centres and ensuring a considered approach to the social and environmental issues of housing delivery.

2.2 Methodology

Hill Thalys conducted the investigation in three parts as relates to dual occupancy:

Stage 1: Analysis

- Reviewed:
 - Dual occupancy in the *Explanation of Intended Effects* (December 2023) *SEPP (Exempt and Complying Development Codes) 2008, and SEPP (Housing) 2021*
 - Sought to understand overlaps for dual occupancy including clarifications where further Department guidance may be required.
 - Mapped the urban context of the EIE
 - Context of Ku-ring-gai's LEP for existing minimum lot size (and FSR if applicable).
 - Context of Ku-ring-gai's existing DCP controls for urban character including deep soil, landscape, site coverage.

Stage 2: Investigated median lot size scenarios across the LGA

- Carried out under three categories consistent with the Department's EIE and Ku-ring-gai's LSPS:
 - Department's identified 'Local Housing Areas' located in proximity to centres with transport and facilities

² *Ku-ring-gai Local Character Background Study Broad Local Character Areas Character Area Statements - As Adopted by Council in June 2021* – prepared by SJB

- Ku-ring-gai's Neighbourhood Centres identified in the LSPS for future investigations being suitable for increasing density
- Remaining R2 zoned lots across the LGA where EIE dual occupancy may be permitted.

Stage 3: Investigated and tested development scenarios within the Ku-ring-gai street and subdivision pattern

- Using existing lot and canopy mapping:
 - applied the EIE, *SEPP (Exempt and Complying Development Codes) 2008*, *SEPP (Housing) 2021* Chapter 3 Part 12 provisions
 - to understand implications for Ku-ring-gai's unique and valued urban character, urban canopy and biodiversity connectivity in context of the LSPS and existing local planning instruments
 - to determine appropriate lot sizes related to location that manage loss of canopy, deep soil and streetscape values
 - to determine lot sizes that deliver the Department's minimum of 50% of available R2 lots across the Ku-ring-gai LGA.

3.0 Assumptions

The EIE proposes the following:

- *SEPP (Exempt and Complying Development Codes) 2008* will apply for dual occupancy on R2 (Low Density Residential) land across the LGA subject to the minimum lot size in the KLEP 2015. The standards of the *SEPP (Exempt and Complying Development Codes) 2008* will apply to any CDC applications.
- *SEPP (Housing) 2021* will apply to all land within the 'Local Housing Areas' subject to the 450sqm minimum lot size requirement. The standards for dual occupancy development seeking a development application within the 'Local Housing Areas' will be guided by the *Low Rise Housing Diversity Design Guide*.
- KLEP 2015 minimum lot size will apply to all land outside the 'Local Housing Areas'. The standards for dual occupancy development seeking a development application outside the 'Local Housing Areas' will be guided by Ku-ring-gai's DCP.
- Dual occupancy development standards for inclusion into *SEPP (Housing) 2021* are expected to be released by the Department in early 2025. Development standards utilised for this investigation are based on the standards of *SEPP (Exempt and Complying Development Codes) 2008* with the basic standards of the EIE taking precedent.
- R2 land exempt from the policy is:
 - Bushfire Prone Lane
 - Heritage Items (and land on which the item is located)
 - TOD SEPP areas
 - all other land use zones.

Note: the EIE identified some areas of flood prone land as exempt, however, none of Ku-ring-gai's mapped flood prone land is identified.

- Proposed non-refusal development standards and landscape provisions for dual occupancy within the 'Local Housing Areas' are as follows:

Non-refusal standards for dual occupancies within the 'Local Housing Areas'

Proposed non-refusal standards for dual occupancies in Greater Sydney:

- Maximum building height: 9.5 m
- Maximum floor space ratio: 0.65:1
- Minimum site area: 450 m²
- Minimum lot width: 12 m
- Minimum car parking: 1 space per dwelling

The non-refusal standards will apply to any dual occupancy in Greater Sydney where it is currently permitted or proposed to be permitted under these proposals.

Table 1: EIE Development Standards (p31)

Parent Lot size	Tree canopy target	Deep soil target	Tree-planting rate
<300m ²	15%	15%	At least 1 small tree per dwelling
300-600m ²	20%	20%	For every 200 m ² of site area, or part thereof, at least one small tree
>600m ²	25%	25%	For every 225 m ² of site area, or part thereof, at least one medium tree

Table 2: EIE Landscape Provisions (Appendix C - p40)

The *Low Rise Housing Diversity Design Guide* continues to apply to dual occupancy development within the Local Housing Areas.

Note:

The above landscape standards should be understood in a wider context of research into canopy and the heat island effect in our cities³. Also reported by the Sydney Morning Herald 20th November 2024, research continues to reinforce that minimum required canopy cover needed to mitigate the urban heat island effect is 30% based on international research.

This is an international minimum, which Sydney currently does not achieve with only 17% of buildings found to be sufficiently shaded by canopy. Further context of the 30% minimum is considering a city's specific climate conditions where more canopy may be required to mitigate against increasingly hot and/or dry conditions.

Placing Ku-ring-gai into this context, parts of the LGA do have canopy cover of more than 50% that is exceeding best performers Singapore and Seattle at 45%. The lowest performing suburbs in Ku-ring-gai currently sit closer to the minimum of 30%.

Ku-ring-gai has in place DCP controls that remain exemplars for delivering the canopy needed to sustain increasing density that is supported by evidence. This can only be delivered via the development application pathway, which is discussed further within this study.

³ <https://www.nature.com/articles/s41467-024-53402-2> **Acute canopy deficits in global cities exposed by the 3-30-300 benchmark for urban nature**, Dr Thami Croeser, Roshan Sharma Wolfgang W Weisser and Sarah A Bekessy, Nature Communications 15, Article: 9333 (2024)

Australian Bureau of Statistics. *Statistical Area Level 1*. <https://www.abs.gov.au/statistics/standards/australian-statistical-geography-standard-asgs-edition-3/jul2021-jun2026/main-structure-and-greater-capital-city-statistical-areas/statistical-area-level-1> (2021).

Cities need the cool of trees, Bianca Hall, Sydney Morning Herald (p11), 20.11.2024

The NSW suite of SEPP development standards continue to facilitate the erosion of essential long-term canopy cover. While some progress has been made, the existing one-size-fits-all standards for deep soil and canopy are resulting in the intensifying of our cities where too much deep soil is replaced by roofs and hard stand/impervious surfaces.

3.1 Clarifications and interaction of development standards

The interaction of the *Explanation of Intended Effects* (December 2023) (EIE) with different Divisions within the *SEPP (Exempt and Complying Development Codes) 2008* (Codes SEPP) and EIE provisions for dual occupancy will require further guidance.

Dual occupancy

This is a form of attached dwellings, which may have differing provisions compared to the EIE:

Codes SEPP:

dwelling house means a building containing one dwelling, an attached dwelling or a semi-detached dwelling, but does not include any part of the building that is ancillary development, attached development, detached development or exempt development under this Policy.

EIE and *Low Rise Housing Diversity Design Guide*.

These specifically identify dual occupancy as paired dwellings both facing a *public* street, rather than dwellings that may be one on top of another, or one behind another (battle-axe type – the subtly is ‘lawful access’ rather than ‘facing a public road’). Under Codes SEPP 3B.1 (3):

- (3) Lot requirements** *Complying development specified for this code may only be carried out on a lot that meets the following requirements—*
- (a) the lot must be in Zone RU5, Zone R1, Zone R2 or Zone R3,*
 - (b) the lot must have lawful access to a public road at the completion of the development.*

Bushfire Prone Land

It is understood that when *SEPP (Housing) 2021* excludes Bushfire Prone Land making dual occupancy not permissible, it will supersede the existing *SEPP (Exempt and Complying Development Codes) 2008* provisions at s1.19A *Land on which complying development may not be carried out—bush fire prone land* and s3B.4 *Complying development on bush fire prone land*.

Note: For the purposes of this study, lots on bushfire prone land have been excluded (along with the other EIE identified exclusions). Exclusion of lots on any bushfire prone land is supported due to the increased fire protection required, BFPL generally being located where topography is steep and more costly to construct, often have riparian and biodiversity considerations making them more complex and less likely to result in dual occupancy development.

Facing a public road

The *Low Rise Housing Diversity Design Guide* for dual occupancy clearly states that the dwellings must both face a ‘public road’ and cannot be located behind each other. This is supported as generally sound policy that supports housing types more conducive to positive urban outcomes.

The Codes SEPP appears to have a similar approach with dual occupancies requiring ‘legal access to a public road’ as described above at 3B.1 (3) *Lot requirements and in the below definitions*:

Codes SEPP:

3B.3 Determining lot type

In this code, a reference to a lot is a reference to any of the following lots—

- (a) standard lot,*
- (b) corner lot,*
- (c) parallel road lot.*

Note 1—*Corner lot, lane, parallel road lot and standard lot are defined in clause 1.5.*

Note 2—*A lot that adjoins a lane is not a parallel road lot or a corner lot. The lot type depends on which other roads it fronts (if any).*

Codes SEPP Clause 1.5:

corner lot

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means a lot that has 2 contiguous boundaries with a road or roads (other than a lane) that intersect at an angle of 135 degrees or less (whether or not the lot has any other boundaries with a road)

lane

means a public road, with a width greater than 3m but less than 7m, that is used primarily for access to the rear of premises, and includes a nightsoil lane.

parallel road

means, in the case of a lot that has boundaries with parallel roads, the road that is not the primary road.

parallel road lot

means a lot that has boundaries with 2 parallel roads, not including a lane.

Battle-axes are not permitted by the EIE. This is supported.

In our experience, battle-axe types are generally undesirable. They require larger lot size and lot width controls to mitigate their inherent undesirable urban and spatially inefficient outcomes caused by long driveways and vehicle turning circles that extend deep into a parent lot.

Subdivision

Multiple subdivisions are not facilitated as a pathway for quasi 'villa' housing arrangements of dual occupancies behind each other. This is supported. It is noted that subdivisions may occur on larger lots where the lot width and depth enable a dual occupancy lot addressing a street with a battle-axe behind (either for a single dwelling house or development applications pathway).

Villa housing is widely considered as a failed urban typology due to their poor amenity, poor deep soil and landscape outcomes.

All battle-axe housing types should be fully controlled via local planning instruments, which are best placed to suit the specific block patterns and lot subdivisions. Dual occupancy if permitted on multiple small lot battle-axes leads to similar traits as villa housing. Both are significantly impactful housing types due to accommodating vehicles and their manoeuvring within a site.

Development standards that avoid outcomes similar to villa housing are supported.

3.2 Deep soil and landscape provisions – testing the standards

Current deep soil and landscape settings within *SEPP (Exempt and Complying Development Codes) 2008* and Parts 2, 3 and 5 of *SEPP (Housing) 2021* are resulting in significant cumulative losses of existing urban canopy with little opportunity for replacement or urban repair. This is coupled with housing typologies with very poor resident amenity.

Housing typology is intimately related to whether or not NSW urban canopy policies can be achieved.

Existing complying development standards are generally poorly aligned between FSR, site coverage and deep soil landscape provisions resulting in long-term and potentially catastrophic urban canopy loss with no opportunity for replacement or repair to mitigate increasing urban heat. Examples are 'villa' type housing, battle-axe dual occupancy on smaller lots and/or wherever at-grade carparking results in extensive areas of a site being covered with hardstand. Smaller lot sizes must minimise the impacts of vehicles within a site.

The following examples at Figures 1 and 2 demonstrate poor housing typologies. While these are not dual occupancy, they are relevant in demonstrating the impacts of enabling housing types with poorly aligned development standards and where multiple subdivisions and dwellings can be located behind each other. Relevance to dual occupancy is dependent on the permitted subdivision permeations of larger parent lots once the final EIE provisions are released in end 2024/early 2025.



Figure 1 – Comparison of existing low density housing with Codes SEPP development standards. Loss of deep soil is evident with newer development that allows on-grade car parking with associated extensive hardstand and roof coverage with little to no deep soil areas remaining.



Figure 1a – Cumulative impacts on urban canopy and conditions that increase urban heat. The loss of potential deep soil opportunities where Codes SEPP development standards are applied demonstrating cumulative impacts of poor-quality resident amenity.



Figure 2 – Canopy under local planning controls for R2 low density housing with adequate setback controls.



Figure 2a – Canopy loss after Codes SEPP development standards applied in R2 low density zoned lots with poor quality deep soil, landscape and setback controls.

3.3 Considering Heritage

The study has sought to understand Ku-ring-gai's existing subdivision patterns, which presents a post-colonial layering of time. Mapping of heritage items and heritage conservation area with the spatial mapping of lot sizes reveals locations where the EIE and *SEPP (Exempt and Complying Development Codes) 2008* provisions for minimum lot sizes require attention. Interrogating the implications for future subdivision patterns where dual occupancy may significantly alter historic subdivisions if permitted via a CDC pathway.

3.4 Testing Assumptions

For the purposes of this study, Hill Thalís has set a consistent baseline of assumptions. This has assumed that Part 3 clauses 3B.1 to 3B.19 of *SEPP (Exempt and Complying Development Codes) 2008* will apply under the EIE.

Ku-ring-gai's unique canopy, biodiversity connectivity and deep soil urban character is currently supported and consistently delivered by its local statutory environmental planning instruments and accompanying policies. This is evidenced by existing canopy mapping across the LGA, noting there are existing areas below Ku-ring-gai's targets and at further risk with the imposition of development standards applying to the 'Local Housing Areas' and/or where minimum lot sizes are inadequate to deliver the fundamental quantum of consolidated deep soil in the private domain, and implications for the public domain where the number of driveway crossovers and their frequency risks street tree viability.

Therefore, testing has considered the need to increase density through dual occupancy housing via lot size and site requirements that can protect existing and enhance future urban canopy, maintain biodiversity corridors while minimising impacts of current NSW State Environmental Planning Policies that in general are leading to the cumulative clearance of existing urban canopy with little or no provision for repair or replacement.

Ku-ring-gai's canopy targets are listed within Ku-ring-gai's *Draft Urban Forest Strategy, 2022*.

4.0 Testing

4.1 R2 Lot numbers and median lot sizes

NOTE: Some variation between macro analysis of mapping and spreadsheets is expected due to inconsistencies in base information sourcing multiple cadastre data-sets and record formats. These are considered unlikely to be statistically significant in context of the multiple testing scenarios investigated, and site-specific conditions which can be expected to result in slight increases of available lots across some metrics, while slight decreases of available lots for other metrics when the controls are applied at the micro site-by-site level. Hill Thalís has endeavoured to best standardise the information tested.

Expanded excerpts of spreadsheet raw data can be found at Appendix 2 sheet 5.01.

Testing indicates that the median lot size of all R2 lots across the LGA is 951sqm before the EIE exclusions are overlaid and available lots after the EIE exclusions are applied. Table 3 excerpts of the raw data.

Table 3 summarises the R2 context across Ku-ring-gai noting numbers are approximated based on available information applying the EIE assumptions. This excludes lots unsuitable for dual occupancy under the EIE being TOD SEPP, Bushfire Prone Land, and Heritage Items. Lots that are public walkways, urban parks and laneways are excluded due to their importance in the overall urban structure and general lack of walkability across much of the LGA. Approximately 97 lots fall into this category which is not considered to make statistical differences to the overall testing due to their low number and lot characteristics – often very narrow dimensions and/or small areas.

Spatial mapping of these R2 lot distributions is shown at Appendix 2 sheets 3.01 and 3.02. The mapping identifies the E1 centres in light blue with identified R2 lots within specific lots size ranges located in dark blue.

As can be seen, there is no specific concentrated distribution of lot sizes that can be simply categorised and cleanly aligned with the LSPS density focus areas. One might expect to see smaller lots within the R2 low density zones around E1 Local and neighbourhood centres or stations. However, this is not the pattern of subdivision and block structure within Ku-ring-gai.

Smaller lots within the 450–650 sqm range are relatively few representing 3% of R2 lots. These are interspersed throughout the LGA and generally comprise existing lots approved, constructed and/or identified within the KLEP 2015 for dual occupancies or may be remnant lots of subdivisions.

BASE MAP - KMC - R2 cadastre - all R2 Lots before applying EIE			BASE MAP KMC - R2 cadastre - all R2 Lots - EIE exclusions TOD_HER_BFPL			BASE MAP KMC - R2 cadastre - all R2 Lots - EIE exclusions TOD_HER_BFPL additional exclusions of public walkways, urban parks, laneways		
Total lots from Vectorworks layer	Record Format: LocRec: Lot Area	Median	Total lots from Vectorworks layer	R2_exclude_SP_HER_T OD_BFPL_20241030_1 2pmRec	Median	Total lots from Vectorworks layer >450sqm	Record Format: R2_exclude_SP_HER_TOD_BFP LRec: Q_areaPro	Median All remaining R2 incl lots <450m2
25791	49126.36 37861.80 15872.76 12568.85 10886.73 10869.91 9127.13 9042.20 8975.05 8821.11 8160.93 8176.87 7532.47 7501.10 7390.98 7110.79 7083.85	951.38	19093	37999.65 21155.24 12549.03 10886.72 10869.91 10120.86 9127.52 9018.43 8136.81 7068.20 7044.85 6952.04 6391.24 3756.96 5717.26 5681.76 5649.76	950.99	18996	10666.72 10669.91 9018.43 6391.24 5649.76 5072.48 9127.52 9018.43 8136.81 7068.20 7044.85 6952.04 6391.24 3756.96 5717.26 5681.76 5649.76	950.93
			incl lots as small as 10m2			18725		
						9363		1143.90
						50% of lots across LGA		If median taken from 9365 R2 lots

Excerpt from spreadsheet Appendix 2 sheet 5.01

	Number of R2 lots	Median lot size sqm
Total number of R2 lots across the LGA	25751	951 sqm
Total number of R2 lots to EIE - excluding TOD SEPP, Bushfire Prone Land, and Heritage items	18725	954 sqm
	50% = 9363	1144sqm

Table 3: R2 zone – lot context across Ku-ring-gai

The DPHI mandated 450sqm minimum parent lot size to all Local Housing Areas (areas around rail and key local centres) will significantly alter the subdivision pattern, potential heritage values and character of these areas. Ku-ring-gai's large lot size has afforded the ability to deliver built form within garden settings, including tall canopy trees, on private lands. The lot sizes have enabled the provision of deep soil able to sustain canopy trees and protect the existing Critically Endangered Ecological Communities (CEEC) Blue Gum High Forest and Sydney Turpentine Ironbark Forest, both restricted to geology and soil types that occur along the ridge lines in the Ku-ring-gai LGA.

As these communities are critically endangered, and individual trees can be recognised and protected as CEEC, it is essential that any development recognises the space and deep soil required in order to maintain any large remnant trees that are left, and where possible provide enhancements in terms of further canopy, midstory and groundcover planting. This is essential in providing the genetic diversity and landscape connectivity that will help ensure these CEECs are not further degraded, particularly recognising the isolation of remnant patches and stands caused by development.

Ku-ring-gai's Terrestrial Biodiversity Map and the Greenweb map in the DCP identifies the key areas of concern and should be used to help strategically plan development that is appropriate for and helps to support Ku-ring-gai's local environmental assets.

Note: Duffy's Forest is another Endangered Ecological Community associated with ridgetop areas in the LGA (mostly around St Ives) and although individual remnant trees are not usually recognised for protection as part of this community, it would be beneficial for planning to recognise the importance of remnant trees in providing biological connectivity and habitat stepping stones across areas of development, between existing reserves.

Three options are presented in this Study with all options able to deliver the required 50% of lots for dual occupancy development across the LGA:

- Option 1 – one minimum lot size across the LGA, seeking to remove DPHI's minimum 450sqm parent lot size to Local Housing Areas.

- Option 2 - DPHI's minimum 450sqm minimum lot size to Local Housing Areas, and a larger minimum lot size across the remaining LGA.
- Option 3 - DPHI's minimum 450sqm minimum lot size to Local Housing Areas, a larger minimum lot size to certain Neighbourhood Centres identified in the LSPS, and an even larger minimum lot size across the remaining LGA.

This approach seeks to deliver the required additional housing whilst protecting Ku-ring-gai's key assets of biodiversity links, critically endangered trees, canopy cover, streetscape and character.

Table 4, Table 5 and Table 6 below investigated the median lots sizes of three different scenarios that can be cross-referenced with the Ku-ring-gai Local Strategic Planning Statement (LSPS) so the application of EIE can be coordinated.

Table 4 - Option 1 - considers all R2 lots available under the EIE provisions across the LGA to capture 50% of R2 lots for dual occupancy more broadly.

BASE MAP Scenario 1 KMC - TOTAL R2 lots in LGA (18725) to achieve 50% (= 9363 lots across LGA) with single minimum lot size across LGA			
Total lots from Vectorworks layer >450sqm	Record Format: R2_exclude_SP_HER_TOD_BFP LRec: Q_areaPro	Median All remaining R2 incl lots <450m2	Median for 9345 lots required to make up 50%
18996 incl lots <450sqm	10886.72 10869.91 9018.43	950.93	
18725 incl lots >450sqm	6391.24 5649.76 5572.48 9127.52 9018.43 8136.81 7068.20 7044.85 6952.04 6391.24 5756.96 5717.26 5681.76 5649.76 5572.48	954.39	NOTE: approx 9363 lots captured with min lot size 955sqm NOTE: approx 6387 lots captured with min lot size 1050sqm NOTE: approx 5450 lots captured with min lot size 1100sqm

Excerpt from spreadsheet Appendix 2 sheet 5.01

	Number of R2 lots	Median lot size sqm
Total number of R2 lots across the LGA	25751	951 sqm
Total number of R2 lots to EIE - excluding TOD SEPP, Bushfire Prone Land, and Heritage items	18725	954 sqm
Total number of lots needed to achieve 50% of available R2 across the LGA	9363	1144 sqm raw data Requires a minimum lot size of 955 sqm to capture sufficient lots for 50% of the LGA

Table 4: Option 1 – One-tiered hierarchy – Single minimum lot size to whole LGA

Table 5 – Option 2 considers the LGA in a hierarchy of two ‘zones’ to capture 50% of R2 lots for dual occupancy more broadly while further master planning and urban testing of Neighbourhood Centres continues under the LSPS including for future upzoning. This hierarchy is established as follows:

- Local Housing Areas = EIE minimum lot size 450 sqm applies
- Remaining R2 lot in the wider LGA = KLEP 2015 general application for minimum lot size for dual occupancy

BASE MAP Department's 'Local Housing Areas'		
Development Standard min 450sqm lot size	Record Format: R2_within400E1_within80 0Stations_exclude_SP_H ER_TOD_BFPLRec-1: Q_areaPro AND R2_difference_20241030_ 12amRec.Q_areaPro	Median
4177	9127.32 4767.53 4208.15 4130.07 4082.32 4073.57 4054.18 4021.62 4006.84 3984.42 3927.66 3908.23 3887.73 3823.51 3575.69	999.24

BASE MAP Scenario 2 KMC - TOTAL R2 lots in LGA to achieve 50% (= 9363 lots across LGA): TOTAL R2 lots (18725 * 0.5) minus Local Housing Areas (4177) = 5186 lots needed from all remaining R2 lots in LGA			
Total lots from Vectorworks layer >450sqm	2 x Record Formats: R2_within400E1_within80 0Stations_exclude_SP_H ER_TOD_BFPLRec-1: Q_areaPro AND R2_difference_20241030_ 12amRec.Q_areaPro	Median All remaining R2 incl lots <450m2	Median for 5186 remaining lots required to make up 50%
14548	10886.72 10869.91 9018.43 6391.24 5649.76 5572.48 5430.12 5427.62 5093.57 4885.75 4810.22 4614.92 4457.73 4327.89 4257.26 4257.12 4088.23 4061.62 4049.05 4015.95 3998.12 3963.48	948.07	NOTE: approx 5186 lots across LGA captured with min lot size 1015sqm NOTE: approx 4960 lots across LGA captured with min lot size 1025sqm NOTE: approx 4510 lots across LGA captured with min lot size 1050sqm NOTE: approx 2755 lots across LGA captured with min lot size 1200sqm

Excerpts from spreadsheet Appendix 2 sheet 5.01

	Number of R2 lots	Median lot size sqm
Total number of R2 lots across the LGA	25751	951 sqm
Total number of R2 lots to EIE - excluding TOD SEPP, Bushfire Prone Land, and Heritage items	18725 50% = 9363	954 sqm 955 sqm
Total number R2 lots available within the identified 'Local Housing Areas'	4177	1000 sqm (permissible min lot size of 450 sqm applies)
Total number of lots outside Local Housing Areas needed to achieve 50% of available R2 across the LGA	5186	Requires a minimum lot size of 1015 sqm to capture sufficient lots for 50% of the LGA

Table 5: Option 2 – Two-tiered hierarchy – Local Housing Areas; Remaining R2 lots in the wider LGA

Table 6 – Option 3 considers the LGA in a hierarchy of three ‘zones’ to capture a total of minimum 50% of R2 lots for dual occupancy intending to align in principle with the LSPS. This hierarchy is established as follows:

- Local Housing Areas = EIE minimum lot size 450 sqm applies
- Neighbourhood Centres = KLEP 2015 ‘Special Areas’ for minimum lot size
- Remaining R2 lot in the wider LGA = KLEP 2015 general application for minimum lot size for dual occupancy

BASE MAP Department's 'Local Housing Areas'			BASE MAP KMC - 5 x LSPS Neighbourhood Centres: North Warrnonga, Eastern Rd, Princes St, West Pyrmie and East Lindfield			BASE MAP Scenario 3 KMC - Lots in LGA to achieve 50% (= 9363 lots across LGA): TOTAL R2 lots (18725 * 0.5) minus Local Housing Areas (4177) minus 5 x LSPS Neighbourhood Centres (1339) = 3847 from remaining lots in LGA		
Development Standard min 450sqm lot size	Record Format: R2_within400m1_within500 Distances_excludes_SP_HER R2_TOD_BPFLRnc: Q_aveaPro	Median	Total lots from Vetements layer=400sqm	2 x Record Format: R2_within400m1_within500Distances_excludes_SP_HER_TOD_BPFLRnc: Q_aveaPro 2ND R2_within400m1_within500Distances_excludes_SP_HER_TOD_BPFLRnc: Q_aveaPro	Median lots >400sqm	Total lots from Vetements layer >450sqm	2 x Record Format: R2_within500m1_within600Distances_excludes_SP_HER_TOD_BPFLRnc: Q_aveaPro AND R2_difference_3847Rnc_12millec:Q_aveaPro	Median All remaining R2 incl lots >450sqm
4177	9127.52 4767.53 4208.15 4139.07 4282.02 4072.57 4254.18 4201.62 4208.84 3984.42 3827.06 3929.23 3697.73 3622.51 3679.09	999.24	1339	5297.32 5214.49 5236.14 5752.14 5758.42 5671.89 5649.19 5687.23 5691.64 5742.03 5723.01 5709.29 5339.29 5341.03	939.18 NOTE: approx 1250 lots captured with min lot size 700sqm NOTE: approx 1111 lots captured with min lot size 800sqm NOTE: approx 1095 lots captured with min lot size 830sqm	13279 incl lots 152 side -400m2 13091 lots >450m2	10896.72 10869.11 5018.43 5291.34 5643.76 5672.48 5426.12 5157.62 5983.97 5855.75 4810.22 4614.92 4457.23 4257.88 4257.26 4251.12	946.77 NOTE: approx 3808 lots across LGA captured with min lot size 1075sqm NOTE: approx 3123 lots across LGA captured with min lot size 1125sqm NOTE: approx 2540 captured with min lot size 1200sqm

Excerpts from spreadsheet Appendix 2 sheet 5.01

	Number of R2 lots	Median lot size sqm
Total number of R2 lots across the LGA	25751	951 sqm
Total number of R2 lots to EIE – excluding TOD SEPP, Bushfire Prone Land, and Heritage items	18690 50% = 9363	954 sqm 955 sqm
Total number R2 lots available within the identified 'Local Housing Areas'	4177	1000 sqm (permissible min lot size of 450 sqm applies)
Total number of lots within Ku-ring-gai's LSPS identified five (5) Neighbourhood Centres within 400m walking distance of E1	1339	940 sqm Requires minimum lot size of 700 sqm to capture sufficient lots
Total number of lots outside Local Housing Areas and the 5 Neighbourhood Centres needed to achieve 50% of available R2 across the LGA	3847	949 sqm Requires a minimum lot size of 1075 sqm to capture sufficient lots for 50% of the LGA

Table 6: Option 3 – Three-tiered hierarchy – Local Housing Areas; Neighbourhood Centres; Remaining R2 lots in wider LGA

Spreadsheet excerpts of extended raw data median lot sizes needed to achieve 50% of available R2 lots for dual occupancy and total number of lots comprising each median tested is provided in Appendix 2 sheet 5.01.

Distilling the median lot sizes needs visual distribution mapping to understand where concentrations of smaller and larger lots are located and to understand implications across the LGA and Neighbourhood Centres for establishing lot sizes of the quantum required by the EIE for dual occupancy.

The risk is of a lot size strategy that may cause conflicts with the LSPS for achieving Ku-ring-gai's wider canopy, sustainability, ecology and urban character objectives, infrastructure and social policies, and in managing how neighbourhood centres intensify their use over time.

The smaller the lot size generally, the more canopy will be lost due to inadequate space to accommodate Ku-ring-gai's deep soil and/or as the experience with the existing one-size-fits-all development standards within SEPPs, too many have poorly aligned FSR, height and landscape metrics and housing typologies.

Generally, the mapping shows the existing range of R2 lot sizes as being quite broadly distributed across the LGA with several exceptions where there are areas with concentrations of lots that are significantly smaller or larger than the wider LGA median as reflections of specific historical subdivisions.

- Smaller lots of 650-750sqm are predominantly in Roseville East and West Lindfield.
- Lots of 850-950sqm dominate edge parts of the 'Green Fingers' character areas generally in the northern half of the LGA.
- Larger lots of 1500-3000sqm (see 3.02) are generally concentrated to the northern half of the LGA and within the older subdivisions around the railway stations noting many are within the identified 'Local Housing Areas'.

Visual representation of the distributions as Lot Distribution mapping is provided within Appendix 2 at sheets 3.01 to 3.02.

These represent the numbers of lots also as percentages of all R2 lots within the LGA.

4.2 Canopy

The *Ku-ring-gai Urban Forest Strategy 2022* prepared by Arbor Carbon specifically investigated urban canopy within Ku-ring-gai. It excludes C1 zoned land – national parks managed by NPWS – and similar bushland reserves managed by Ku-ring-gai Council to best understand the extent of urban canopy within the public and private domain.

Existing canopy at the time of the study was a healthy 45% which is consistent with canopy coverage needed to support Ku-ring-gai's biodiversity and for mitigating risks of increasing urban heat.

The range of canopy levels varies across Ku-ring-gai between a high of 57.9% (South Turramurra) and low of 37.1% (East Lindfield). Interestingly, both these areas are within the 'Green Fingers' Character Areas. While they share topographic and biodiversity-adjacency conditions being on ridgelines and are directly adjacent to the surrounding national parks, they are performing very differently in urban canopy cover.

Generally, the northern half of the LGA comprises suburbs with the highest canopy levels compared to suburbs within the southern half. See Figure 3 noting only the National Parks C1 zoned areas have been masked out.

Ku-ring-gai has specific conditions where biodiversity and canopy corridors need to be retained to ensure fauna can move freely through the LGA from east-to-west-and-north to maintain both flora and fauna health and particularly to protect plants and animal populations during times of bushfire as essential escape routes across the ridgeline.

Intensified development under the TOD SEPP and EIE will place additional pressures on retaining and protecting existing wildlife corridors to avoid creating a barrier between movement east and west. It will also place pressures on Ku-ring-gai's established urban character.

Achieving minimum required canopy is best managed via development applications and local planning policies for deep soil and tree planting rather than one-size-fits-all complying development.

In context of these new policies sits Ku-ring-gai's urban canopy targets. A summary of the *Ku-ring-gai Urban Forest Strategy 2022* is at Figure 4. It is highly unlikely that the canopy targets will be met under the housing reforms. The proposed standards will systematically erode the existing canopy across the LGA and particularly along ridgelines where minimum 450sqm parent lot sizes are proposed by State government.

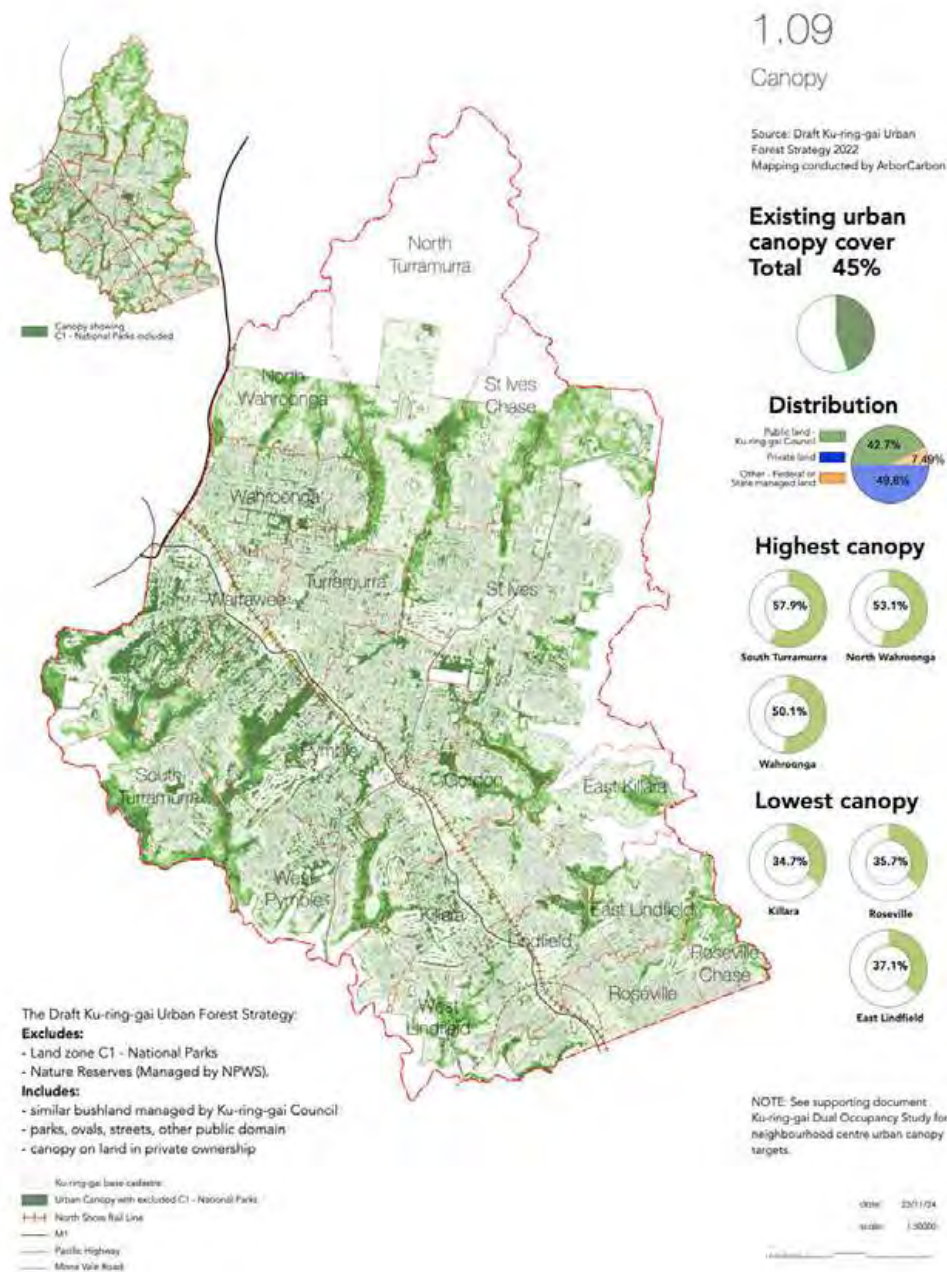


Figure 3: Ku-ring-gai urban canopy mapping and distribution

Suburb	Current Canopy (%)	Canopy Target (%)	Trees* required to achieve target
East Killara	43.1	54.1	3286
East Lindfield	37.1	49.6	3657
Gordon	45	47.7	1443
Killara	34.7	41.7	4514
Lindfield	41.5	45.9	2843
North Turramurra	44.3	53.3	4814
NORTH WAHROONGA	53.1	65.1	4314
Pymble	46.3	46.5	186
Roseville Chase	44	55.5	2043
Roseville	35.7	43.6	3357
South Turramurra	57.9	60.4	1000
St Ives Chase	49.7	56.2	2043
St Ives	43.5	48.2	8671
Turramurra	47	47.2	171
Wahroonga	50.1	50.4	329
Warrawee	41.7	42.1	86
West Pymble	48.6	51.4	1300

Table 3: Canopy targets for each suburb. *Average tree crown area of 70m²

Local Centre	Current Canopy (%)	Canopy Target (%)	Trees* required to achieve target
Gordon	34	38.4	1331
Killara	33.6	33.6	0
Lindfield	34.5	39.1	1396
Pymble	41.4	42.2	157
Roseville	35.1	39.7	649
St Ives	34.5	44.3	3590
Turramurra	43.9	44.9	344
Wahroonga	36	36.5	76

Table 4: Canopy targets for each Local Centre. *Average tree crown area of 70m²

Figure 4: Urban canopy targets for all suburbs and for Local Centres

4.3 Canopy testing of the EIE provisions

Hill Thalís's study has applied the *SEPP (Exempt and Complying Development Codes) 2008* and EIE development standards assuming the dual occupancies typology is attached pairs of dwellings with both directly addressing a public street.

The study found a conservative estimation of canopy loss as a cumulative impact across large areas of R2 zoned lots ranged between approximately 12% to greater than 24% on land in private ownership where multiple subdivision occurs. These impacts can be expected to increase with the inclusion of secondary dwellings permitted under *SEPP (Exempt and Complying Development Codes) 2008*.

Subdivision permutations become more important in understanding where canopy may be more impacted than other areas. Generally, where existing lots are retained in their current form to allow for two dwellings, impacts are within the 10% to 12% range. This is in context of the canopy targets at Figure 4 particularly in Neighbourhood Centres where existing canopy is at the lower end of the existing coverage and further loss of

a minimum 10% would leave significant deficits to the current targets adopted by Council and long-term urban performance and liveability outcomes.

In context, East Lindfield's existing canopy of 37.1% could see a loss to 27.1% leaving a deficit of 22.5% to be delivered elsewhere in the neighbourhood putting further pressure on available public domain spaces.

Similar impacts might be expected within the Roseville Chase, North Wahroonga and St Ives Chase Neighbourhood Centre areas. Within the Local Centres, the canopy targets are more modest. However, St Ives currently has a 9.8% deficit that could see further loss resulting in a deficit closer to 19% to be found.

The wide application of the provisions in the 'Local Housing Areas' will start to introduce new deficits to current canopy in areas that are currently on target or close to target. This will be increasingly difficult to replace in the public domain where existing areas of public open spaces are limited and opportunities for increasing public open space is challenging.

Public streets are a critical, connected public space network. However, opportunities for retaining street trees and replacement are hampered by multiples of driveway cross-overs, existing above-ground electricity infrastructure, and utilities' pruning requirements that are consistently criticised for the damage to canopy cover and streetscape quality that is caused. Where subdivision enables multiple small lots, the impacts of canopy loss further increase.

Appendix 2 figure 4.02 takes a larger parent lot to test an indicative subdivision that appears possible under the EIE provisions in a 'Local Housing Area' or more widely if no minimum lot size is set within KLEP 2015.

The example uses a typical lot condition found in Ku-ring-gai where a parent lot might be approximately 1050 sqm with a frontage of 18 to 20 metres to a primary road. Small trees can be accommodated in the dual occupancy lots, while one or two medium trees could be possible for the battle-axe detached dwelling lot. No landscape is achieved along the battle-axe driveway. Of note is that using a typical lot type, both subdivided lots will be greater than the EIE development standard's minimum lot size. These larger lot sizes assist in providing opportunities to replace some lost canopy albeit with smaller and/or fewer trees, while still generally resulting in loss of existing canopy.

Impacts to streetscape character and urban heat require further focus where multiple driveway cross-overs are proposed. The less opportunity for deep soil and canopy, the more the risk for increasing the urban heat effect. Where nature strips are not of adequate consolidated deep soil due to multiple driveway crossovers, larger trees will not be viable. This is an increased risk where cumulative impacts of the Figure 7 subdivisions occur. Similar to the cumulative impacts of villa housing development, this subdivision is overlaid on a canopy image which resulted in a canopy loss of 24%.

Appendix 2 figures 4.04-4.07 apply dual occupancy provisions via CDC on existing lot subdivisions. Multiple subdivision of parent lots is possible for frontages greater than 30 metres. This permutation enables 4 dwellings on a single parent lot all with direct frontage to a primary public road. In each of the scenarios, the resulting lots are proportionally very narrow to their length with the FSR distributed in elongated building footprints. These studies have overlaid Council's existing canopy mapping to understand the comparison of existing conditions and effects on canopy applying the CDC dual occupancy provisions as cumulative smaller lot subdivisions. Again, all parent lots are significantly larger than the EIE minimum, however it is foreseeable that driveway crossovers and lot proportions play a role in limiting or facilitating tree planting – small trees only possible in some instances, and medium trees where lots are very deep, front setbacks can be greater and the location of driveways enables a consolidated deep soil area.

4.4 Streetscape character and heritage

The EIE minimum lot size provisions and lot width provisions are intended to facilitate subdivision. Development via CDC pathways in heritage conservation areas may be problematic where insufficient provision is made within the EIE and *SEPP (Exempt and Complying Development Codes) 2008* to sensitively consider the role that fine existing buildings may make as positive contributory items to heritage items in the vicinity.

The EIE provisions requiring one car space for each dual occupancy dwelling is supported. However, this should be set as a maximum under a CDC pathway due to the impacts of dominant garages across single frontage lots. This study has assumed a single car metric as a maximum because the minimum lot widths cannot accommodate double garages and meaningfully address the street. It assumes setback provisions can be set to accommodate tandem parking within a driveway for a second vehicle.

Ku-ring-gai's suite of DCP controls have a focus on minimising impacts of driveways – the number and width of driveway crossovers to maximise the retention of street trees, ensuring landscape is provided along all side boundaries to avoid unrelieved hardstand, and in achieving pragmatic outcomes, ensure that on-street parking is retained. The loss of on-street parking is a common theme for residents of housing close to main transport links.

Ku-ring-gai's existing block structures and subdivision patterns face significant challenges for urban repair. Creating new streets to allow for improved connectivity and walkability is often contested and takes time to deliver. Recent successes at Gordon with the completion of Beans Farm Road and Hanson Way have delivered important public infrastructure and pedestrian amenity for blocks on the western side of the Pacific Highway that were largely impermeable. Both new streets provide added amenity for higher density housing (apartments and multi-dwelling housing) with a new street address, improved daylight access, outlook, improved visual privacy and high quality emerging character in a transitioning streetscape.

The overwhelming character of much of the LGA is of very deep, large perimeter block types with few networks of laneways that characterise much of inner Sydney's terrace housing. Higher density development is needed to facilitate mechanisms to deliver new streets. It is therefore not likely the existing large block subdivision patterns can be repaired by dual occupancy development. The implications for Ku-ring-gai's streetscape character and heritage conservation areas are that there are limited solutions for accommodating more vehicles with increased dwellings and that it may further entrench the lack of permeability making future through-block connections more challenging. This impacts on achieving the intended walkability where what might be a short direct distance becomes a trip to the local shops by car.

Corner lots and lots with a dual street frontage/rear lane vehicle access generally achieve desirable streetscape outcomes. They result in fewer driveway cross-overs in primary streets, which supports existing street trees, the potential new tree planting, and allows for efficient on-street car parking. Retaining existing street trees, replacing lost canopy and increasing overall urban canopy commensurate with increased density will be more challenging where housing typologies result in multiple driveway cross-overs.

Ku-ring-gai's absence of finer grain laneway street layouts in combination with excessively large perimeter block patterns has a flow-on effect of reducing the number of lots with either: dual street frontages; and corner lots whose dual frontage has one regular lot width and one long boundary facing a street allowing more flexibility for locating driveways. The dominant subdivision pattern of lots with only a single street frontage, therefore, concentrates all driveway crossovers to that single primary street frontage. Impacts to existing canopy in the public and private domain and opportunities for retention and /or canopy replacement become significantly impacted.

How this can be managed will be subject to future DCP review that may include controls around the design, total width and placement of driveway cross-overs in tandem with the Codes SEPP provisions. This will assist in determining appropriate locations for garages/car spaces within a site, to better consider the public domain so that consolidated deep soil zones are maintained/accommodated within the public street reservation 'nature strip'.

Exploring opportunities for introducing blisters for street tree planting also should be considered as options for canopy replacement. This will need to balance a managed loss of existing on-street car parking and be well-aligned to existing street reservation widths. This will require further urban testing with further canopy mapping to identify areas where introducing blisters may be needed and/or appropriate and possible.

4.5 Canopy opportunities

Ku-ring-gai's existing DCP controls continue to evolve. Established over many years, these remain exemplars of positive policy outcomes. Evidence-based testing has demonstrated a minimum consolidated area of 6 metres x 6 metres of deep soil is required to support one (1) viable medium-sized tree over the long-term.

Ku-ring-gai's controls envisage more than one tree per development and dependant on land use zoning, lot size and development type.

Generally, a minimum area of 6 metres x 6 metres deep soil cannot be achieved under the minimum provisions of *SEPP (Exempt and Complying Development Codes) 200*, and EIE minimum lot sizes, which at best require 1 small tree / 200sqm or part thereof. One medium tree / 225 sqm or part thereof is required for parent lots of >600 sqm. In the Ku-ring-gai context, smaller lots range between 650-750sqm and would be expected to accommodate a minimum of 3 medium sized trees. This appears will be challenging with the setback and FSR provisions of the EIE. Noting a medium sized tree is generally accepted as having a canopy diameter of 8 metres providing approximately 200 sqm of cover.

As can be seen at Appendix 2 sheets 4.01 and 4.02, this study has overlaid a 6m x 6m minimum deep soil area for 1 medium sized tree on lots under the EIE minimum lot size provisions.

Therefore, on a 900sqm lot, the EIE landscape targets equates to 4 x medium sized trees. This can also be considered as 4 x separate areas of 6m x 6m deep soil or 144 sqm with a minimum dimension of 6 metres.

None of the testing has included extended paved areas or swimming pools, both of which are common in Ku-ring-gai, and which further erode available deep soil nor provisions of larger areas of consolidated deep soil for large canopy trees. Other LGAs such as Ryde have dual occupancy provisions for a consolidated 8 metres x 8 metres area of deep soil that can accommodate larger trees.

Ku-ring-gai's existing LEP and DCP provisions for dual occupancy require further review. Currently, they have been focused on corner lots rather than Ku-ring-gai's general subdivision patterns of single frontage lots or lot types to be permitted by the EIE. As previously identified, unlike many other LGAs, Ku-ring-gai has many lots that are excessively deep (60 metres) but not proportionally wide – generally ranging between 15 metres to approximately 19 metres.

As a housing type, an attached pair of dual occupancy dwellings will result in unusually deep and narrow lots (where subdivided as Torrens title). However, these outcomes are also likely to have the potential of retaining existing larger trees located in these extended backyards noting the lots sizes will be significantly larger than the EIE provisions in many instances due to the existing subdivision patterns.

5.0 Summary Findings

5.1 Lot size options to consider

There is a need for tiered minimum lot sizes that will be aligned with proximity to transport and services. This exists currently in the KLEP 2015 for lots within numbered 'Areas' for FSR and Height development standards.

Option 1

- Local Housing Areas = EIE minimum lot size 450 sqm applies
- Remaining R2 lot in the wider LGA = KLEP 2015 general application for minimum lot size of 955 sqm for dual occupancy - the median includes existing R2 lots within the 'Local Housing Areas'.

Advantages:

- As a single development standard, it simply expresses the median to deliver the DPHI number of lots.
- Development standards applied across a LGA with a consistent lots size can avoid any complexity for some property owners intending to carry out dual occupancy development who are unfamiliar with mechanisms within planning instruments.

Disadvantages:

- Applying the same lot size across the LGA does not facilitate Ku-ring-gai's LSPS where future rezoning of identified Neighbourhood Centres may be impacted by further Torrens Title subdivisions making lot amalgamations more difficult.
- Limits the ability of Council to mitigate canopy loss through DCP controls.

- Loss of tiered strategic planning that does not sufficiently enable some of the more established and well-structured Neighbourhood Centres from realising their full potential and relies on upzoning investigations being prioritised and completed in the short to mid-term. Timeframes for investigations, master planning, community consultation and exhibition timeframes need to be considered to deliver high quality holistic strategic planning.

Option 2

- 'Local Housing Areas' have mandated the *SEPP (Exempt and Complying Development Codes) 2008* minimum lot sizes of 450 sqm.
- Remainder of R2 within the LGA to minimum lot size of approximately 1015 sqm to capture the 5186 remaining lots required to achieve the EIE's 50% of R2 lots.

Advantages of Scenario 2

- Dual occupancy on smaller lots will be concentrated within the identified 'Local Housing Areas'.
- The larger minimum lot size to apply to the remainder of the LGA would exclude lots in some Neighbourhood Centres to allow Council to continue further investigations for upzoning and higher density than would be achieved under dual occupancy.

Disadvantages:

- Lesser impact to strategic planning than Option 1, however, there remains a loss of tiered strategic planning that does not sufficiently enable some of the more established and well-structured Neighbourhood Centres from realising their potential and relies on upzoning investigations being prioritised and completed in the short to mid-term. Timeframes for investigations, master planning, community consultation and exhibition timeframes need to be considered to deliver high quality holistic strategic planning.
- The smaller lot sizes will result in canopy loss that will need to be made up within the available public domain and subject to further Council strategic planning.

Option 3

- Local Housing Areas have mandated the *SEPP (Exempt and Complying Development Codes) 2008* minimum lot sizes of 450 sqm
- Neighbourhood Centres identified within the Ku-ring-gai LSPS to be identified as 'Areas' within Ku-ring-gai LEP 2015 with minimum lot sizes approximately 940 sqm. This may need further nuancing for a minimum lot size that may range between the 'Area' median down to 700 sqm in specific Neighbourhood Centres where those smaller lots are specific to their subdivision.
- Remainder of R2 within the LGA to minimum lot size of approximately 1075 sqm to capture the 3847 remaining lots required to achieve the EIE's 50% of R2 lots.
- The smaller lot sizes will result in canopy loss that will need to be made up within the available public domain and subject to further Council strategic planning.

Advantages:

- Option 3 focuses dual occupancy in a clear hierarchy based on the size of Local and Neighbourhood Centres and their available transport and facilities to align with the LSPS.
- Larger lot sizes can be facilitated with a sliding scale to better support canopy targets over time.

Disadvantages:

- Some of the Neighbourhood Centres that are a focus of potential future upzoning may be more difficult where dual occupancy is widely taken up and further smaller dual occupancy Torrens Title subdivisions occur.
- While potentially less impacts to strategic planning than Options 1 and 2, Ku-ring-gai's experience of development under State Environmental Planning Policies where local controls for deep soil landscape and tree canopy are overridden continues to result in poor outcomes and continuing erosion of urban canopy. There remains a loss of tiered strategic planning that remains unlikely to sufficiently enable some of the more established and well-structured Neighbourhood Centres from realising their potential and relies on upzoning investigations being prioritised and completed in the short to mid-term. Timeframes for investigations, master planning, community consultation and exhibition timeframes need to be considered to deliver high quality holistic strategic planning.
- The smaller lot sizes will result in canopy loss that will need to be made up within the available public domain and subject to further Council strategic planning.

The above options have used Ku-ring-gai's existing subdivision patterns to deliver the DPHI target of 50% of R2 lots.

Future dual occupancy in heritage conservation areas is best delivered via a development application pathway similar to the EIE approach to heritage items. High quality adaptive reuse, alterations and additions to contributory items to deliver dual occupancy is supported in principle. However, a CDC pathway is likely to erode the character of heritage conservation areas and their subdivision patterns without further amendments to its provisions. Ku-ring-gai's minimum lot widths in heritage conservations be set to ensure the values of those subdivisions are maintained.

5.2 Canopy options to consider

Significant canopy loss is likely with the EIE provisions. This has been the experience in Ku-ring-gai with existing SEPP development standards and non-refusal standards. This is increasing the challenges for local government to deliver their LSPS Planning Priorities and support strategic policies, to care for the environment so we have healthy places to live shared with thriving flora and fauna, to mitigate urban heat and providing sufficient shade to buildings to maximise their long-term performance, to provide the community with places of respite and thermal comfort afforded by trees, and to deliver the urban character for which Ku-ring-gai is founded.

Mitigating canopy loss

Further investigative work and canopy mapping will be required to coordinate with mitigation strategies and mechanisms for the impacts of multi-driveway cross-overs and increased site coverage associated with dual occupancies and to better understand the full implications to biodiversity corridors and identify opportunities within Ku-ring-gai's public space network for canopy replenishment.

Further work on public domain street design will be required to accommodate consolidated deep soil zones that cater to Ku-ring-gai's different street types, reservations, ratios of carriageway, nature strip and footpaths, and to prioritise areas for urban repair.

Public open spaces will need to do the heavy lifting. Opportunities for increasing canopy planting for all Council facilities will need to be prioritised.

Protection of wildlife corridors is to be prioritised so that east-west and north connectivity for wildlife is retained, and biodiversity remains healthy. Option 3 of the minimum lot sizes may be better suited to protection of the biodiversity bushland corridors by concentrating dual occupancies to Neighbourhood Centres where such corridors generally are absent or may affect a lesser number of lots.

Lot sizes and lot widths for trees within the private domain

The following is recommended subject to Council's internal further canopy testing and based on the EIE provisions:

	Min dimension for deep soil area (metres)	EIE Canopy target	Deep soil target	Tree-planting rate	EIE Minimum parent lot size sqm	Ku-ring-gai beyond 'Local Housing Areas'	Minimum Lot width metres
Small trees	3.5 x 3.5	20%	20%	For every 200 m2 of site area, or part thereof, at least one small tree	300-600		15m EIE 12m subject to Codes SEPP
Medium trees	6 x 6 (Ku-ring-gai requirements)	25%	25%	For every 225 m2 of site area, or part thereof, at least one medium tree	>600	>650 Ku-ring-gai minimum lot size	18 m
Larger trees	8 x 8 (Ku-ring-gai requirements)	To further testing	30% Ku-ring-gai minimum	Aligned with future DCP controls for dual occupancy with CDC	N/A	>1075 Ku-ring-gai minimum lot size	18-20m subject to Ku-ring-gai 'Areas'

Table 7: Deep soil, canopy and lot widths

5.3 Conclusion

The EIE intent to increase housing supply is acknowledged. Sound strategic planning policies need to be well-coordinated and have well-aligned mechanisms so that outcomes are positive rather than impactful.

The proposed EIE development standards for landscape provisions and lot size will be impactful to canopy and flow-on impacts, likely impactful to heritage conservation areas both of which need to be supported by local policies so that heritage can be sensitively considered, and deep soil and canopy landscape is not continually eroded.

The major success of the former SEPP 65, now Chapter 4 of *SEPP(Housing) 2021* has been the simple mechanism that prioritises local policy provisions for landscape, deep soil and heritage considerations above the SEPP.

The Department is encouraged to continue to develop policies with GANSW that balance the need for facilitating housing supply with delivering high quality, liveable and desirable urban environments.

Appendix 1 – Summary of Ku-ring-gai LSPS Planning Priorities

Summary list of Ku-ring-gai Local Planning Priorities

North District Plan Direction	Infrastructure and Collaboration		Liveability		
	A city supported by infrastructure	A collaborative city	Housing the city	A city of great places	A city for people
Ku-ring-gai Local Planning Priorities	LOCAL INFRASTRUCTURE K1. Providing well-planned and sustainable local infrastructure to support growth and change	COLLABORATION K2. Collaborating with State Government Agencies and the community to deliver infrastructure projects	HOUSING K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community K4. Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place K5. Providing affordable housing that retains and strengthens the local residential and business community	LOCAL AND NEIGHBOURHOOD CENTRES K6. Revitalising and growing a network of centres that offer unique character and lifestyle for local residents K7. Facilitating mixed-use developments within the centres that achieve urban design excellence K8. Promoting Gordon as the centre for business and civic functions and as the cultural heart of Ku-ring-gai K9. Promoting St Ives as an active green lifestyle and shopping destination K10. Promoting Turramurra as a family-focused urban village K11. Promoting Lindfield as a thriving and diverse centre LOCAL CHARACTER AND HERITAGE K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character K13. Identifying and conserving Ku-ring-gai's environmental heritage ABORIGINAL COMMUNITIES AND CULTURAL HERITAGE K16. Protecting, conserving and managing Ku-ring-gai's Aboriginal heritage assets, items and significant places	COMMUNITY AND CULTURAL INFRASTRUCTURE K14. Providing a range of cultural, community and leisure facilities to foster a healthy, creative, culturally rich and socially connected Ku-ring-gai ABORIGINAL COMMUNITIES AND CULTURAL HERITAGE K15. Strengthening recognition and support for Aboriginal communities and cultural heritage OPEN SPACE, RECREATION AND SPORT K17. Providing a broad range of open spaces, sporting and leisure facilities to meet the community's diverse and changing needs K18. Ensuring recreational activities in natural areas are conducted within ecological limits and in harmony with no net impact on endangered ecological communities and endangered species or their habitats K19. Providing well maintained, connected, accessible and highly valued trail networks and recreational infrastructure where locals and visitors enjoy and connect with nature K20. Developing and managing a network of sporting assets that best meet the needs of a growing and changing community

 Productivity		 Sustainability		
A well connected city	Jobs and skills for the city	A city in its landscape	An efficient city	A resilient city
<p>30 MINUTE CITY K21. Prioritising new development and housing in locations that enable 30 minute access to key strategic centres</p> <p>K22. Providing improved and expanded district and regional connections through a range of integrated transport and infrastructure to enable effective movement to, from and within Ku-ring-gai</p> <p>ACTIVE TRANSPORT – WALKING AND CYCLING NETWORKS K23. Providing safe and convenient walking and cycling networks within Ku-ring-gai</p>	<p>LOCAL ECONOMY AND EMPLOYMENT K24. Diversifying Ku-ring-gai's local economy through the expansion of tourism and the local visitor economy</p> <p>K25. Providing for the retail and commercial needs of the local community within Ku-ring-gai's centres</p> <p>K26. Fostering a strong local economy that provides future employment opportunities for both residents and workers within key industries</p>	<p>OPEN SPACE NETWORK K27. Ensuring the provision of sufficient open space to meet the need of a growing and changing community</p> <p>BUSHLAND AND BIODIVERSITY K28. Improving the condition of Ku-ring-gai's bushland and protecting native terrestrial and aquatic flora and fauna and their habitats.</p> <p>K29. Enhancing the biodiversity values and ecosystem function services of Ku-ring-gai's natural assets</p> <p>URBAN FOREST K30. Improving the quality and diversity of Ku-ring-gai's urban forest</p> <p>K31. Increasing, managing and protecting Ku-ring-gai's urban tree canopy</p> <p>GREEN GRID K32. Protecting and improving Green Grid connections</p> <p>K33. Providing a network of walking and cycling links for leisure and recreation</p> <p>K34. Improving connections with natural areas including river and creek corridors, bushland reserves and National Parks</p> <p>WATER SENSITIVE CITY K35. Protecting and improving the health of waterways and riparian areas</p> <p>K36. Enhancing the liveability of Ku-ring-gai's urban environment through integrated water infrastructure and landscaping solutions</p> <p>K37. Enabling water resource recovery through the capture, storage and reuse of water, alternative water supplies and increased water efficiency</p>	<p>ENERGY AND GREENHOUSE GAS EMISSIONS K38. Reducing greenhouse gas emissions by Council and the Ku-ring-gai Community to achieve net zero emissions by 2045 or earlier</p> <p>WASTE K41. Reducing the generation of waste</p> <p>K42. Managing waste outcomes that are safe, efficient, cost effective, maximise recycling, and that contribute to the built form and liveability of the community</p>	<p>CLIMATE RESILIENCE AND ADAPTATION TO THE IMPACTS OF URBAN AND NATURAL HAZARDS K39. Reducing the vulnerability, and increasing resilience, to the impacts of climate change on Council, the community and the natural and built environment</p> <p>K40. Increasing urban tree canopy and water in the landscape to mitigate the urban heat island effect and create greener, cooler places</p> <p>K43. Mitigating the impacts of urban and natural hazards</p>

Appendix 2 – Analysis Mapping for Dual Occupancy

1.01

Ku-ring-gai
Local
Government
Area



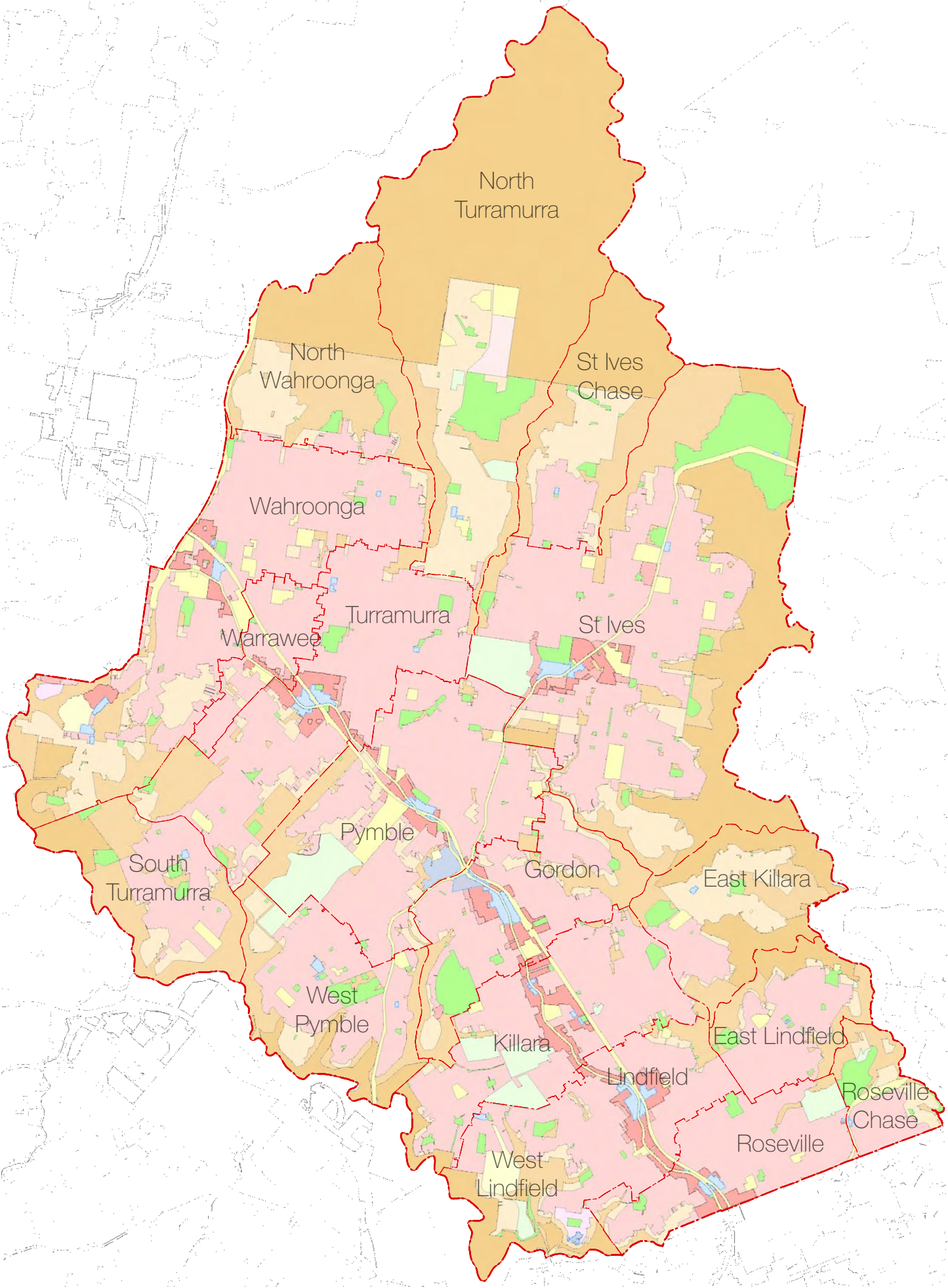
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Hill Thalys Architecture + Urban Projects	Gadigal Lands Level 4, 15 Foster Street Surry Hills NSW 2010 Australia T 02 9211 6276 E admin@hillthalys.com.au Nominated Architects: Philip Thalys #6780 Sarah Hill #5285	<ul style="list-style-type: none">- Use figured dimensions only, do not scale from drawings.- Conform with the National Construction Code of Australia (NCC).- Conform with the applicable Australian Standards.- Conform with Local Authority rules and regulations. <p>© Copyright in all documents and drawings prepared by Hill Thalys in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys.</p>		Ku-ring-gai Dual Occupancy Lot Size Ku-ring-gai Council
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1.02

Land Use Zoning
KLEP 2015



- | | | |
|--------------------------------|-------------------------------|--------------------------|
| C1 National Parks and Reserves | E3 Productivity Support | R5 Large Lot Residential |
| C2 Environmental Conservation | MU1 Mixed Use | RE1 Public Recreation |
| C3 Environmental Management | R1 General Residential | RE2 Private Recreation |
| C4 Environmental Living | R2 Low Density Residential | SP1 Special Activities |
| CA Area 1 or Area 2 | R3 Medium Density Residential | SP2 Infrastructure |
| E1 Local Centre | R4 High Density Residential | W1 Natural Waterways |

date: 1/12/24

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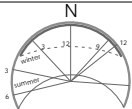
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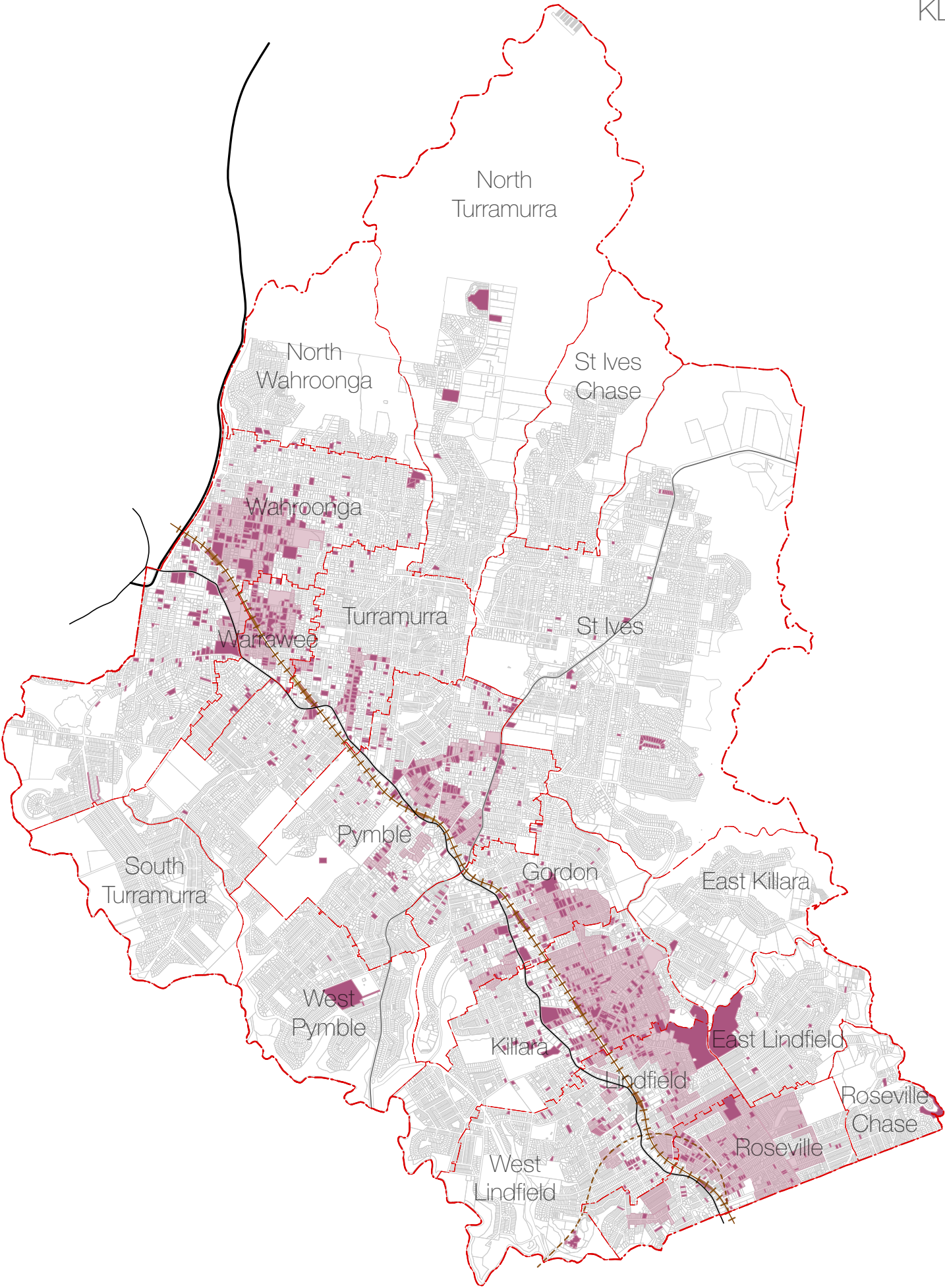


Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

1.03

Heritage
KLEP 2015



- Ku-ring-gai base cadastre
- Heritage Item
- Heritage Conservation Area
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

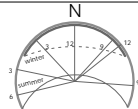
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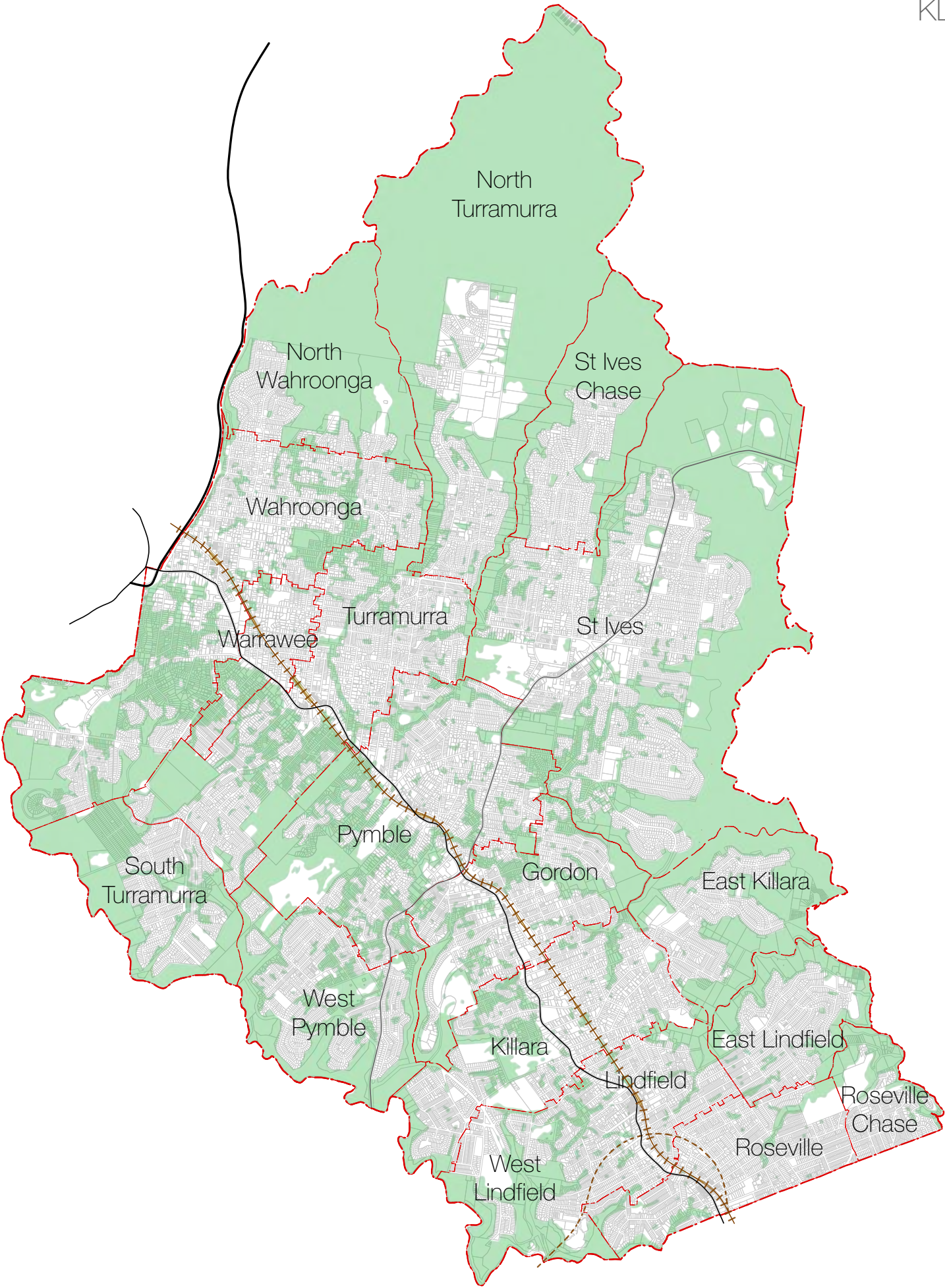


Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

1.04

Biodiversity
KLEP 2015



- Ku-ring-gai base cadastre
- Biodiversity Significant Land
- North Shore Rail Line
- M1
- Pacific Highway
- Mon Vale Road

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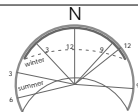
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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

1.05

Riparian
KLEP 2015



- Ku-ring-gai base cadastre
- Riparian corridor
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

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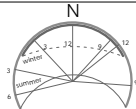
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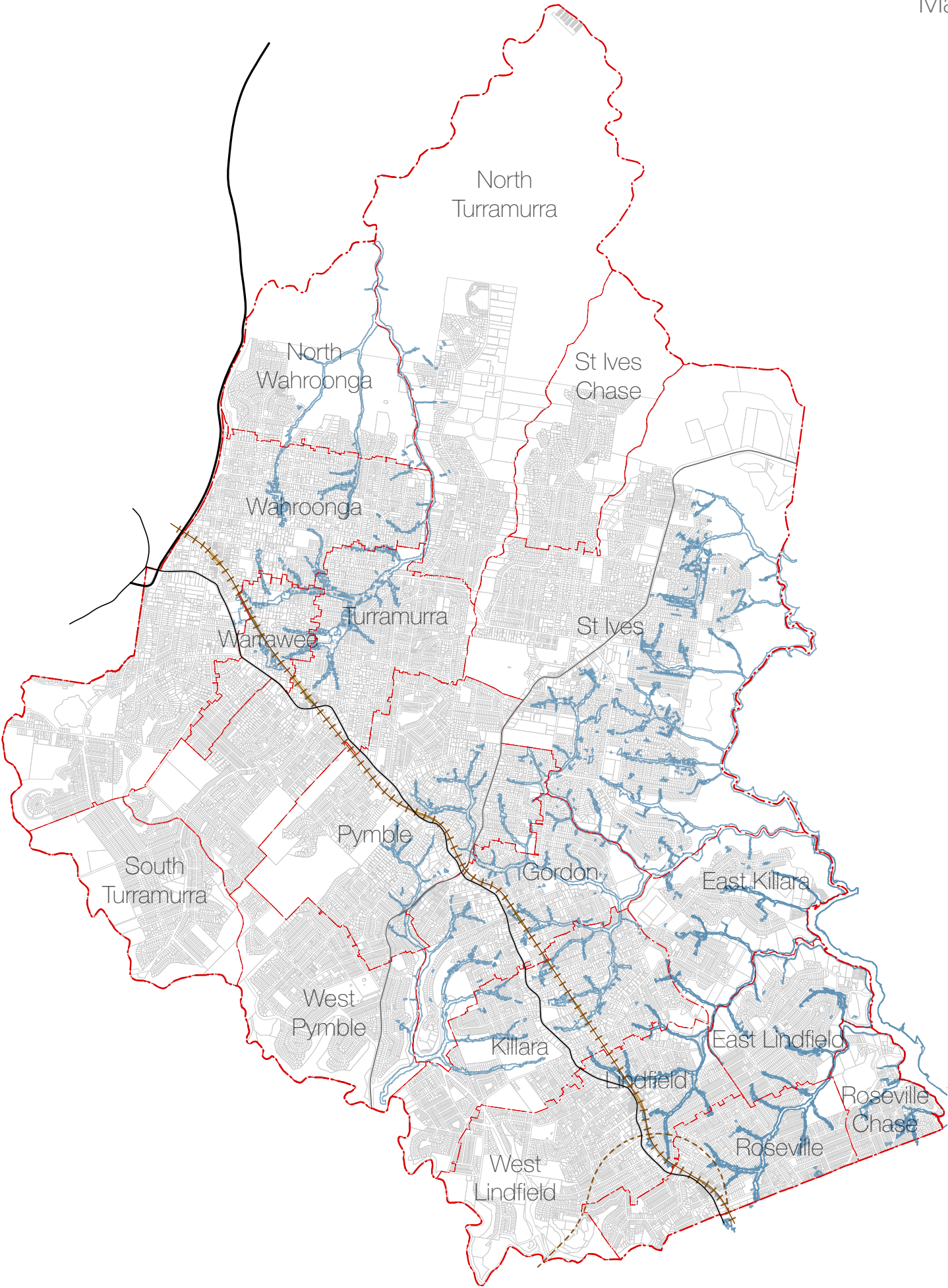


Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

1.06

Probable
Maximum Flood



- Ku-ring-gai base cadastre
- Probable Maximum Flood areas (note: Ku-ring-gai flood studies for the LGA are continuing)
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

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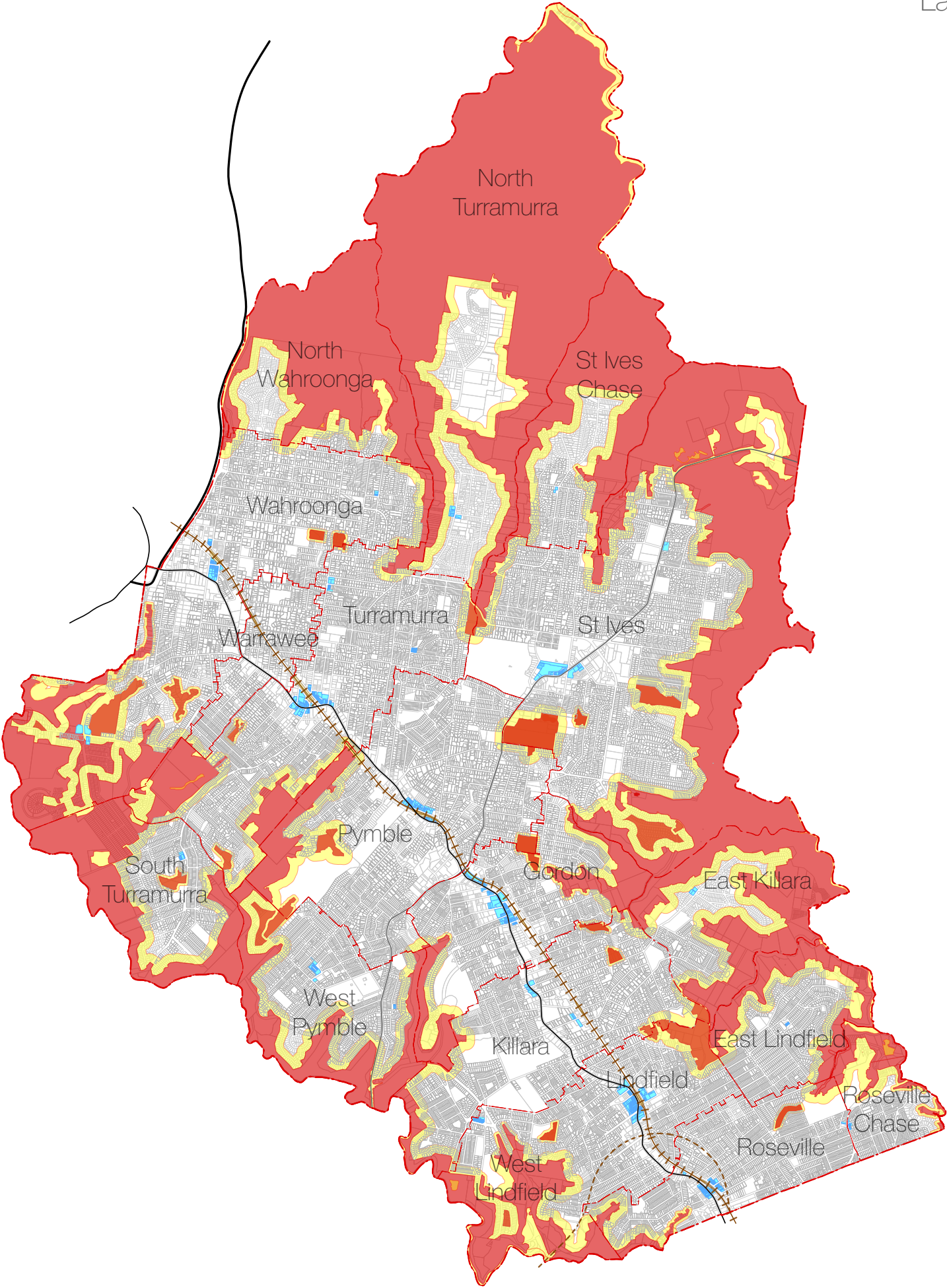
Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

20250318-OMC-Crs-2025/064636/583

1.07

Bushfire Prone
Land



- Ku-ring-gai base cadastre - showing excluded lots
- Bushfire Prone Land - Vegetation Category 1 to 3
- Bushfire Prone Land - Buffer Zone
- E1 - Local and Neighbourhood Centres
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

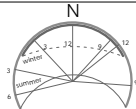
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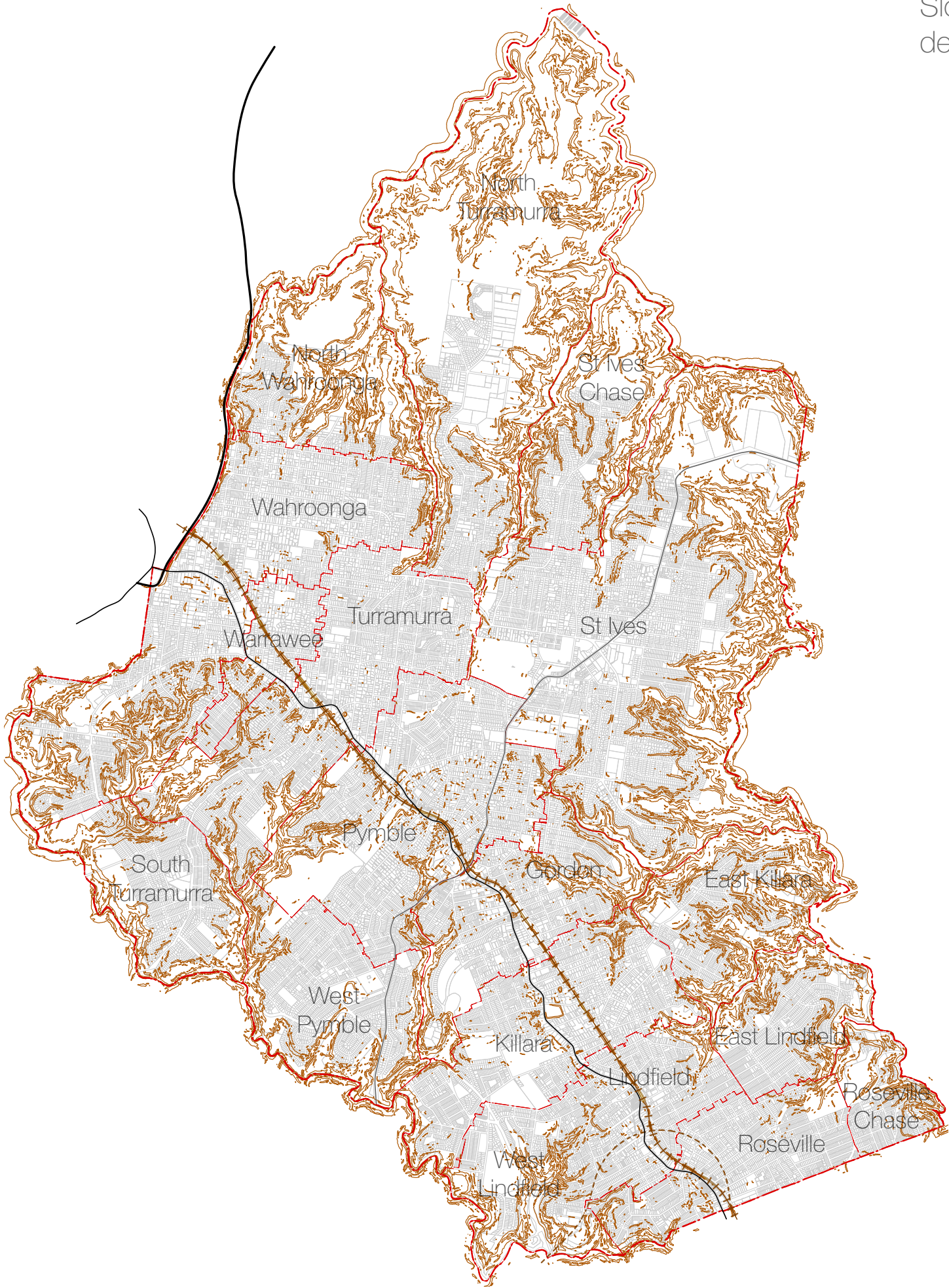
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Ku-ring-gai Dual Occupancy Lot Size
Ku-ring-gai Council

1.08

Topography -
Slope > than 18
degrees



- Ku-ring-gai base cadastre
- Contours
- North Shore Rail Line
- M1
- Pacific Highway
- Mon Vale Road

date: 1/12/24
scale: 1:50000



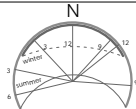
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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

1.09

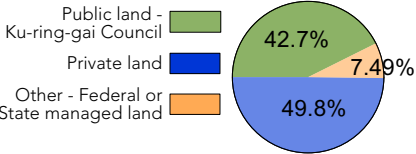
Canopy

Source: Draft Ku-ring-gai Urban Forest Strategy 2022
Mapping conducted by ArborCarbon

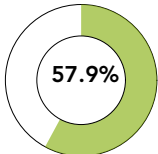
Existing urban canopy cover
Total 45%



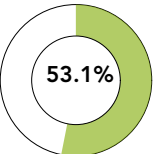
Distribution



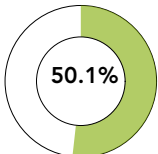
Highest canopy



South Turrumurra

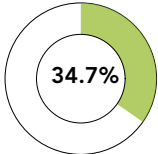


North Wahroonga

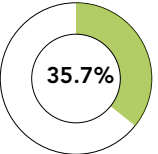


Wahroonga

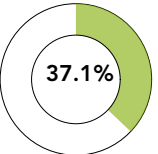
Lowest canopy



Killara



Roseville



East Lindfield

NOTE: See supporting document Ku-ring-gai Dual Occupancy Study for neighbourhood centre urban canopy targets.



The Draft Ku-ring-gai Urban Forest Strategy:

Excludes:

- Land zone C1 - National Parks
- Nature Reserves (Managed by NPWS).

Includes:

- similar bushland managed by Ku-ring-gai Council
- parks, ovals, streets, other public domain
- canopy on land in private ownership

- Ku-ring-gai base cadastre
- Urban Canopy with excluded C1 - National Parks
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

date: 1/12/24

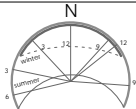
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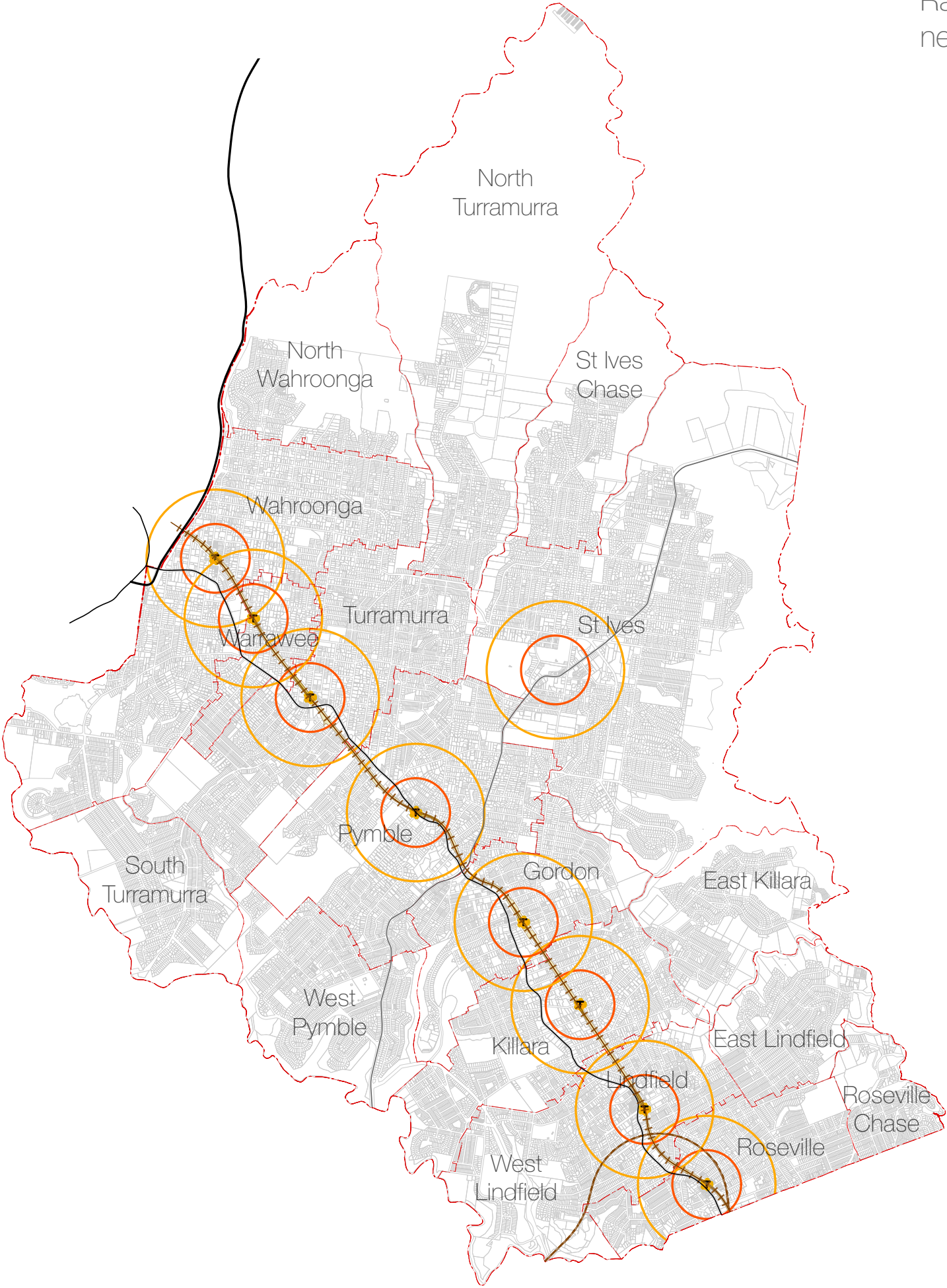
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Ku-ring-gai Dual Occupancy Lot Size
Ku-ring-gai Council

1.10

Transport -
Rail and Road
network



- Ku-ring-gai base cadastre
- Walkability (400m)
- Walkability (800m)
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

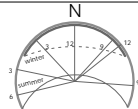
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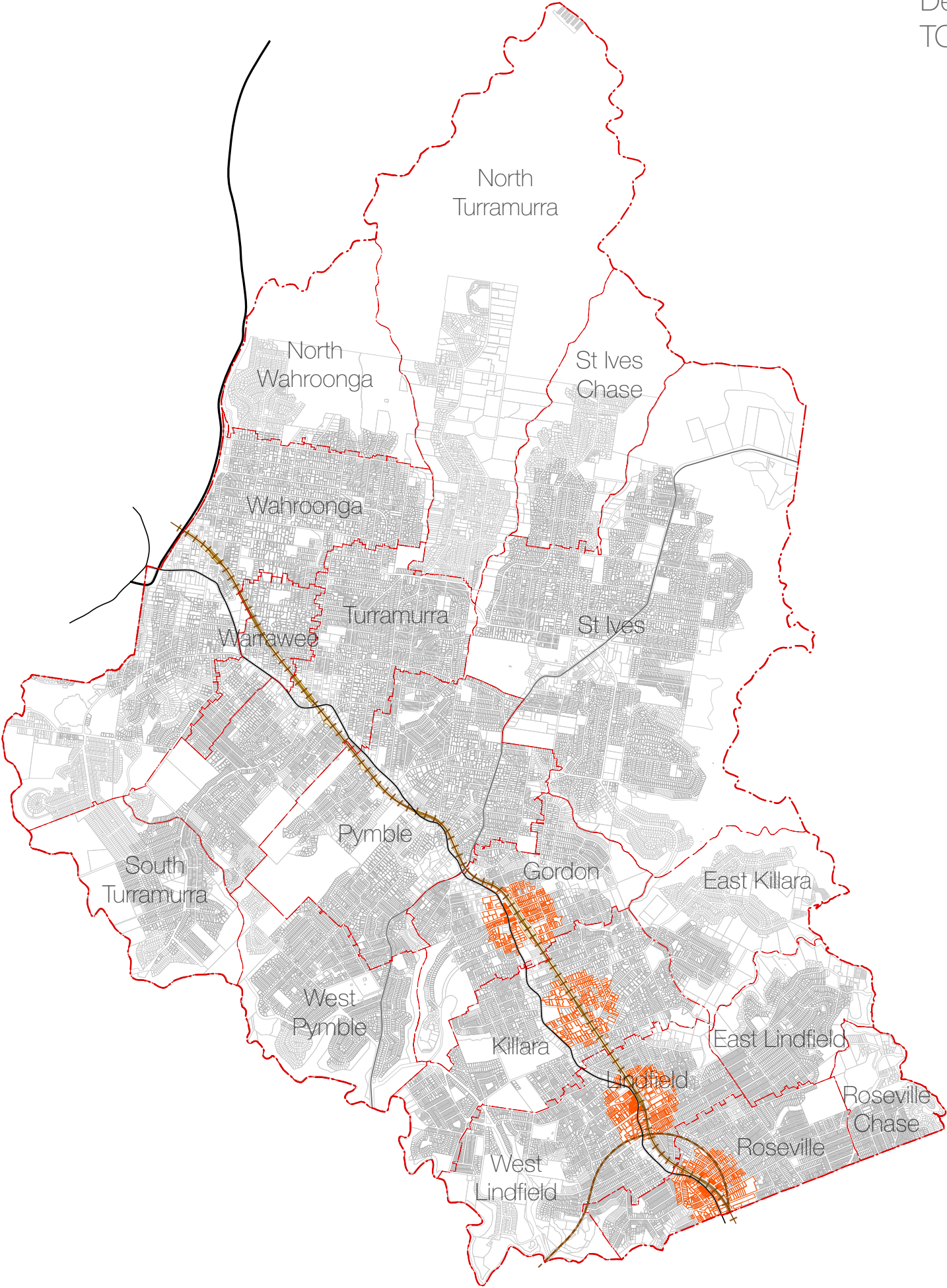


Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

1.11

Transport Oriented
Development -
TOD SEPP Areas



- Ku-ring-gai base cadastre
- Transport Oriented Development lots (residential R3, R4 and mixed-use within 400m of stations)
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

date: 1/12/24
scale: 1:50000



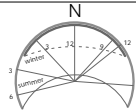
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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

2.01

R2 Lots - All R2
Lots before
applying EIE
exclusions

Existing R2 lots
across Ku-ring-gai:
Total = 25,791

Median lot size* 951sqm

* All R2 Zoned Lots from Council
mapping before applying EIE
exclusions

Includes R2 lots with other uses such as:
Public domain:

- Urban parks
- Laneways
- Pathways

Clubs: - Lawn Bowling

Aged Care:
- Retirement Villages
- Residential Aged Care
Facilities
- Hospices

Religious: - Churches
- Other church/religious uses

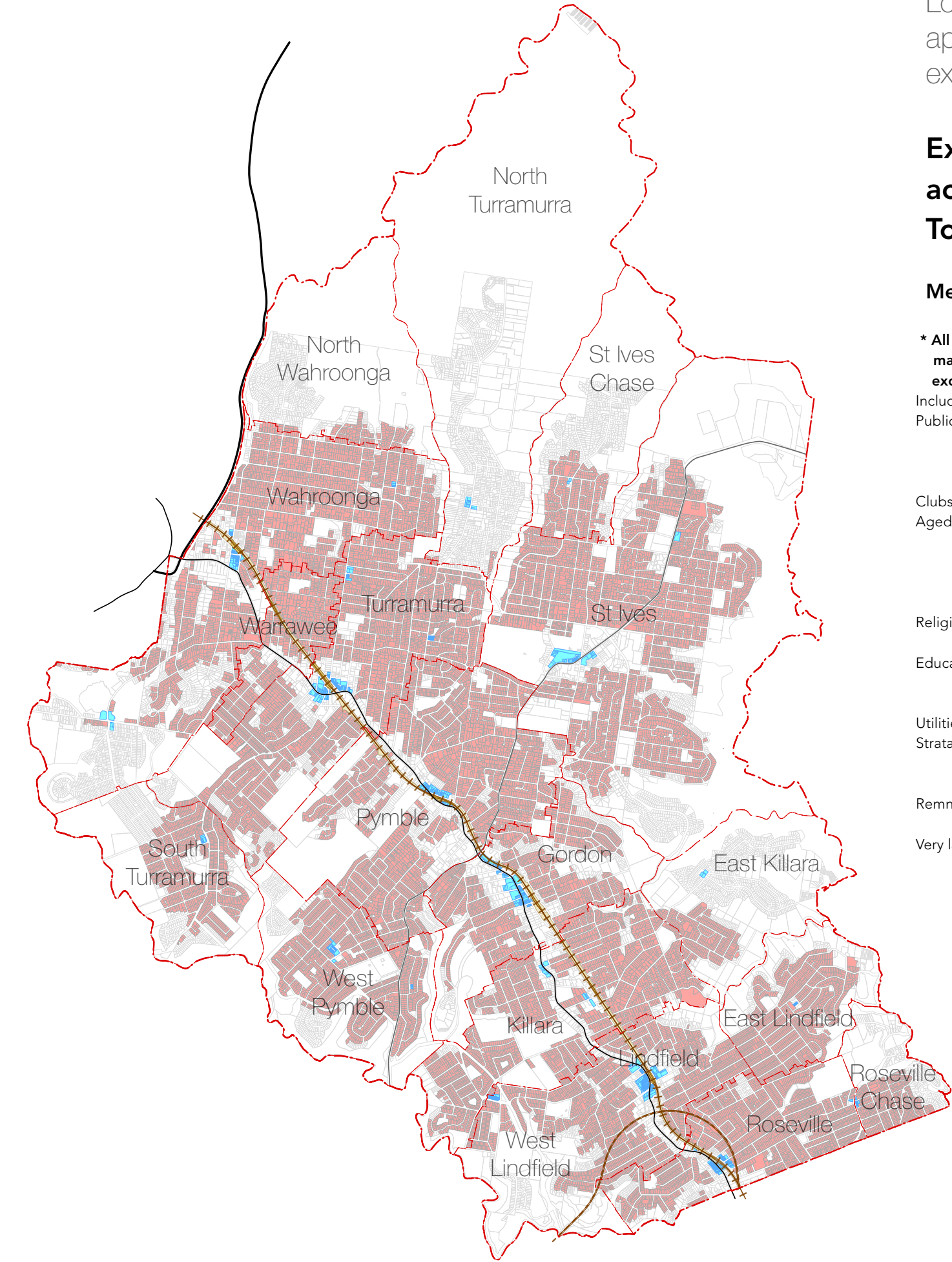
Education: - Early Childhood Centres
- Primary schools
- High schools

Utilities: - Substations

Strata subdivisions:
- existing Dual occupancy
- Aged care and Disability

Remnant very small lots >0 to <400m2
- approx 300 lots across LGA

Very large lots > 10,000m2
- approx 6 lots across LGA



- Ku-ring-gai base cadastre
- KLEP 2015 - E1 - Local Centre
- KLEP 2015 - R2 - Low Density
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

date: 1/12/24

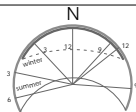
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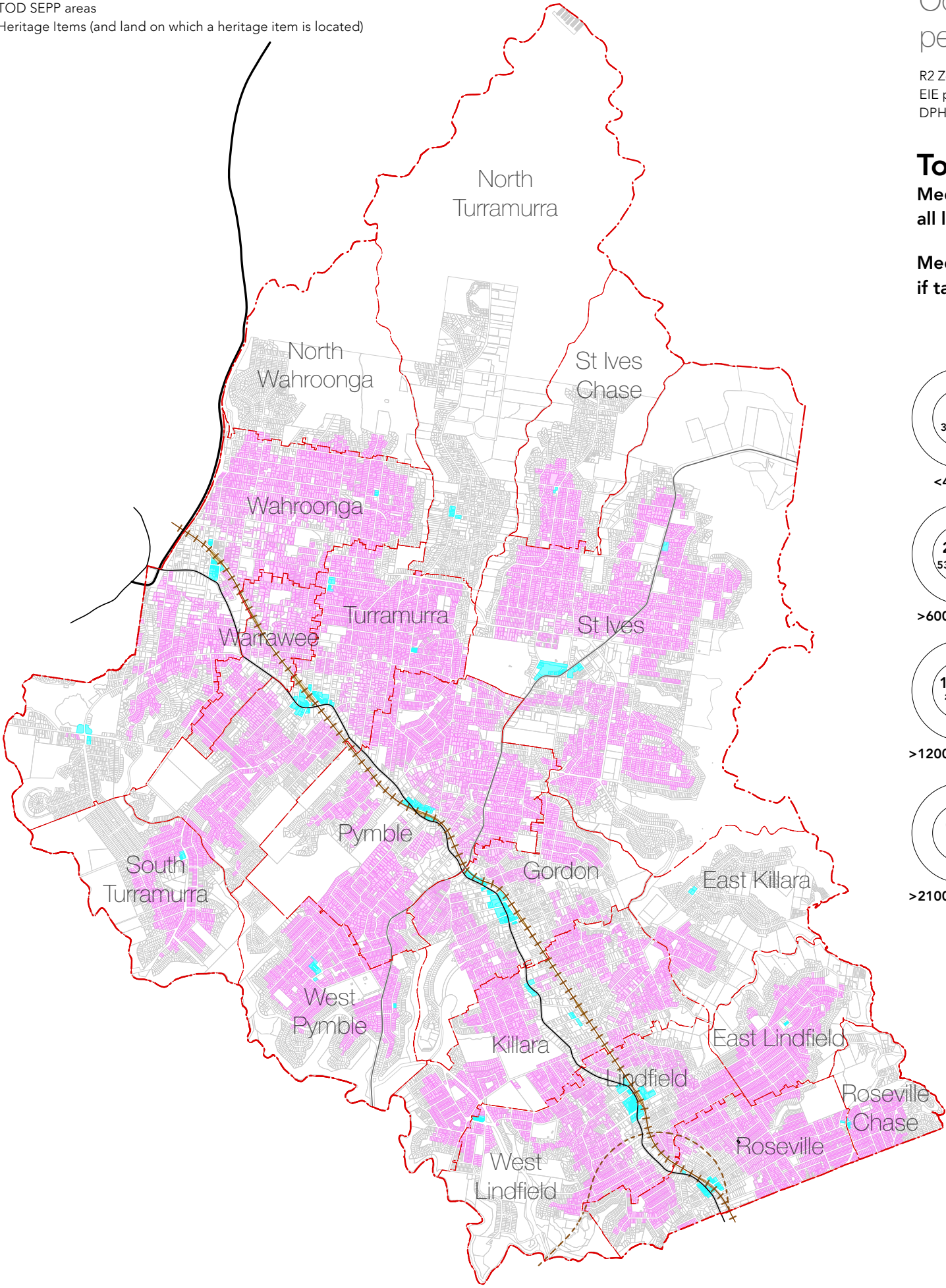


Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

EIE excludes Dual Occupancy on R2 zoned lots that are:

- Bushfire Prone Land
- TOD SEPP areas
- Heritage Items (and land on which a heritage item is located)



2.02

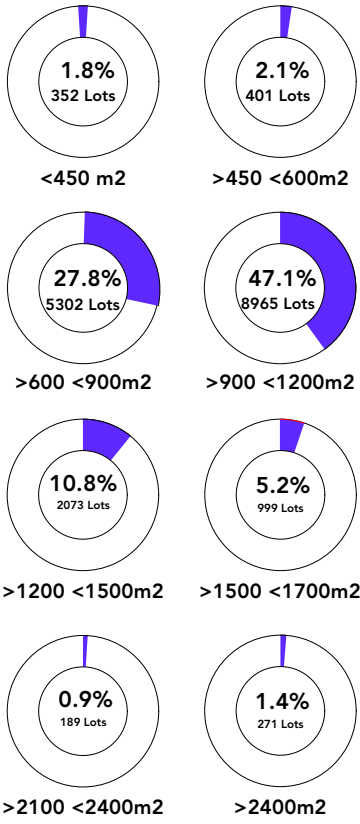
R2 Lots - EIE Dual Occupancy permitted

R2 Zoned Lots meeting Codes SEPP and EIE permissibility
DPHI requires 50% of total for target

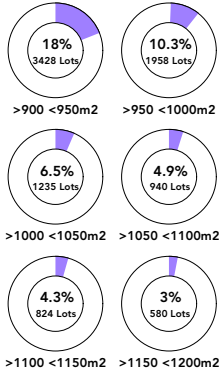
Total = 18725

Median Lot size = 954m2
all lots across LGA

Median Lot size = 1144m2
if taken from 9363 (50%) lots



Lot distribution in range 900<1200m2



date: 1/12/24
scale: 1:50000



- Ku-ring-gai base cadastre
- KLEP 2015 - E1 - Local Centre
- R2 - Low Density - Lots compliant for Dual Occupancy (maximum subject to individual lot conditions)
- DPHI - 'Local Housing Areas'
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

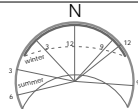
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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

2.03

R2 Lots_EIE Dual
Occupancy_
'Local Housing
Areas'

Total = 4177

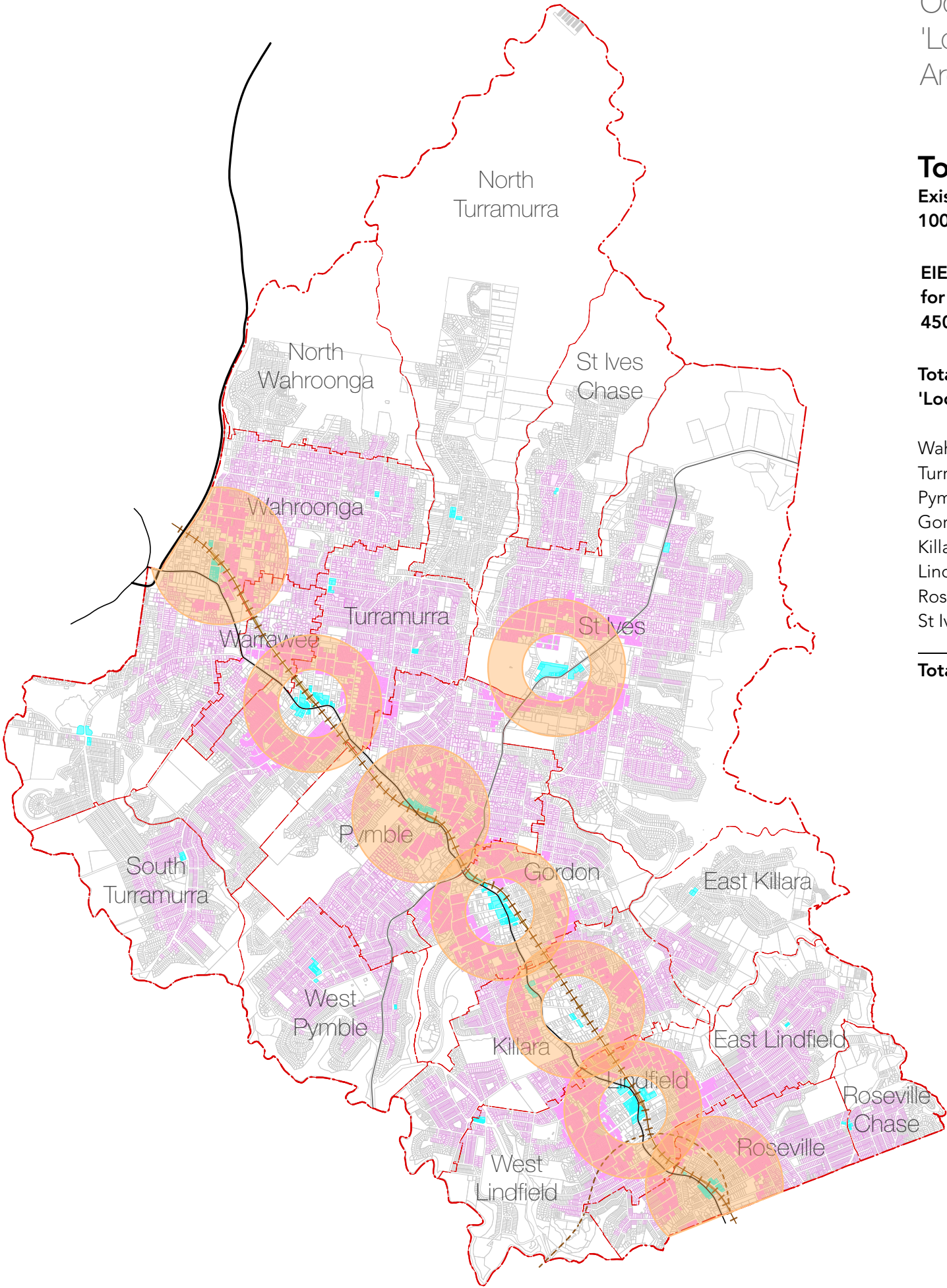
Existing Median Lot size =
1000m2

EIE minimum parent lot size
for Local Housing Areas =
450m2

Total R2 lots in DPHI identified
'Local Housing Areas'

Wahroonga	241
Turramurra	849
Pymble	340
Gordon	577
Killara	331
Lindfield	859
Roseville	315
St Ives	665

Total 4177



- Ku-ring-gai base cadastre
- KLEP 2015 - E1 - Local Centre
- R2 - Low Density - Lots compliant for Dual Occupancy (maximum subject to individual lot conditions)
- R2 - Lots within 'Local Housing Areas' (excludes Warrawee Station which is generally captured within the Turramurra Station E1 catchment)
- DPHI - 'Local Housing Areas'
- North Shore Rail Line
- M1
- Pacific Highway
- Mon Vale Road

NOTE: Slight discrepancies between
base cadastre data sets (approx 32 lots) is
assumed insignificant in LGA figures

date: 1/12/24

scale: 1:50000



Hill Thalys

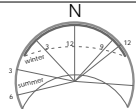
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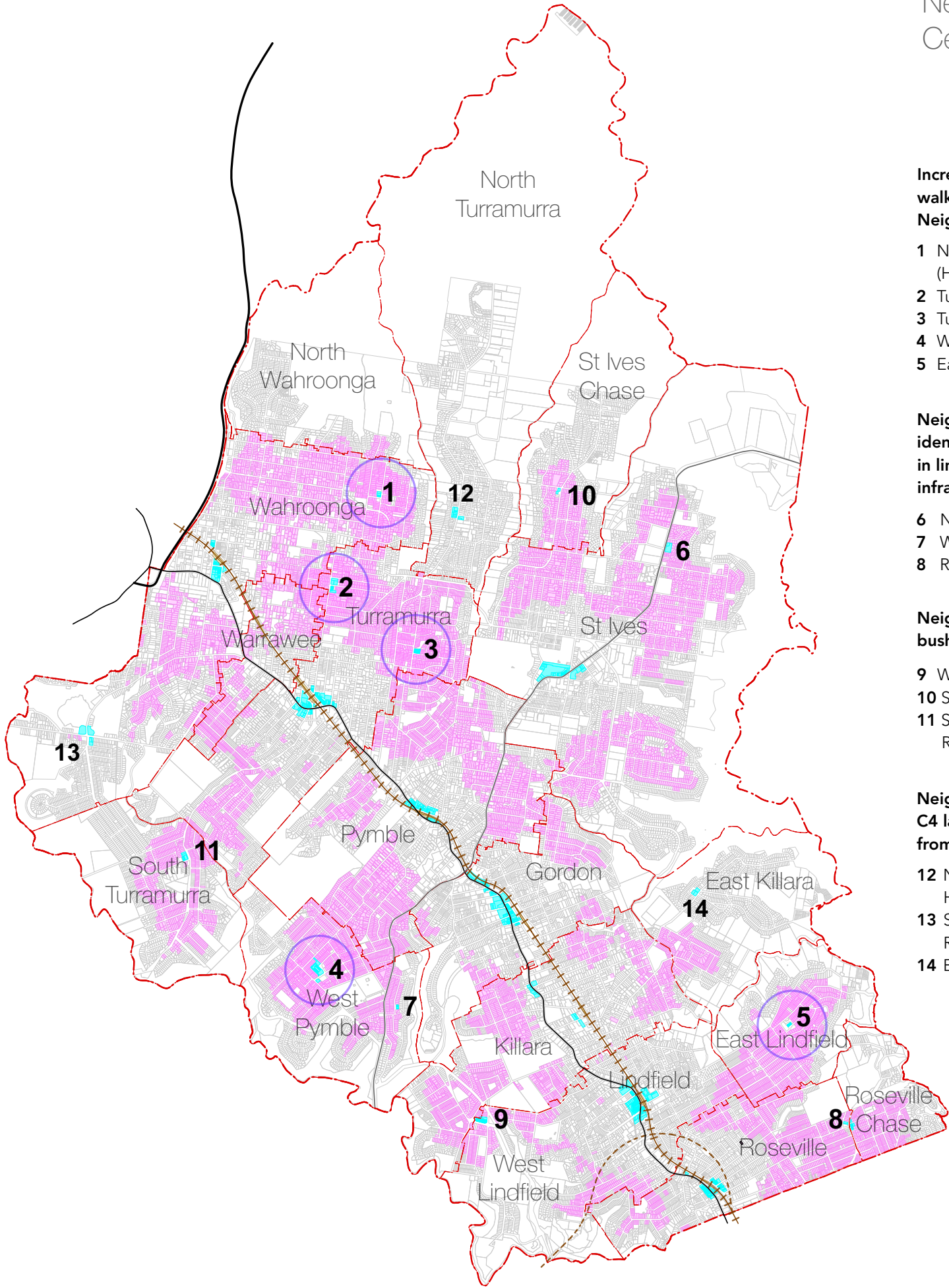


Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

2.04

R2 lots in
Neighbourhood
Centres LSPS



Increased housing within 400m walking distance of Neighbourhood Centres:

- 1 North Wahroonga (Hampden Avenue)
- 2 Turrumurra (Eastern Road)
- 3 Turrumurra (Princes Street)
- 4 West Pymble (Kendall Street)
- 5 East Lindfield (Wellington Road)

Neighbourhood Centres identified in LSPS for up-zoning in line with future transport infrastructure:

- 6 North St Ives (Mona Vale Road)
- 7 West Gordon (Duneba Avenue)
- 8 Roseville Chase (Babbage Road)

Neighbourhood Centres with bushfire evacuation risk:

- 9 West Lindfield (Moore Avenue)
- 10 St Ives Chase (Warrimoo Ave)
- 11 South Turrumurra - Kissing Point Road)

Neighbourhood Centres with C4 land use zoning (excluded from EIE dual occupancy):

- 12 North Turrumurra (Bobbin Head Road)
- 13 South Wahroonga (Fox Valley Road)
- 14 East Killara (Koola Avenue)

- Ku-ring-gai base cadastre
- E1 - Local / Neighbourhood Centre
- R2 - Lots compliant for Dual Occupancy outside of EIE 'Local Housing Areas' (maximum subject to individual lot conditions)
- Indicative 400m walking distance
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

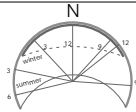
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Ku-ring-gai Dual Occupancy Lot Size
Ku-ring-gai Council

2.05

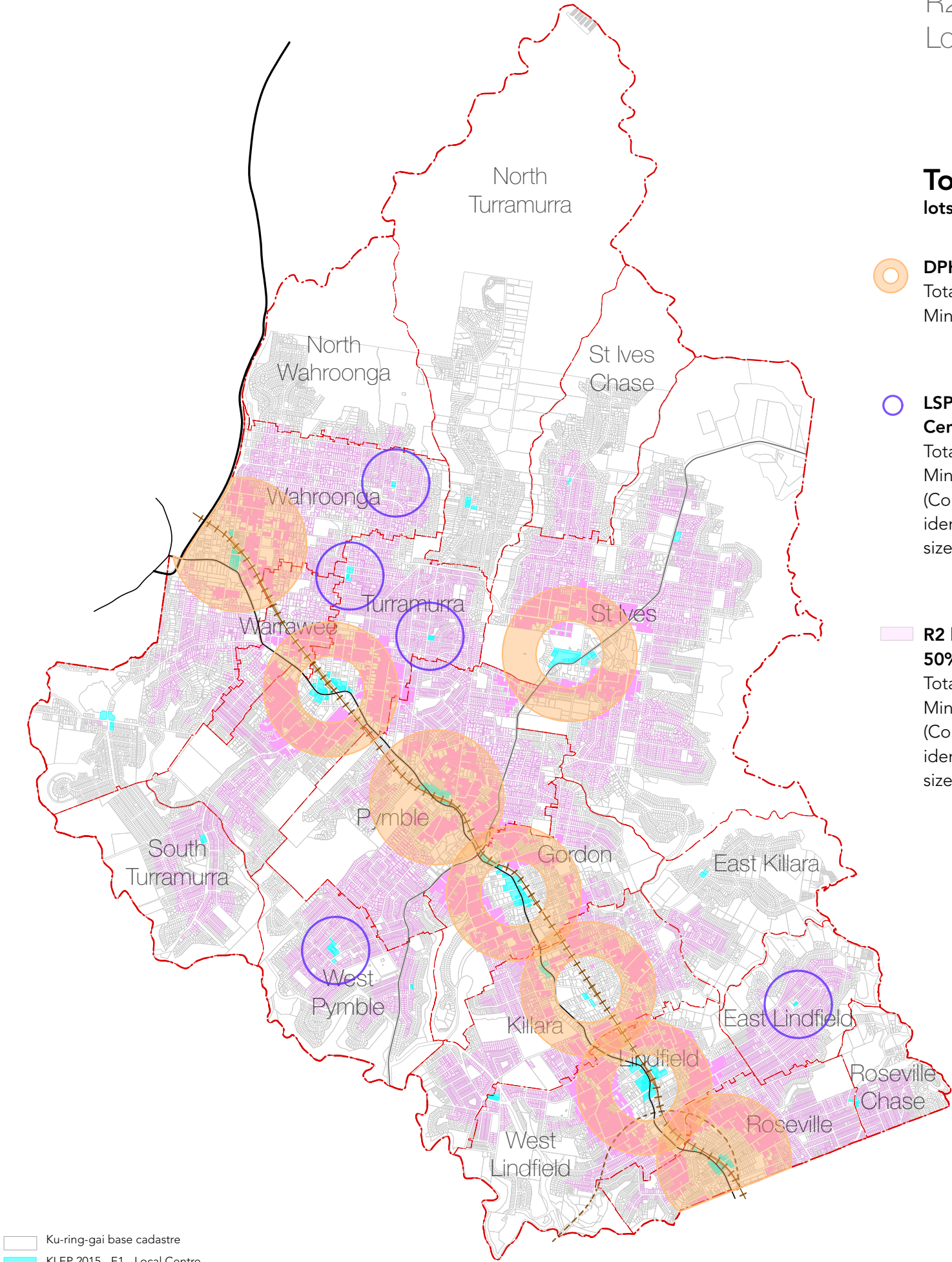
Dual Occupancy
R2 Lots - Tiered
Lot Size strategy

Total = 9363
lots required across LGA

DPHI - 'Local Housing Areas'
Total lots 4177
Min lot size 450sqm (EIE)

LSPS - 5 x Neighbourhood Centres
Total lots 1339
Min lot size 940sqm
(Council to confirm lots within identified 'Areas' requiring lot size between 725-940sqm)

R2 lots remaining to deliver 50% total across LGA
Total lots 3847
Min lot size 1075sqm
(Council to confirm lots within identified 'Areas' requiring lot size between 725-940sqm)



- Ku-ring-gai base cadastre
- KLEP 2015 - E1 - Local Centre
- R2 - Low Density - Lots compliant for Dual Occupancy (maximum subject to individual lot conditions)
- R2 - Lots within 'Local Housing Areas' (excludes Warrawee Station which is generally captured within the Turramurra Station E1 catchment)
- DPHI - 'Local Housing Areas'
- LSPS - identified Neighbourhood Centres
- North Shore Rail Line
- M1
- Pacific Highway
- Mona Vale Road

NOTE: Slight discrepancies between base cadastre data sets (approx 32 lots) is assumed insignificant in LGA figures

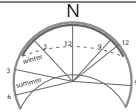
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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

3.01

R2 Lot Distribution Summary 1

Dual Occupancy - Lots identified within all R2 zoned land to EIE requirements:

- excludes R2 lots that are:
- Bushfire Prone Land
 - TOD SEPP
 - Heritage Items (and land on which a heritage item is located)

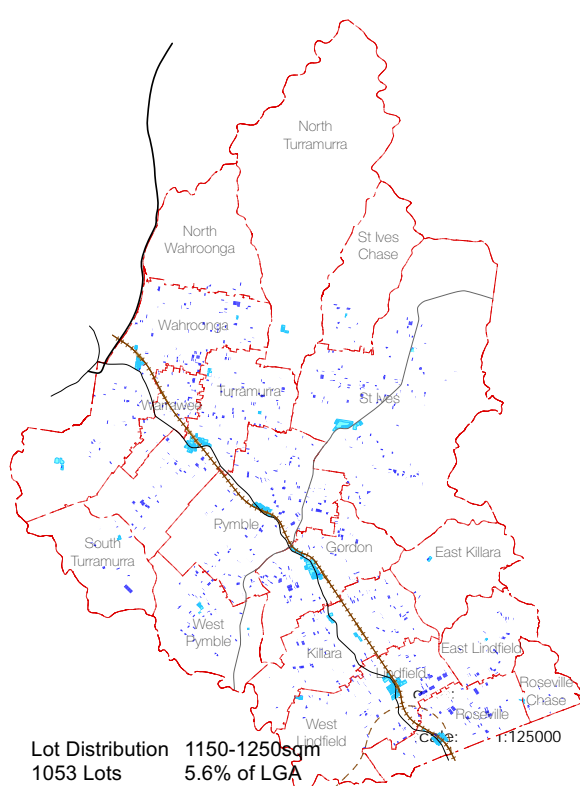
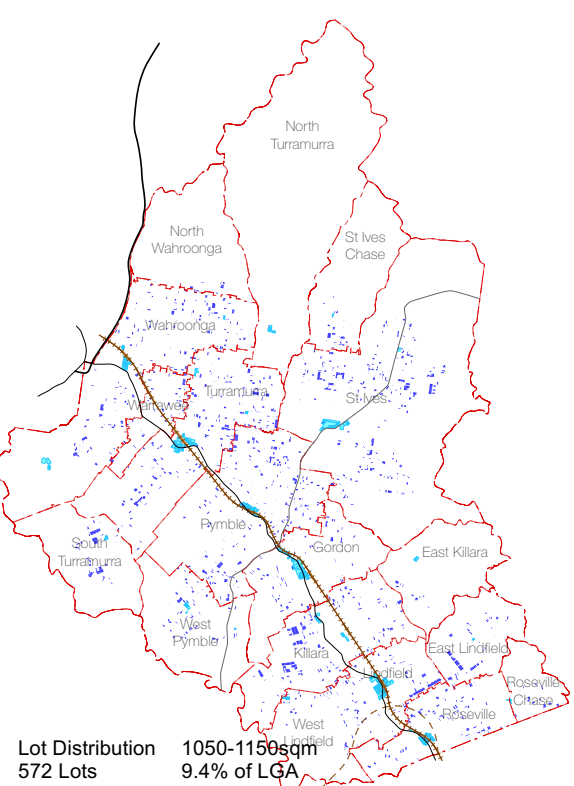
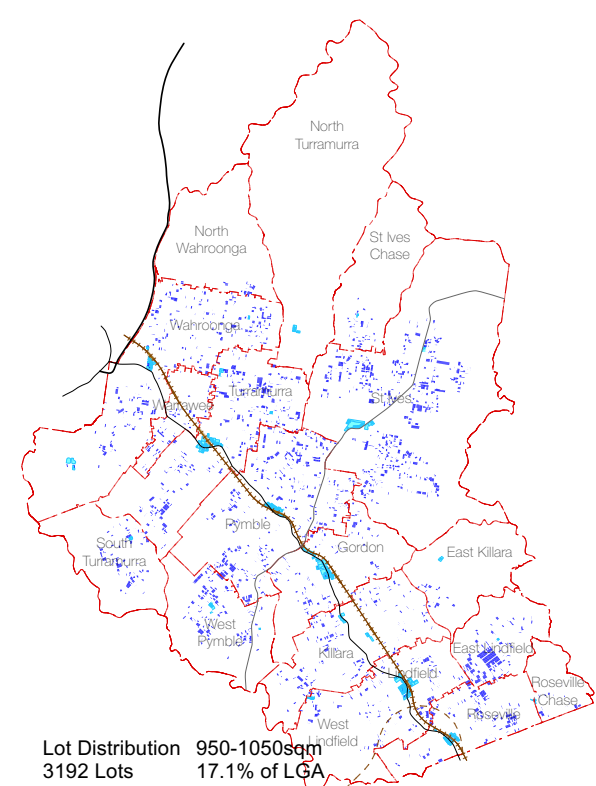
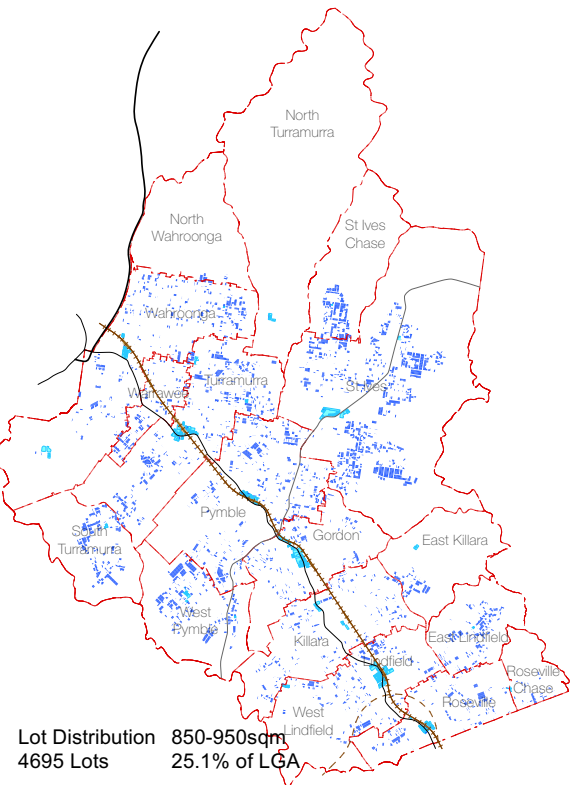
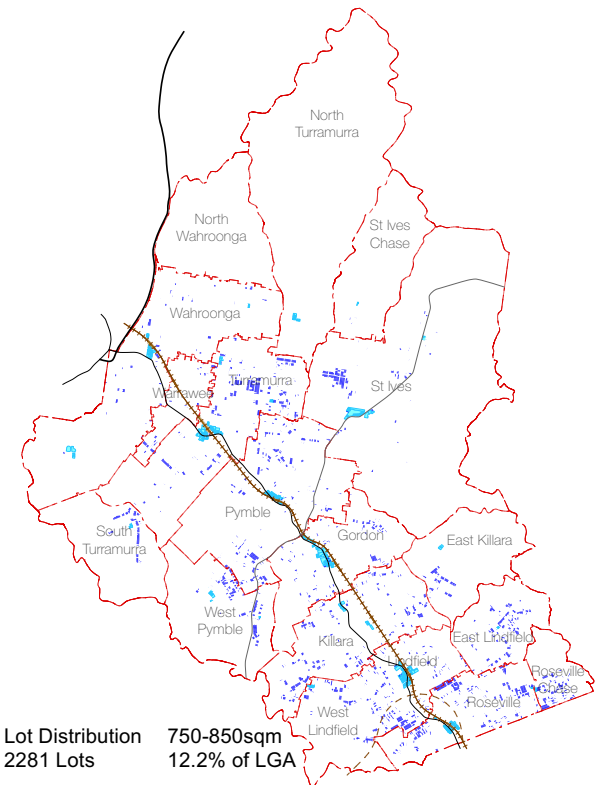
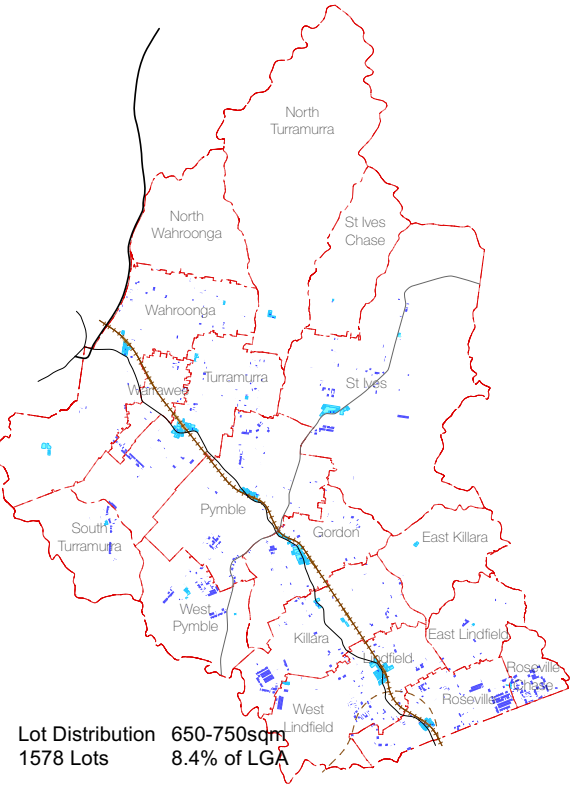
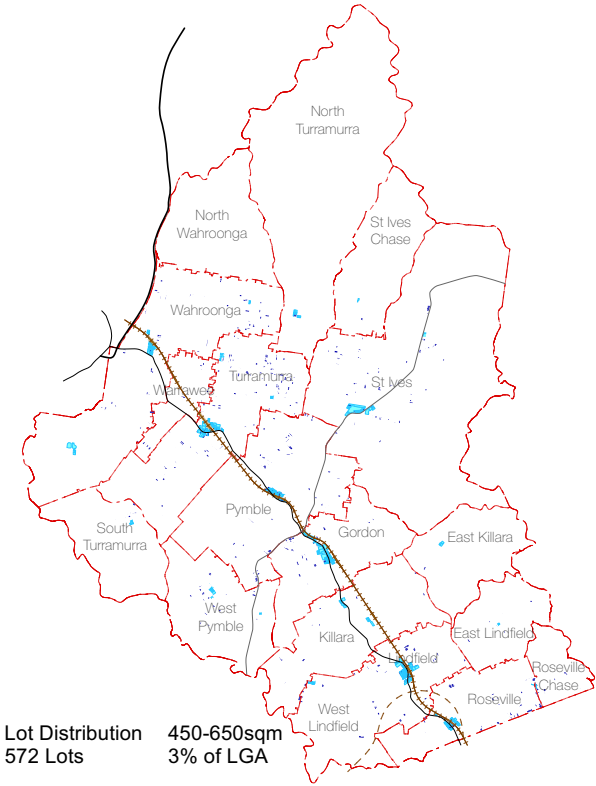
Generally, R2 lots are broadly distributed across the LGA with several ranges of concentrated lots within specific historical subdivisions.

- Smaller lots of 650-750sqm are predominantly in Roseville East and West Lindfield/Killara.
- Lots of 850-950sqm edge parts of the 'Green Fingers' character areas generally in the northern half of the LGA.
- Larger lots of 1500-3000sqm (see Sheet 2) are generally concentrated to the northern half of the LGA and generally around the stations within the areas identified as 'Local Housing Areas'.

Due to the spread of lot sizes throughout the LGA, identifying dual occupancy priority areas will assist with Ku-ring-gai's broader strategic planning to increase density supported by urban testing and additional infrastructure planning identified in the LSPS.

In a finer grain analysis, the lot distributions have implications for setting minimum lot sizes within the LSPS Neighbourhood Centres so that sufficient lots are captured for dual occupancies under the EIE consistent with the LSPS objectives including future urban testing.

- R2 Lots within identified ranges
- E1 Local Centres / Neighbourhood Centres



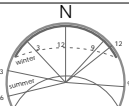
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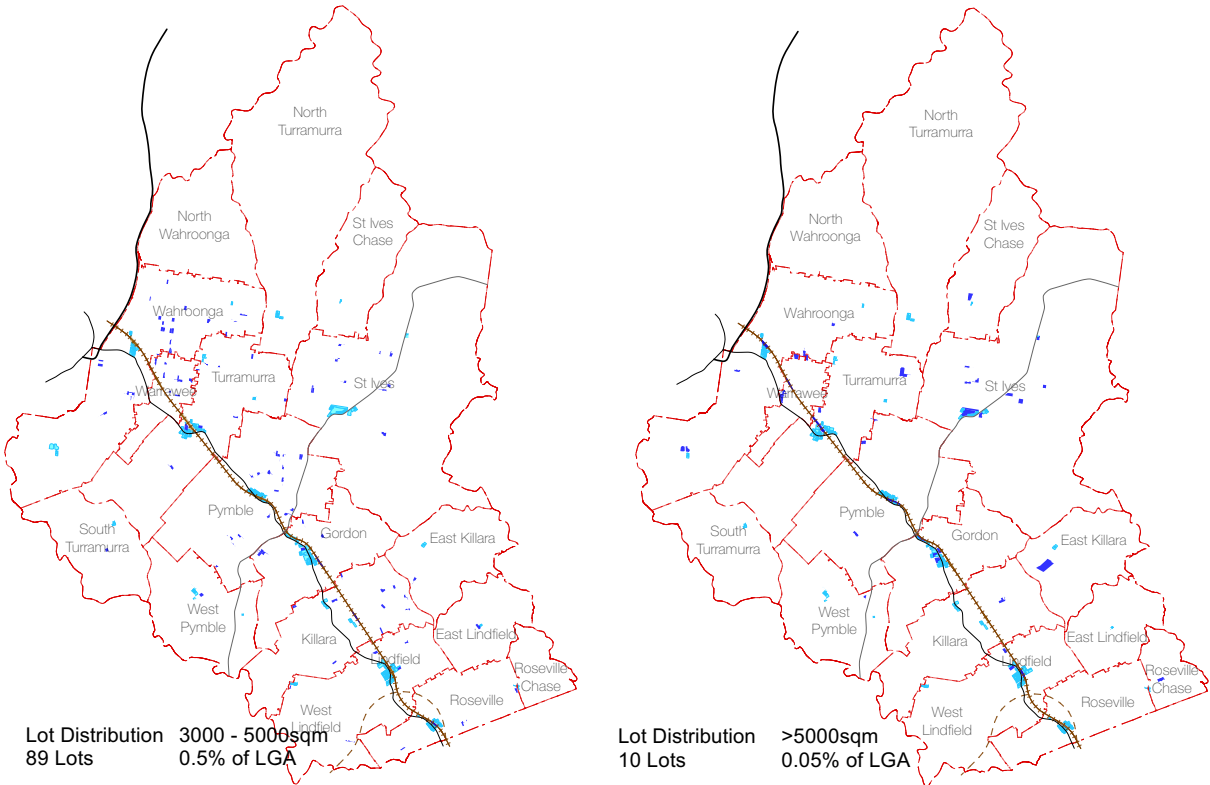
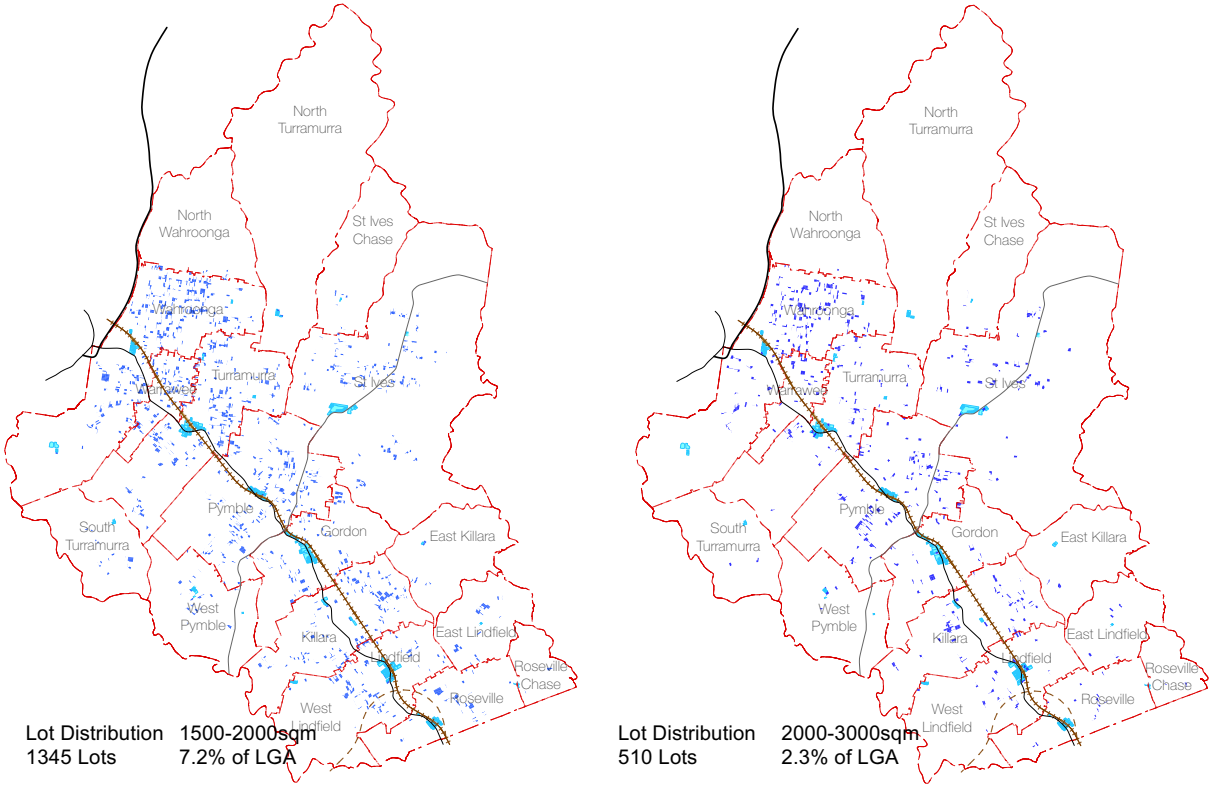
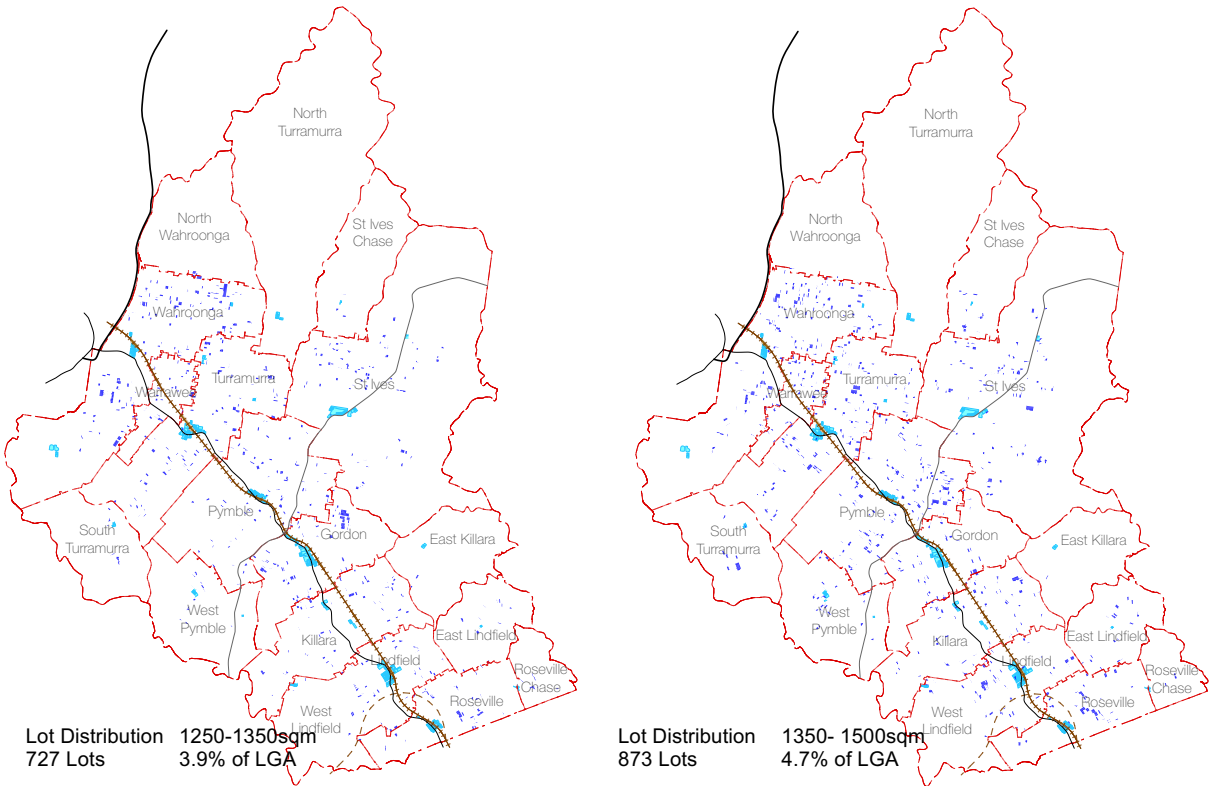
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Nominated Architects:
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3.02
R2 Lot Distribution
Summary 2



■ R2 Lots within identified ranges
■ E1 Local Centres / Neighbourhood Centres

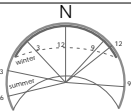
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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

Dual Occupancy Non-refusal Standards

- Min parent Site Area: 450 sqm
- Max Building Height: 9.5m
- Max Floor Space Ratio: 0.65:1
- Min Lot Width: 12 m
- Min car parking: 1 space per dwelling

EIE Landscape provisions

Parent Lot size	Tree canopy	Deep soil	Tree-planting rate
<300m2	15%	15%	At least 1 small tree per dwelling
300-600m2	20%	20%	For every 200 m2 of site area, or part thereof, at least one small tree
>600m2	25%	25%	For every 225 m2 of site area, or part thereof, at least one medium tree

For further context also refer to ADG part 3E Deep Soil Zones and Ku-ring-gai DCP Parts 4, 6 and 7

4.01

Exhibited EIE Dual Occupancy Standards

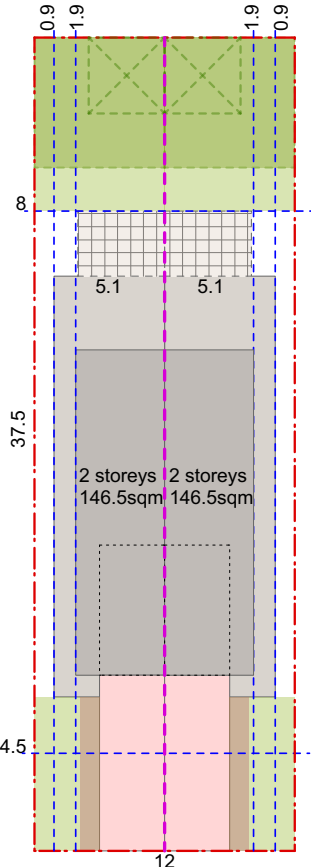
EIE non-refusal standards generally do not facilitate medium sized trees on minimum permitted 450sqm parent lots.

The examples have assumed the maximum FSR of 0.65:1 is achieved. This precludes a secondary structure in rear yards, which is noted would prevent a consolidated deep soil area large enough for a medium or small tree unless maximum site coverage controls are in place and prioritise landscape.

The EIE indicates battle-axe dual occupancy types are not permitted as a complying development type.

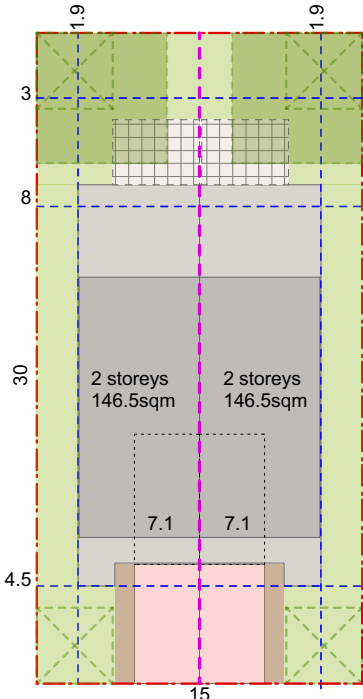
The interaction of the Low Rise Housing Diversity Design Guide with EIE provisions for dual occupancy. requires further guidance from DPHI.

Testing indicates EIE small trees cannot be accommodated in front setbacks where lot width is 12metres. However, this is the only lot configuration that can accommodate a medium tree in the rear yard. with a min 6m x 6m consolidated deep soil area.



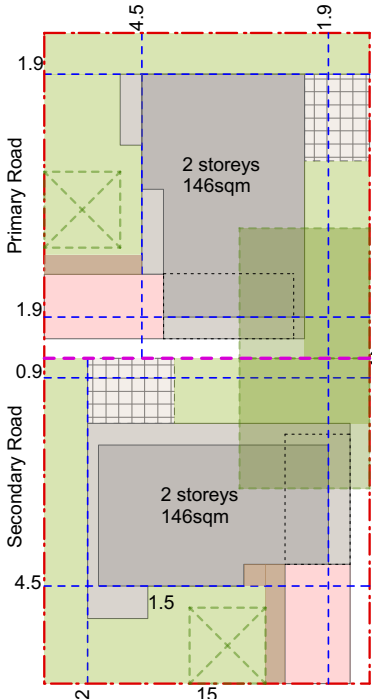
Semi Detached House with EIE min frontage 12m

Site 1 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil:	645sqm (20%) required
Deep Soil achieved:	62.5sqm
Site 2 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil:	45sqm (20%) required
Deep Soil achieved:	62.5sqm



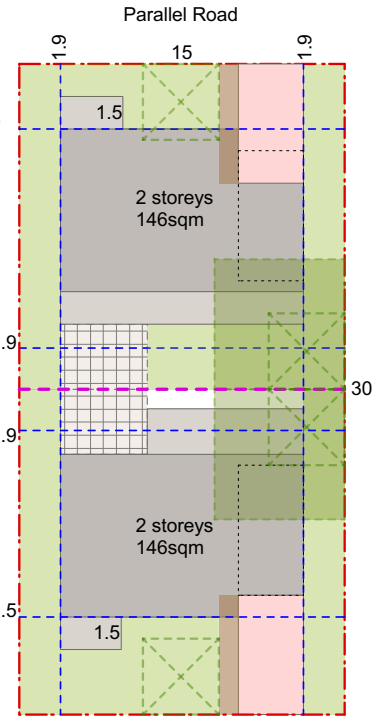
Semi Detached House with min frontage 15m:

Site 1 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil:	45sqm (20%) required
Deep Soil achieved:	92sqm
Site 2 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil:	45sqm (20%) required
Deep Soil achieved:	92sqm



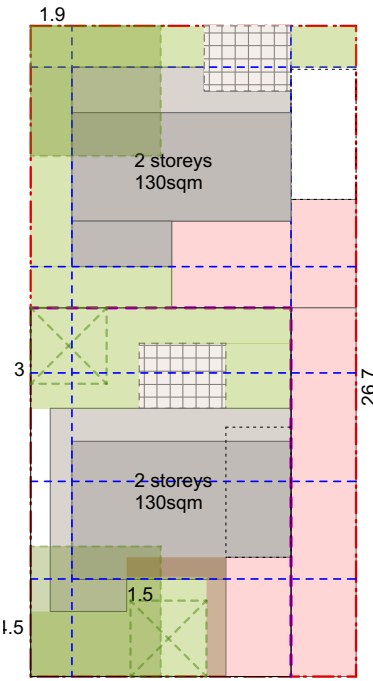
Detached corner dwellings:

Site 1 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil :	45sqm (20%) required
Deep Soil achieved:	89sqm
Site 2 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil:	45sqm (20%) required
Deep Soil achieved:	89sqm



Detached Houses - Parallel Road:

Site 1 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil :	45sqm (20%) required
Deep Soil achieved:	96sqm
Site 2 Area:	225sqm
Built Area:	146.25sqm (0.65:1) (over 2 storeys)
Deep Soil achieved:	85sqm



Battle Axe (Interior Lot):

Street Lot	
Site 1 Area:	200sqm
Built Area:	130sqm (0.65:1) (over 2 storeys)
Deep Soil :	45sqm (20%) required
Deep Soil achieved:	79sqm
Battle-axe Lot	
Site 2 Area:	250sqm
Developable Area:	200sqm
Built Area:	130sqm (0.65:1) (over 2 storeys)
Deep Soil:	45sqm (20%) required
Deep Soil achieved:	50 sqm
Landscape complies if averaged over parent lot	

This permutation accommodates no deep soil or other landscape for the extent of the driveway adjacent to the front dwelling or side boundary.

Permiisbility for dual occupancy: via Codes SEPP to be clarified.

Site boundary	Pathway	Deep Soil per medium tree (min 6 x 6m)
New subdivision	Buildable Area Ground Floor	Deep Soil per small tree (min 4 x 4m)
Setback	Buildable Area First Floor	Driveway & Parking
Landscape	Paving	

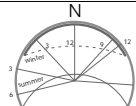
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Ku-ring-gai Dual Occupancy Lot Size
Ku-ring-gai Council

Dual Occupancy Standards

- Min parent Site Area: 450 sqm
- Max Building Height: 9.5m
- Max Floor Space Ratio: 0.65:1
- Min Lot Width: 12 m
- Min car parking: 1 space per dwelling

EIE Landscape provisions

Parent Lot size	Tree canopy	Deep soil	Tree-planting rate
<300m2	15%	15%	At least 1 small tree per dwelling
300-600m2	20%	20%	For every 200 m2 of site area, or part thereof, at least one small tree
>600m2	25%	25%	For every 225 m2 of site area, or part thereof, at least one medium tree

For further context also refer to ADG part 3E Deep Soil Zones and Ku-ring-gai DCP Parts 4, 6 and 7

4.02

EIE Subdivision

EIE subdivision of larger lots. Ku-ring-gai typically has many lots with frontage between 18 to 20 metres.

EIE provision for dual occupancy to address a public street enable larger parent lot subdivision for a pair of dwellings addressing the street with a battle-axe lot behind.

This subdivision can be expected to impact canopy where vehicles and turning circles need to be accommodated within the site.

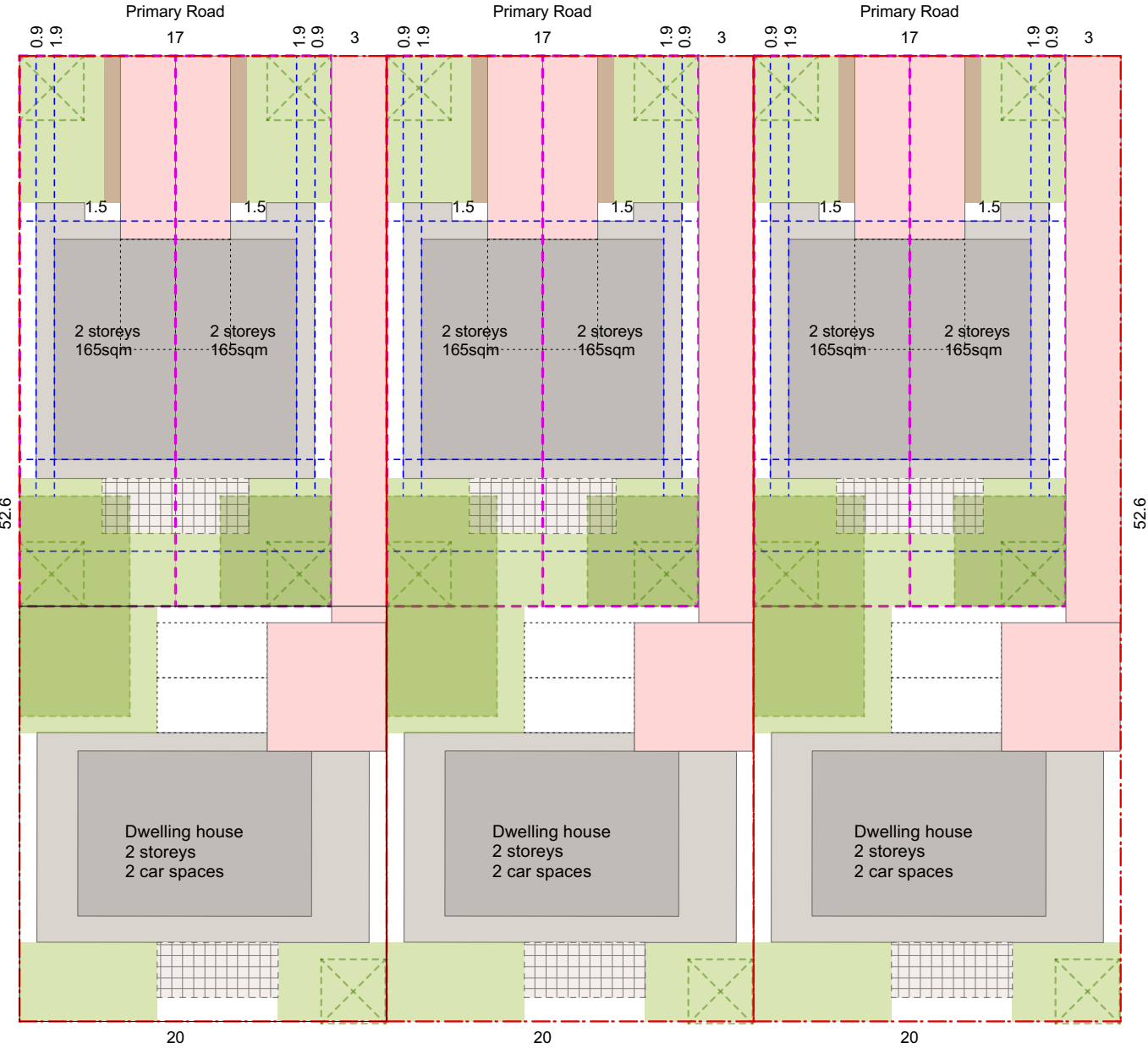
The dual occupancy examples have assumed the maximum FSR of 0.65:1 is achieved. This precludes a secondary dwelling in rear yards. A larger front setback is tested assuming 9m for existing urban context.

Impacts of multiple driveway crossovers are exacerbated with association loss of on-street parking and risk to street tree canopy provision.

The dual occupancies within the streetscape do not provide adequate width for medium sized trees in front gardens.

This permutation accommodates no deep soil or other landscape for the extent of the driveways adjacent to the front lots or along the battle-axe side boundary.

Dual occupancy lots appear able to accommodate a small tree in their front and rear setback zones while there is some obstruction from rear terrace areas to allow for a medium tree.



Subdivision study

Parent lot Area: 1050sqm
Subdivision
Site 1 Dual occupancy: 510sqm
Site 2 Battle-axe: 450 sqm + battle-axe handle

Dual Occupancies:

Site 1 Area: 255sqm
Built Area: 165.75sqm (0.65:1)
(over 2 storeys)
Deep Soil: 45sqm (20%) required
Deep Soil achieved: 84sqm

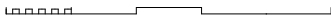
Site 2 Area: 225sqm
Built Area: 165.75sqm (0.65:1)
(over 2 storeys)
Deep Soil: 45sqm (20%) required
Deep Soil achieved: 84sqm

Key

- Site boundary
- New subdivision
- Setback
- Landscape
- Pathway
- Buildable Area Ground Floor
- Buildable Area First Floor
- Paving
- Deep Soil per medium tree (min 6 x 6m)
- Deep Soil per small tree (min 4 x 4m)
- Driveway & Parking

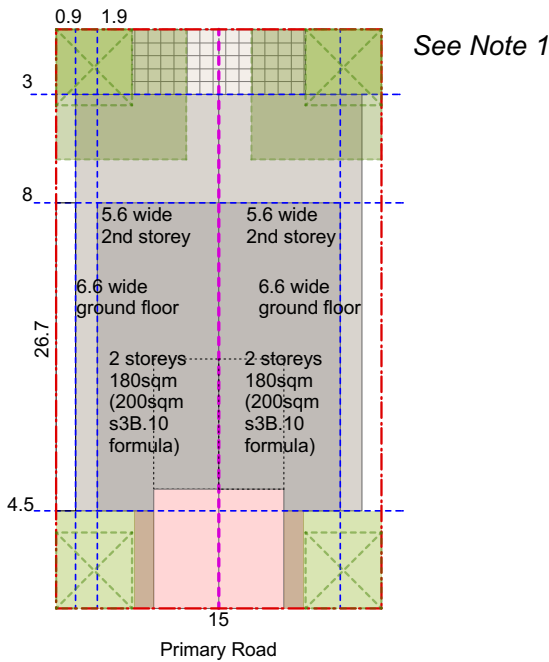
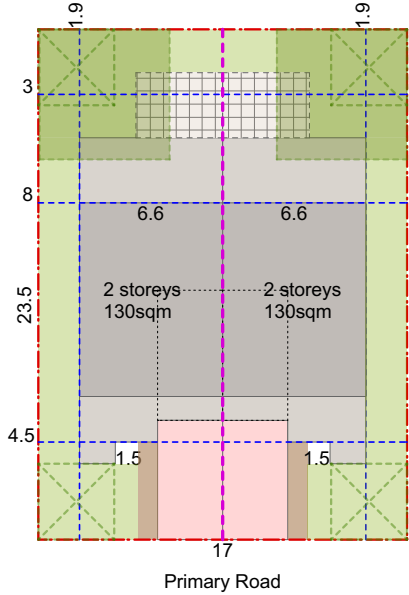
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SEPP (Exempt and Complying Development Codes) 2008 -
Part 3B for Dual Occupancy Development Standards

- Parent Site Area: 400 sqm
- Building Height: 8.5m
- Floor Space Ratio: 400m2-2000m2 25% of lot area + 300m2
>2000m2 800m2
- Lot Width: 15m or 12 m for vehicles lane/secondary road
- Car parking: 1 space per dwelling
- Landscaped Area: 50% of site area minus 100m2 (min 25% forward of building line and min 50% behind) *See Note 2*
- Private Open Space: 16m2 (min dimension 3m)



Attached pair of dwellings (on wider frontage):

Site 1 Area: 200sqm
Built Area: 130sqm (0.65:1)*
(over 2 storeys)
Landscaped Area: 30sqm (15%) min required
40 sqm (20%)
(s3.13 (1) of Codes SEPP)
Landscape area achieved: 75sqm

Site 2 Area: 200sqm
Built Area: 130sqm (0.65:1)*
Landscaped Area: 30sqm (15%) required
40 sqm (20%)
Landscape area achieved: 75sqm

Deep soil 6 x 6m: Not achieved
Ku-ring-gai minimum dimension needed to support
1 x canopy tree

Attached pair of dwellings (Codes SEPP min frontage):

Site 1 Area: 200sqm
FSR: 200sqm (1:1) (over 2 storeys)
s3B.10 formula
Landscaped Area: 30sqm (15%) min required
40 sqm (20%)
Landscape achieved: (16m2 NON COMPLIANT with max FSR)

Site 2 Area: 200sqm
FSR: 200sqm (1:1) (over 2 storeys)
s3B.10 formula
Landscaped Area: 30sqm (15%) min required
40 sqm (20%)
Landscape achieved: (16m2 NON COMPLIANT with max FSR)

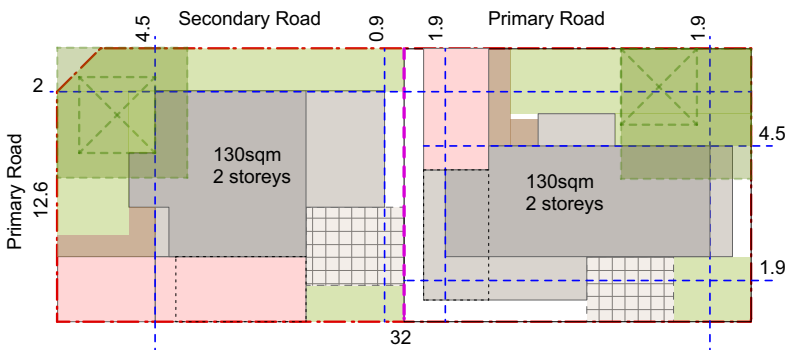
Deep soil 6 x 6m: Not achieved
Ku-ring-gai minimum dimension needed to support
1 x canopy tree

Detached dwellings corner lot:

Site 1 Area: 200sqm
Built Area: 130sqm (0.65:1)*
(over 2 storeys)
(Carport on boundary)
Landscaped Area: 30sqm (15%)
40 sqm (20%)
Landscape achieved: 63sqm

Site 2 Area: 200sqm
Built Area: 130sqm (0.65:1)*
Landscaped Area: 30sqm (15%)
40 sqm (20%)
Landscape achieved: 53sqm

Deep soil 6 x 6m: Not achieved
Ku-ring-gai min dimension needed to support
1 x canopy tree



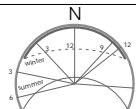
Key

- Site boundary
- New subdivision
- Setback
- Landscape
- Pathway
- Buildable Area Ground Floor
- Buildable Area First Floor
- Paving
- Deep Soil per medium tree (min 6 x 6m)
- Deep Soil per small tree (min 4 x 4m)
- Driveway & Parking

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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

4.03

SEPP Exempt and
Complying
Development
(Codes SEPP)
Standards
for 400sqm min lot

NOTE 1:

Codes SEPP s3B.10

FSR for 400m2 lot does not achieve
Landscape area using s3B.10 formula
25% lot + 300m2 = 100m2 + 300m2
= 200m2/per
dwelling

(FSR 1:1 on a 400m2 parent lot
compared to EIE of 0.65:1)

Non-compliance with Landscape area
would require a Development
Application (Low Rise Housing
Diversity Design Guide)

SEPP (Exempt and Complying
Development Codes) 2008 non-refusal
standards generally do not facilitate
medium sized trees on minimum
permitted 400sqm parent lots.

NOTE 2:

Codes SEPP s3B.15

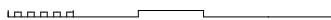
The standard refers to 'landscaped
area' rather than a 'deep soil'
provision.
The definition for *landscaped area* is
assumed by the Standard Instrument
LEP:

*means a part of a site used for
growing plants, grasses and trees,
but does not include any building,
structure or hard paved area.*

The effect of deep soil with the SEPP
including minimum dimensions.

date: 1/12/24

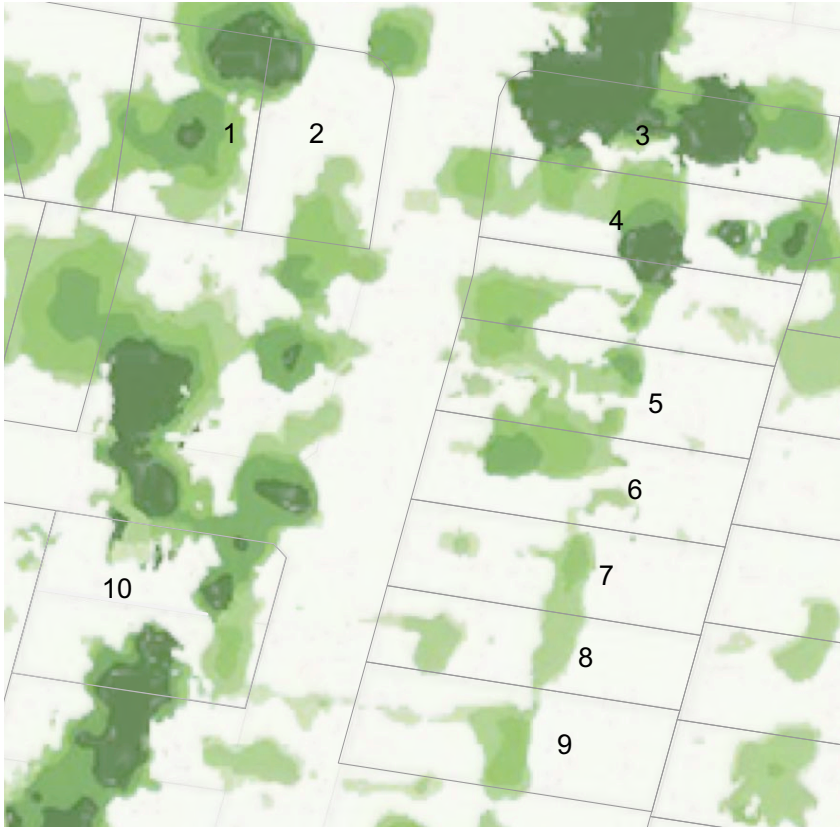
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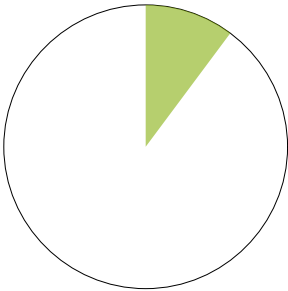
Dual Occupancy Type: Side-by-side and corner - Both dwellings address a public street
Lot size range: 1034 sqm to 1450 sqm
Assumptions: EIE Subdivision possible with 18m min frontage enables dual occupancy at street with battle-axe detached dwelling subject to parent lot size.
(Battle-axe dwelling or dual occupancy via Development Application)

4.04

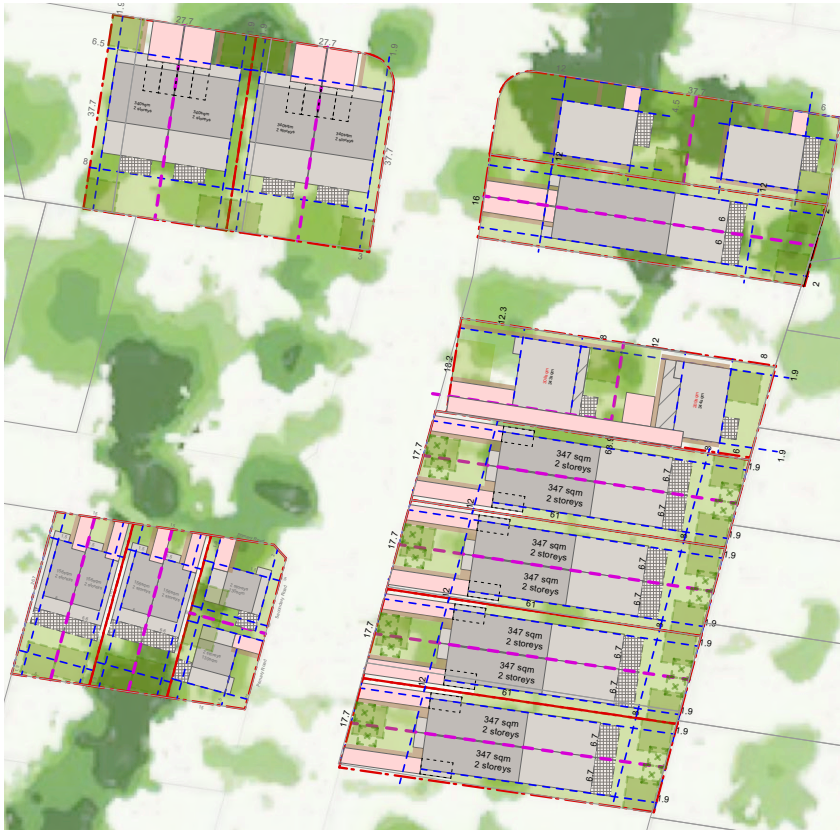
Study 1 - Canopy



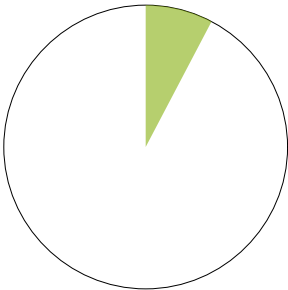
Study Area: 23200 m2
Lots in study area: 16 (includes heritage items)
Canopy cover: 8376 m2 36.7%



Lot	Width	Length	Area
1	27.8	37.7	1046
2	27.8	37.7	1034
3	17	65.3	1100
4	17.7	61	1070
5	19.3	61	1100
6	17.7	61	1070
7	17.7	61	1070
8	17.7	61	1070
9	17.7	61	1070
10	45.5	32.3	1450



Study Area: 23200 m2
Dual Occ Lots: 10 37.5% of study area developed
Canopy cover: 6390 m2 27.5%% min loss approx 13%



EIE FSR of 0.65:1 enables excessively large building footprints on larger lots. KLEP maximum FSR is 0.4:1. The above study demonstrates that canopy will be lost under the EIE.

Larger, deeper lot sizes are better able to retain canopy in the front setback and/or rear gardens.

Larger lots enable some replacement with medium sized trees. This will be needed to mitigate the loss of large canopy trees which can be anticipated where the EIE is widely taken up.

Key

- Site boundary

New subdivision

Setback

Landscape
- Pathway

Buildable Area Ground Floor

Buildable Area First Floor

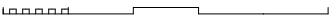
Paving
- Deep Soil per medium tree (min 6 x 6m)

Deep Soil per small tree (min 4 x 4m)

Driveway & Parking

date: 1/12/24

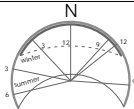
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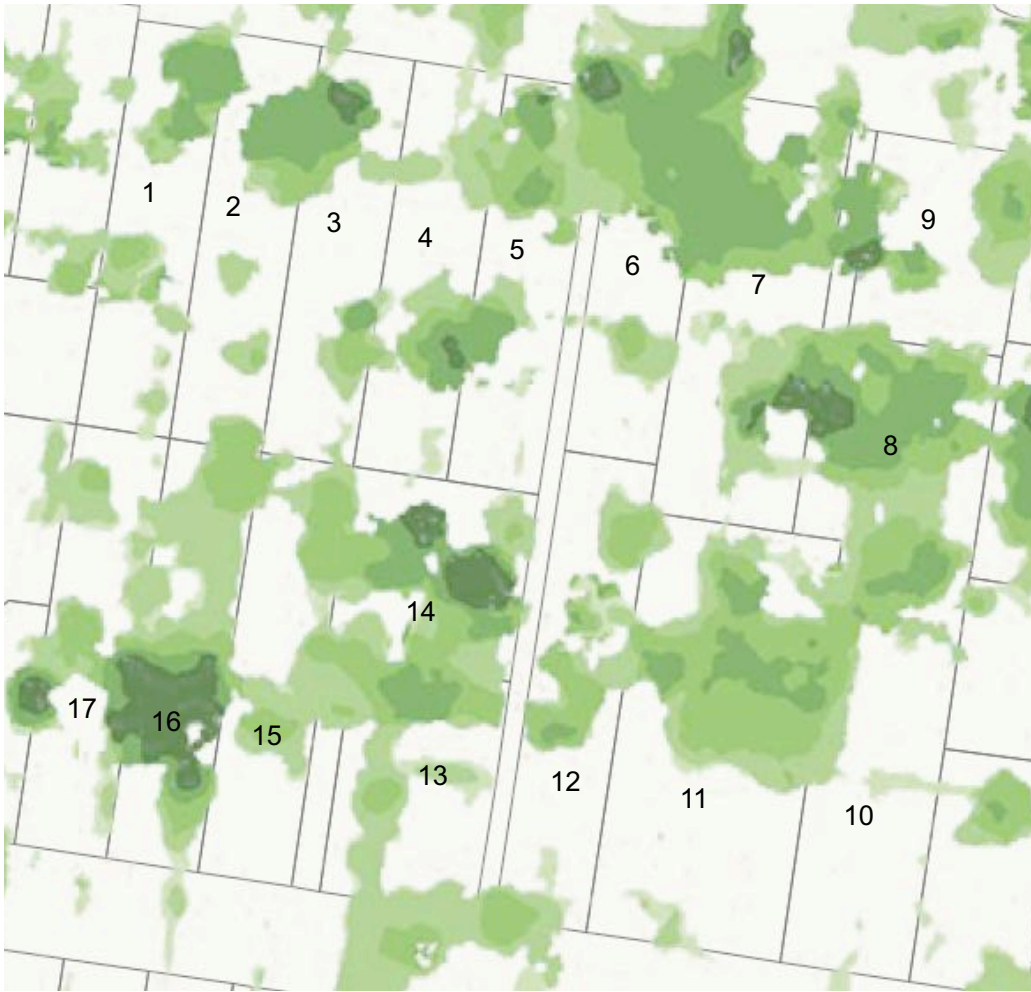
Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

Dual Occupancy Type: Side-by-side on large deep lots - Both dwellings address a public street
Secondary dwelling in rear yards
Lot size range: 1197 sqm to 3063.5 sqm
Assumptions: EIE Subdivision possible with 18m min frontage enables dual occupancy at street with battle-axe detached dwelling subject to parent lot size.

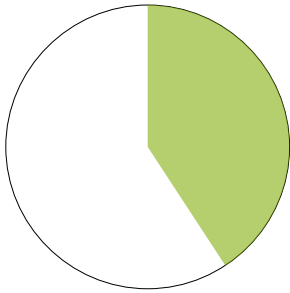
4.05

Study 2 - Canopy



Study Area: 40400 m2
Lots in study area: 17 (includes heritage items)

Canopy cover: 16496 m2
40.8%



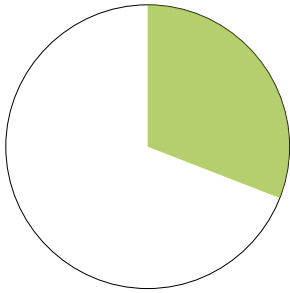
Lot	Width	Length	Area
1	29.5	80.7	1409.3
2	29.5	80.8	1419.2
3	29.5	80.8	1419.2
4	29.5	80.8	1419.2
5	29.5	80.8	1418.5
6	28.1	71.7	1255.3
7	39.5	85	2267.6
8	40	83	1563.5
9	36	43.5	1197
10	37.1	84.6	2059.2
11	49.2	86.5	3063.5
12	31.3	92.5	1634.7
13	36.8	49.5	1384.4
14	47.6	81.6	1553.1
15	29.8	83.5	1967.9
16	29.8	83.5	1967.9
17	29.8	83.5	1967.9

Battle-axe - effective lot length 40m
Battle-axe - effective lot length 36.2m



Study Area: 40400 m2
Dual Occ Lots: 15 (+ 1 lot double subdivided)
88.2% of study area developed

Canopy cover: 12570 m2
30.9%% min loss approx 10%



Battle-axe lots via development application pathway not included.

EIE FSR of 0.65:1 enables excessively large building footprints on larger lots.
KLEP maximum FSR is 0.4:1.
The above study demonstrates that canopy will be lost under the EIE.
Larger, deeper lot sizes are better able to retain canopy in the front setback and/or rear gardens.
Larger lots enable some replacement with medium sized trees. This will be needed to mitigate the loss of large canopy trees which can be anticipated where the EIE is widely taken up.

Notes:

Key

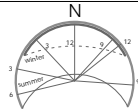
- Site boundary
- New subdivision
- Setback
- Landscape
- Pathway
- Buildable Area Ground Floor
- Buildable Area First Floor
- Buildable Area First Floor
- Deep Soil per medium tree (min 6 x 6m)
- Deep Soil per small tree (min 4 x 4m)
- Driveway & Parking
- Paving

date: 1/12/24
scale: 1:1250

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Ku-ring-gai Dual Occupancy Lot Size
Ku-ring-gai Council

Dual Occupancy Type: Side-by-side on smaller to median sized lots
Both dwellings address a public street
Lot size range: 697.6 sqm to 1176.7 sqm
Assumptions: EIE Subdivision possible where 18m min frontage enables dual occupancy at street with battle-axe detached dwelling behind subject to parent lot size.

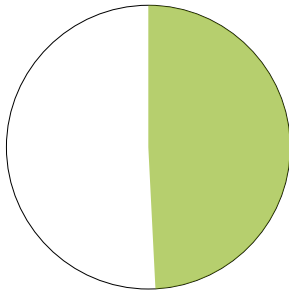
4.06

Study 3 - Canopy

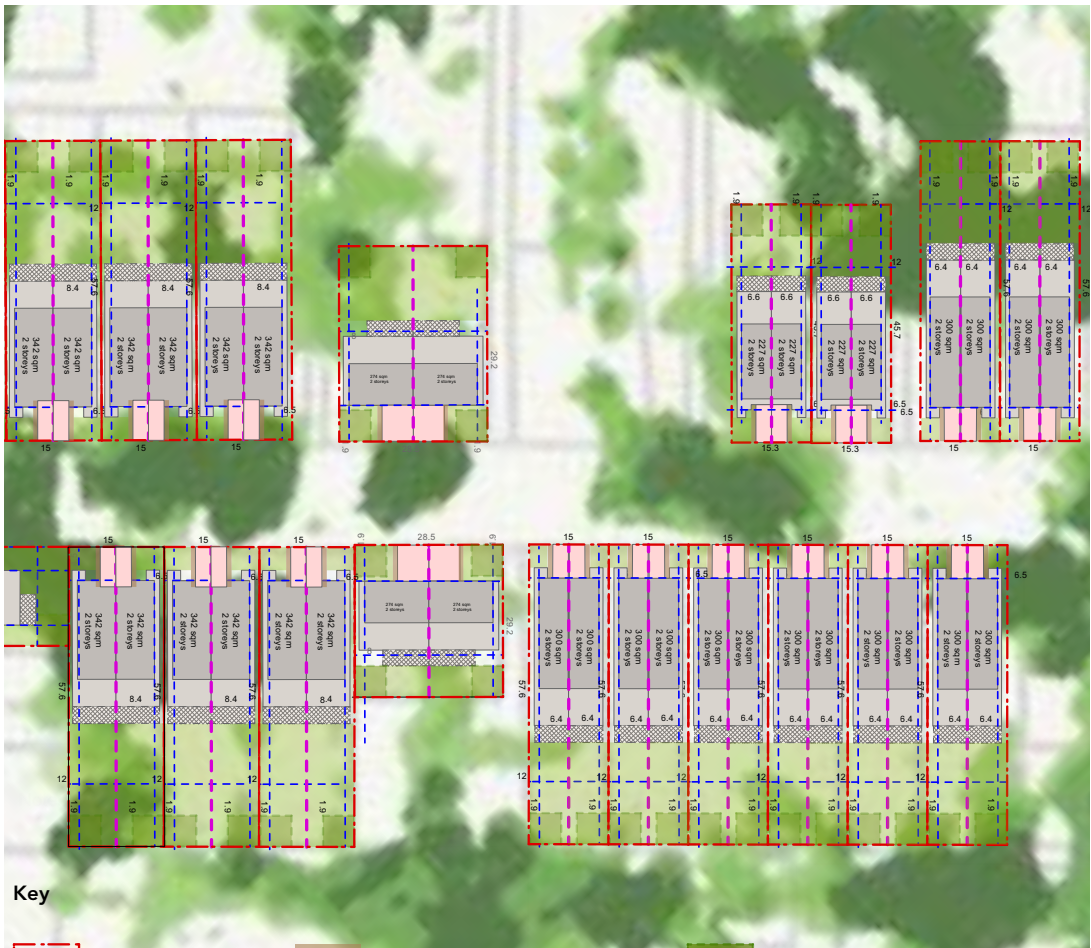


Study Area: 37715 m2
Lots in study area: 22

Canopy cover: 18566m2
49.2%

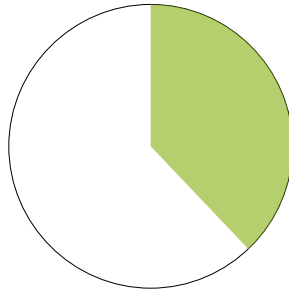


Lot	Width	Length	Area
1	18.3	64.3	1176.7
2	18.3	64.3	1176.7
3	18.3	64.3	1176.7
4	28.4	37.5	1065
5	15.3	45.6	697.6
6	15.3	45.6	697.6
7	18.3	64.3	1176.7
8	18.3	64.3	1176.7
9	18.5	57.5	1063.7
10	18.5	57.5	1063.7
11	18.5	57.5	1063.7
12	28.5	30	855
13	15.3	57.3	876.7
14	15.3	57.3	876.7
15	15.3	57.3	876.7
16	15.3	57.3	876.7
17	15.3	57.3	876.7



Study Area: 37715 m2
Dual Occ Lots: 17 88.2% of study area developed

Canopy cover: 14323 m2
37.9% min loss approx 11.1%

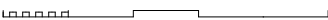


Battle-axe lots via development application pathway not included.

EIE FSR of 0.65:1 enables excessively large building footprints on larger lots.
KLEP maximum FSR is 0.4:1.
The above study demonstrates that canopy will be lost under the EIE.
Larger, deeper lot sizes are better able to retain canopy in the front setback and/or rear gardens.
Larger lots enable some replacement with medium sized trees.
This will be needed to mitigate the loss of large canopy trees which can be anticipated where the EIE is widely taken up.

date: 1/12/24

scale: 1:1250

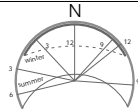


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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

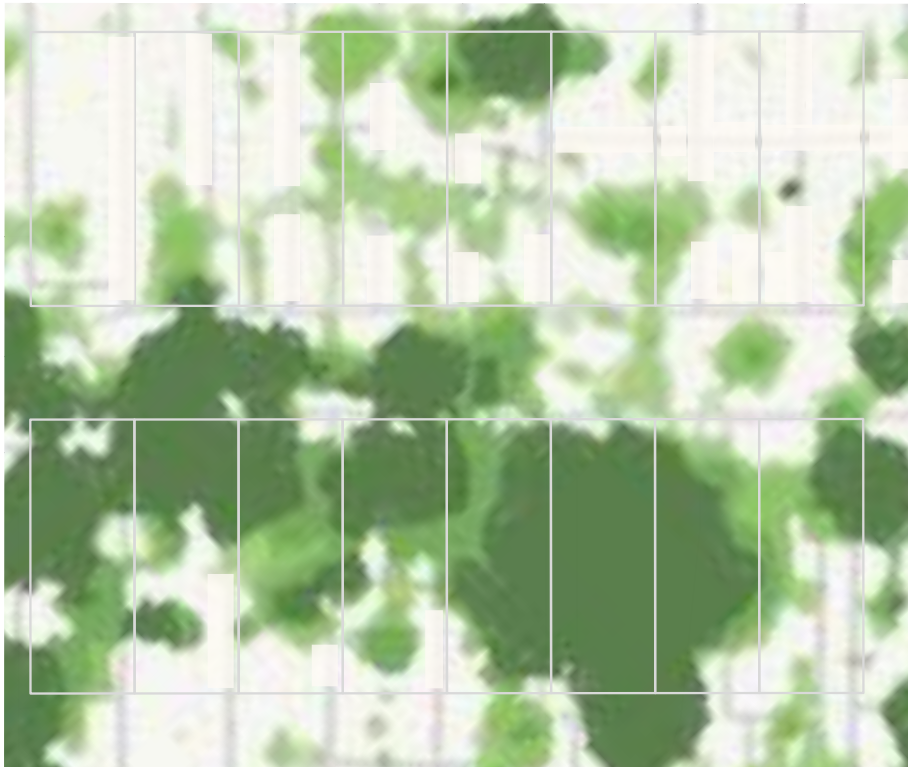
Dual Occupancy Type: Side-by-side on larger median sized lots
Both dual occupancy dwellings address a public street plus battle-axe subdivision

Lot size range: 1050 sqm

Assumptions: EIE Subdivision possible where 18m to 20m min frontage enables dual occupancy at street with battle-axe detached dwelling behind subject to parent lot size.

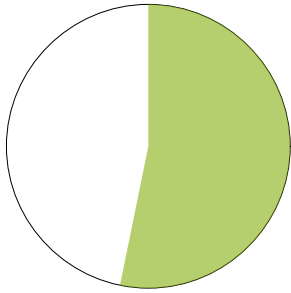
4.07

Study 4 - Canopy



Study Area: 25510 m2
Lots in study area: 18

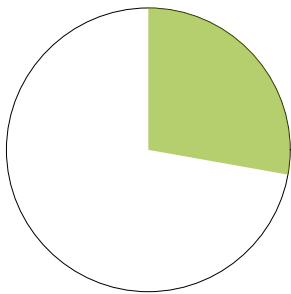
Canopy cover: 13355 m2
52.3%



Study Area: 25510 m2
Lots in study area: 18

Canopy cover: 7150 m2
28 %

Min loss approx 24%



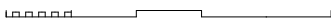
Notes:

Key

- | | | |
|-----------------|-----------------------------|--|
| Site boundary | Pathway | Deep Soil per medium tree (min 6 x 6m) |
| New subdivision | Buildable Area Ground Floor | Deep Soil per small tree (min 4 x 4m) |
| Setback | Buildable Area First Floor | Driveway & Parking |
| Landscape | Buildable Area First Floor | Paving |

date: 1/12/24

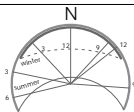
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Ku-ring-gai Dual Occupancy Lot Size

Ku-ring-gai Council

[illegible]

RECEIPT OF LETTER OF OFFER TO ENTER INTO A PLANNING AGREEMENT WITH A PLANNING PROPOSAL - 345 PACIFIC HIGHWAY LINDFIELD

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise of the receipt of a letter of offer to enter into a Planning Agreement associated with a Planning Proposal to alter the planning controls at 345 Pacific Highway, Lindfield.

BACKGROUND:

The report discusses the offer made by the proponent and recommends that the matter proceed to formal negotiation subject to some additional specifications.

COMMENTS:

A letter of offer has been received from the consultants acting for the proponents.

RECOMMENDATION:

[Refer to the full Recommendation at the end of this report]

That the letter of offer be noted, that authority be delegated to the General Manager and his staff to liaise with the proponents and their solicitors to progress the matter before reporting back to Council.

Purpose of Report To advise of the receipt of a letter of offer to enter into a Planning Agreement associated with a Planning Proposal to alter the planning controls at 345 Pacific Highway, Lindfield.

BACKGROUND

A letter of offer (**Attachment A1**) has been received from the proponents for the Planning Proposal for the site at 345 Pacific Highway, Lindfield.

COMMENTS

A Planning Proposal has been submitted for the property at 345 Pacific Highway Lindfield which is also bounded by Havilah Road, Wolseley Road and the railway line. The Planning Proposal seeks to increase the height and floor space ratio over and above the present controls, including the controls contained within Chapter 5 of the Housing SEPP (Transport Oriented Development). The Planning Proposal was subject to a Rezoning Review and consideration by the Sydney North Planning Panel (SNPP) on 14 June 2024. The SNPP recommended that the Planning Proposal proceed to Gateway Determination subject to revised documentation. The SNPP has appointed itself as the Planning Proposal Authority (PPA) for this Planning Proposal. The Planning Proposal is currently with the Department of Planning, Housing and Infrastructure for assessment for Gateway Determination.

The proponents in respect of the Planning Proposal have also submitted a Letter of Offer to enter into a Planning Agreement associated with the Planning Proposal.

The draft Letter of Offer provides for the delivery of local infrastructure and the delivery of affordable housing. Commentary on each of these offers follows.

Public Domain upgrades

The Letter of Offer proposes public domain works in the public way immediately adjacent to the subject site in accordance with the Public Domain Plan and the s7.11 contributions plan. The carrying out of works to the public domain immediately adjoining a development site are common types of works-in-kind and can be a better outcome for both the developer and the community through Council when the delivery is linked to the adjoining development. As such, they are standard types of inclusions in a Planning Agreement or Works-in-Kind agreement. The Planning Agreement will manage the procedures for the detailed design, include an agreement in principle that the works can be offset up to their inflated value in the contributions plan and a mechanism for managing any additions to that cost.

Affordable Housing

Council is in a position to lawfully enter into negotiations concerning the delivery of affordable housing in kind and associated with a site-specific planning proposal (as distinct from the development application) at this point in time, notwithstanding some aspects of Council's affordable housing approach remains in draft form.

The Letter of Offer proposes affordable housing of 5% of the floorspace for 15 years, to be managed by a Community Housing Provider. In the long term this is less than the 2% in perpetuity rate which applies to land within the TOD planning area.

This issue will be addressed when the draft Planning Agreement is reported to Council.

Infrastructure deleted from the Letter of Offer

The letter of offer attached also references two other matters that appeared in the initial offer but are no longer in effect. One is a dedication of land that appears in a tiny irregular point protruding into Havilah Road and the other being works to Ibbitson Park on Wolseley Road.

Council is currently progressing design and documentation of the Ibbitson Park works. A concept design plan for Ibbitson Park has already been completed and has been out on public consultation in February 2025. It is anticipated that the works could be tendered and commenced before the end of the calendar year. As such, it is not appropriate to delay this delivery to an unknown point in the future linked to a development whose commencement date is uncertain. The initial letter of offer only sought to do this work as an offset to other contributions. Consequently there is not disbenefit to Council.

In relation to the proposed Havilah Road dedication, while Ku-ring-gai Council owns and maintains the asset that is Havilah Road, the land itself remains in the ownership of the successor to the Minister for Railways, being TAHE (Transport Asset Holding Entity). Any agreement for dedication of this land must therefore be made directly with the NSW State Government.

Other matters – Costs Agreement

Council's Planning Agreement Policy states that Council's costs relating to the establishment of a Planning Agreement must be borne by the applicant. A costs agreement is the first order of business after an in-principle agreement to formally commence negotiation. Until that discussion takes place, the likely costs are not known with any clarity. The Letter of Offer proposes to limit the costs to \$5000. It is considered likely that this cost is underestimated and unlikely to be a reasonable estimate of the costs involved and is not pre-emptively accepted.

Other matters – Miscellaneous

The future draft Planning Agreement will not exclude the application of s7.11 or s7.12 and the Housing and Productivity Contributions to the subject development site in the future which is appropriate. The draft Planning Agreement will also contain provisions for dispute resolution and for its enforcement including a suitable security to be determined and registration on title. These are standard inclusions in accordance with the Planning Agreement Policy 2024.

INTEGRATED PLANNING AND REPORTING

Theme Six: Leadership

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
L4.1 The organisation provides ethical and transparent decision making, efficient management and quality customer service.	L4.1.2 Council's Governance framework is developed to ensure probity and transparency.	L4.1.2.4 Review policies to support good decision making and compliance with hanging legislation and guidelines.

Theme Three: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P8.1 An improved standard of infrastructure that meets the community's service level standards and Council's obligations as the custodian of our community's assets.	P8.1.1 Our public infrastructure and assets are planned, managed and funded to meet community expectations, defined levels of service and address inter-generational equity	C6.1.2.1.2; C4.1.2.1.3 New public infrastructure is planned to support new development and ensure that everyone who lives and works in Ku-ring-gai continues to enjoy access to public facilities.

GOVERNANCE MATTERS

The negotiation of Planning Agreements is guided by *Controlled Document 75 – Planning Agreement Policy 2024*.

RISK MANAGEMENT

As for any other planning agreement, an external specialist legal team will be engaged by Council. It may also be necessary to employ planning consultants to take carriage of the matter as a result of the involvement of council staff in the TOD alternatives.

FINANCIAL CONSIDERATIONS

The planning agreement, should it proceed (following negotiation, reporting and public exhibition) intends to make provision for the delivery of public domain works by the future developer. This would mean such works would no longer form part of council's works programme but there would be a consequential offset from the monetary contributions in the future, as there would have been a partial settlement in kind.

SOCIAL CONSIDERATIONS

Delivery of in-kind works to the public domain concurrent with the development are a good outcome for the community ensuring that works are undertaken as part of a development and surrounding footpaths are fully upgraded. Care must be taken to ensure that the affordable housing delivered is not less than could have been achieved by other mechanisms.

ENVIRONMENTAL CONSIDERATIONS

There are no direct environmental considerations arising from the decision to proceed with the negotiation process of a planning agreement. Environmental impacts of the delivery of any works will be considered as part of the agreement and/or the future Development Application as best applicable.

COMMUNITY CONSULTATION

When a draft Planning Agreement is reported to Council and recommended to be placed on public exhibition, the community will be invited to have their say before the matter proceeds further as part of a statutory exhibition requirement.

Staff of Strategy, Property (in respect of the matter of Havilah Road) and the Corporate Lawyer (in the matter of on-going legal advice) have been involved in discussions on this matter.

A letter of offer has been received from the proponents of a planning proposal to amend the height and floor space controls of 345 Pacific Highway Lindfield. The proposed planning agreement is associated with a planning proposal to amend the planning controls applying to the subject site. This letter of offer (**Attachment A1**) is reported to Council for authority to commence formal negotiations.

That Council note that following both a costs agreement and subsequent negotiations, a draft Planning Agreement be presented to Council with a progress report as to whether the matter should proceed to public exhibition.

Antony Fabbro
Manager Urban & Heritage Planning

Attachments:	A1 ↓ Letter of Offer for a Planning Agreement - 345 Pacific Highway Lindfield	2024/317704
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19 September 2024

Urban Planning and Heritage
Strategy and Environment
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

Sent via the NSW Planning Portal

Dear Sir/ Madam

**REVISED LETTER OF OFFER TO ENTER INTO VOLUNTARY PLANNING AGREEMENT
345 PACIFIC HIGHWAY LINDFIELD PLANNING PROPOSAL**

Gyde Consulting acts on behalf of Bellpen Pty Ltd, the landowner and Augusta Advisors, the applicant for the accompanying Planning Proposal (PP) for the subject site.

This is a letter of offer to enter into a voluntary Planning Agreement (VPA) associated with the PP. This offer supersedes our original letter of offer dated 8 September 2023, incorporating amended terms resulting from consultation with Council staff in relation to that original offer.

1. Introduction

- a. Augusta Advisors (the applicant), on behalf of the landowner Bellpen Pty Ltd (the landowner), is lodging a PP at 345 Pacific Highway, Lindfield (the subject site).
- b. In connection with the PP, the landowner is offering to enter into a VPA with Ku-ring-gai Council (Council) pursuant to Part 7 Division 7.1 of the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) for the provision by the landowner of material public benefits to be used for a public purpose, for the benefit of Council and the local community (contributions).
- c. The purpose of this letter is to set out the key terms of the landowner's offer so that the negotiation and preparation of a VPA on agreed terms can commence.

2. Description of Planning Proposal

- a. The PP applies to the subject site, known as 345 Pacific Highway Lindfield, legally described as Lot 1 DP 810773.
- b. The PP seeks an amendment to the maximum height of buildings and maximum floor space ratio development standards applying to the subject site pursuant to the *Ku-ring-gai Local Environmental Plan 2015* (KLEP).
- c. A summary of the changes is provided in the table below:

Development Standard	Existing	Proposed
Height of building	11.5m	55m
Floor space ratio	1:1	4.5:1

- d. There is no change proposed to the land use zone of the subject site.

Level 6, 120 Sussex St, Sydney NSW 2000
GYDE.COM.AU
ABN 58 133 501 774

P23-087



- e. A new Design Excellence clause is also proposed to be inserted into the KLEP.

3. VPA offer

The landowner offers to enter into a VPA with Council on the terms set out below:

a. *Parties*

The parties to the VPA will be:

- i. Bellpen Pty Ltd in its capacity as the landowner, and
- ii. Ku-ring-gai Council as its capacity as the planning proposal authority.

b. *Land*

The land to which the VPA will apply is the subject site and the public footpaths associated with the road reserves adjoining the subject site

c. *The development to which the VPA will apply.*

- i. The VPA will apply to the PP as set out in the submitted application.
- ii. The landowner (and/ or the applicant as their representative) intends to negotiate and enter into the VPA with Council, in parallel with the assessment of the Planning Proposal, with a view to the VPA being entered into prior to the finalisation of the PP. The VPA will operate on and from the date of the coming into operation of the KLEP amendments the subject of the PP. However, to avoid any doubt, because the PP is not conditional upon the offered contributions being delivered, it will not affect the PP progressing to finalisation should Council choose not to enter into a VPA.

d. *Nature and extent of contributions*

- i. Under the VPA, the landowner will provide the following contributions:

Table 1: Contributions offer

Provision	Offer
Affordable Housing	<p>5% of the total residential floor space resulting from a future development application (DA) relying on the PP amendments, is to be affordable housing (AH).</p> <p>This would be for a period of 15 years and be offered to a registered Community Housing Provider (CHP) to manage.</p> <p>The provision of the 5% of development as AH is in line with the North District Plan.</p> <p>Evidence of the agreement with the CHP is to be provided to the Certifier prior to the issue of an Occupation Certificate for development resulting from a future development application (DA) relying on the PP amendments.</p> <p>The provision of this offer is subject to Council's legal ability to accept it.</p>
Footpath upgrades	<p>The embellishment of the footpath areas around the boundary of the subject site, incorporating new lighting, new paving and furniture and</p>



Provision	Offer
	<p>street tree planting, and undergrounding of power lines as viable.</p> <p>This is consistent with the public domain works for other parts of the Lindfield Local Centre.</p> <p>The footpath work proposed for Wolseley Road is offered on the basis that it will improve the public domain in this area and provide better amenity for future residents in the general locality, including those on the site.</p> <p>The works along the Pacific Highway are to be offset as part of a works in kind agreement, as these works are listed in the current s7.11 plan applying to the site.</p> <p>The works are proposed to be completed prior to the issue of an Occupation Certificate for development resulting from a future development application (DA) relying on the PP amendments.</p>
Proposed road widening of Havilah Street	No longer offered based on Council staff advice that this land is not in Council ownership.
Proposed landscape embellishment of Ibbitson Park	No longer offered based on Council staff advice that Council does not wish to delay the pre-committed funded works to Ibbitson Park.

4. Mechanism for dispute resolution

- a. The VPA will contain a dispute resolution mechanism in accordance with Council's VPA Policy, under which such mediation will be conducted pursuant to the Mediation Rules published by the Law Society of NSW current at the time the agreement is entered into. If the dispute is not resolved under mediation, the dispute may, by agreement between the parties, be agreed to be resolved by expert determination by an independent expert in the relevant field.

5. Proposed means of enforcement

- a. The VPA will be registered on the title of the subject site and will contain a mechanism for removal of the VPA from title once the obligations under the VPA have been performed.
- b. The VPA will restrict the issue of particular Construction Certificates and/ or Occupation Certificates in accordance with ss 21, 34 and 48 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- c. The landowner will also provide reasonable security for performance of its obligations under the VPA.

6. Additional matters

- a. *Manner of design and construction of contributions*
 - i. The landowner acknowledges that the design of any works on public land will need to be to the satisfaction of Council, and/ or Transport for New South Wales (for works along the Pacific Highway). The VPA will contain a mechanism for Council and/ or Transport for New South Wales to review and approved any detailed design works.
- b. *Application of ss 7.11, 7.12 and 7.24 of the EP&A Act*



- i. The VPA will not exclude the application of ss 7.11, 7.12 and 7.24 of the EPA Act to the Proposed Development.
- c. *Costs of negotiating, preparing and executing VPA*
 - i. The landowner will agree to pay Council's reasonable costs of preparing, negotiating, exhibiting and executing the VPA up to a total of \$5,000 plus GST.

We look forward to discussing these matters in more detail with Council and progressing the preparation of the VPA with Council.

If you have any questions please contact the undersigned on (02) 9068 7500 or by email: davidr@gyde.com.au or Belinda Barrie (Senior Associate) on (02) 9071 1883 or by email: belindab@gyde.com.au.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'David Ryan', with a long horizontal stroke extending to the right.

David Ryan
Executive Director

NOTICE OF MOTION

FINANCIAL AND OPERATIONAL REVIEW OF KU-RING-GAI COUNCIL - SURVIVING IN A COST OF LIVING CRISIS

Notice of Motion from Councillors Pettett and Devlin dated 28 February 2025

We have seen a number of northern Sydney councils recently propose very large rate increase much to the anger and dismay of their residents. Northern Beaches Council has recently proposed a 39.6% rate increase and North Sydney Council proposing a massive 87% rate increase. These proposed rates rises have received widespread condemnation and has many people wondering how did things gets so bad in those councils whilst attracting much media attention across New South Wales. At its meeting on 27 November 2023, Willoughby Council selected a **15%** increase as its preferred rate rise option for 2024/25, which includes the NSW Government rate peg of 5%.

Let's look at other Sydney councils in 2023. We had the following

City of Canada Bay Council - **32.53% over four years**

Hornsby Shire Council - **31.05% over four years**

Strathfield Municipal Council - **92.83% over four years**

Woollahra Municipal Council - **22.23% over two years**

Source: Independent Pricing and Regulatory Tribunal NSW

Ku-ring-gai Council in its long-term plan has also flagged a potential 22% rate rise but has yet to determine whether or not to proceed with a special rate variation and what amount that increase might be. We are currently experiencing a long-prolonged cost of living crisis and we Council should endeavour to minimise any further rates burden on our residents. Noting too, that 56% of Council's revenue is generated from rates & annual charges (Source: Ku-ring-gai Council: Annual Report 2023/24).

Our residents are demanding more from Council whilst many residents are suffering mortgage stress, cost of living pressures, how to put food on the table and how to pay their ever-increasing bills such as electricity and council rates. It is also important to note that in recent years, and in an attempt to alleviate the State Government's budgetary position as well as an unintended consequence of amendments to planning controls, there has been a significant cost shift on to Local Government, further straining an already stretched budget. Councils are faced with either increasing their revenue base or reducing the services and quality of facilities provided to the community. It is crucial that this Council ensures that is operating as efficient as possible, before considering either of these two options.

Therefore, before proceeding down any special rate variation discussions with the community, Ku-ring-gai Council should be able to demonstrate to the community that the Council is running at its best both financially and operationally. Our staff are very passionate about doing their best and strongly adhere to the core values of the organisation. Council has a staff retention rate which is the envy of many other councils.

An external review may yield further efficiencies, financially and operationally, which may well avoid the need for a special rate increase.

Under the current challenging environment, we believe that there is no harm in running an Expressions of Interest (EOI) process to invite external parties to potentially look at Ku-ring-gai's financial records, processes and activities, and then present their recommendations on the best way forward. The process could be as follows:

1. Ku-ring-gai Council advertises an EOI process for third parties to review Ku-ring-gai's costs, operations, and future funding options. Parties have one month to respond.
2. Interested parties register their interest by which would contain such things as:
 - a. Their background, capabilities, and experience with the local government sector
 - b. An overview of Ku-ring-gai's challenges
 - c. Proposed scope of activity and anticipated costs
 - d. Any other relevant information
3. After the closing date of the EOI, council staff to provide each submission to the councillors in their entirety. Council staff may also provide a report and/or briefing on which party or parties, if any, they believe should be engaged for a further discussion on expected scope and costs of work.
4. Next steps would be decided by resolution of council in May or June 2025.

We, therefore, move that:

- A. Ku-ring-gai Council commences and advertises an Expression of Interest process, seeking the input of consultants on matters such as cost management, service delivery, funding options, project pipeline and talent retention/development;
- B. Residents are informed for example via the Council website, press releases and social media that EOI process is being undertaken for a Financial and Operational Review of Ku-ring-gai Council; and,
- C. For the May or June 2025 Ordinary Meeting of Council, staff provide the Councillors with the EOI submissions from each interested party as well as a report on whether, in their view, there should be a way forward to negotiate on scope and costs with one or more specific parties.

RECOMMENDATION:

That the above Notice of Motion as printed be adopted.

Councillor Jeff Pettett
Councillor for Comenarra Ward

Councillor Matt Devlin
Councillor for Comenarra Ward

QUESTION WITH NOTICE

NORMAN GRIFFITHS OVAL

QUESTION:

Question from The Mayor, Councillor Kay dated 31 January 2025

1. What are the potential legal risks and liabilities of proceeding with the proposed work without obtaining an independent flood study that includes Probable Maximum Flood (PMF) assessment (as required by Regulation 171A of the EPA regulations), especially important in the event of continued flooding, water pollution or damaging environmental impact?
2. Has an independent expert provided any written confirmation or formal "sign-off" that the design will actually work as a 2.4 million litre detention tank?
3. Has a formal written opinion of the cost to completion of the current design, including a financial risk analysis quantifying additional cost blowouts, been obtained? If so, what are these projected cost?
4. What would be the cost of installing a natural turf surface at Norman Griffiths Oval given the works already completed, and would it lower the financial and environmental risks associated with the project?
5. Has a pollutant load analysis been undertaken for the oval?
6. Has council examined the environmental impact of any changes to groundwater seepage associated with the aquifer referred to in ecologist Roger Lembit's report sent to council staff and councillors in 2023?
7. Has Council conducted a survey of Quarry Creek's water path to establish a benchmark for assessing future flood impacts on water flow?

RESPONSE:

Response from Director Operations Peter Lichaa and Director Strategy & Environment Andrew Watson

1. The requirements of Regulation 171A have been complied with, and therefore there is no identified liability or risk. Regulation 171A (via Section 6.8 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*) does not require a separate flood study with its own PMF model. Instead, it requires that the environmental impacts of a PMF be considered, which the REF evidences, treating the entire site as flood liable.

Item QN.1

EM00046/2

2. Council is currently awaiting the finalisation of the *Detailed Flood Impact Assessment and independent sign off Report* from the independent consultant who has been engaged by Council to assess the TurfOne flood detention design. The independent consultant has provided a Preliminary Flood Impact Report to Council with recommendations to ensure the detention tank design and construction will achieve the required volume of 2.4ML.
3. Council is being advised by appropriately qualified consultants on the project costs. The current adopted budget for the project is \$6,857,674.80. There will be a separate item on the agenda for the March Ordinary Meeting of Council addressing the forecast cost of completion.
4. The estimated cost of simply laying natural turf in lieu of the proposed synthetic surface is in the order of \$1M. This is on the assumption that the works as constructed remain in place and does not factor in the existing contractual commitments for provision of the synthetic surface. Further detailed investigation and design would be required to ascertain the relative financial and environmental impacts of changing to a turf surface, including a revised REF, suitability of the proposed detention basin and works as constructed.
5. A detailed pollutant load in the form of a catchment model analysis was not performed. However, the pollutant load overall, for the catchment area upstream of the outlet to Quarry Creek in Bicentennial Park, is expected to be reduced as the project introduces storm water treatment infrastructure to the site. Council is committed to ongoing monitoring of this project.
6. Yes. The issues raised in Roger Lembit's report were considered in the updated REF, version 9, signed off on 4th July 2023.
7. Council relies on available flood study maps, contour maps, and riparian mapping for our analysis of flood flow paths. A separate survey of Quarry Creek's water path has not been conducted.

Peter Lichaa
Director Operations

Andrew Watson
Director Strategy & Environment