



ORDINARY MEETING OF COUNCIL TO BE HELD ON TUESDAY, 15 APRIL 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 confidential attachments to the following General Business reports:

GB.5 Report back on the EOs for the Smart Transport and Environment Committees

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

Attachment 1: Smart Transport Advisory Committee nominee evaluation and recommendations

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

Attachment 2: Environment Advisory Committee nominee evaluation and recommendations

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

8

File: EM00046/2

Meeting held 18 March 2025

Minutes numbered 24 to 44

Minutes of Extraordinary Meeting

49

File: EM00047/1

Meeting held 31 March 2025

Minutes numbered 45 to 46

MINUTES FROM THE MAYOR

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 March 2025** **62**

File: FY00623/7

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

Recommendation:

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

GB.2 **Draft Community Strategic Plan, Resourcing Strategy, Delivery Program and Operational Plan** **70**

File: S14569

To obtain Council's endorsement to place the draft Community Strategic Plan 2035, Resourcing Strategy 2025-2035, draft Delivery Program 2025-2029 and draft Operational Plan 2025-2026 (incorporating the budget, capital works and fees and charges for 2025-2026) on public exhibition.

Recommendation:

That Council:

- A. Endorse the draft Community Strategic Plan 2035 for public exhibition for 28 days.
- B. Endorse the draft Resourcing Strategy 2025-2035, draft Delivery Program 2025-2029 and draft Operational Plan 2025-2026 for public exhibition for 28 days.
- C. Note that a report will be provided to Council in June 2025 for consideration of any submissions and adoption of the plans.

GB.3 **Change of meeting dates for the June 2025 Ordinary Meeting of Council and Public Forum** **493**

File: EM00046/3

To amend the date of the June 2025 Ordinary Meeting of Council (OMC) from 24 June 2025 to 17 June 2025 and to amend the date of the June Public Forum from 17 June 2025 to 10 June 2025.

Recommendation:

That the June Public Forum be held on 10 June 2025, and the Ordinary Meeting of Council be held on 17 June 2025.

GB.4 **Project Status Report - March 2025** **496**

File: FY00621/7

To provide Council with the Project Status Report for December 2024 to end of March 2025.

Recommendation:

That Council receive and note the Project Status Report for December 2024 – end of March 2025.

GB.5 **Report back on the EOIs for the Smart Transport and Environment Committees** **502**

File: S14696

For Council to appoint a Chairperson and Deputy Chairperson and community representatives to the Smart Transport Advisory Committee and the Environment Advisory Committee.

Recommendation:

That Council appoint a Chair and Deputy Chair to the Smart Transport Advisory Committee and the Environment Advisory Committee for the remainder of the 2024-26 Mayoral term and appoint the recommended community members to each committee for the 2024-28 Council term.

GB.6 **Urban Forest Policy Updates** **516**

File: S12227

To update Council's Urban Forest Policy.

Recommendation:

That Council adopt the updated Urban Forest Policy.

GB.7 **Bushfire Management Policy - Exhibition** **528**

File: S05914

To seek Council's approval to place the draft *Bushfire Management Policy 2025* on public exhibition.

Recommendation:

GB.8 **Post Exhibition Consideration of Submissions - Draft Affordable Housing Policy** **545**

File: S14785

For Council to consider submissions received during the exhibition of the Draft Ku-ring-gai Affordable Housing Policy.

Recommendation:

That Council adopt the Ku-ring-gai Affordable Housing Policy.

GB.9

Planning Proposal for 77 Kulgoa Road Pymble**587**

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.

EXTRA REPORTS CIRCULATED TO MEETING**MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**

NM.1

Pickleball**897**

File: S13467

Notice of Motion from Councillors Kay and Devlin dated 28 March 2025

Pickleball is one of the fastest-growing sports in the world and has seen rapid growth in New South Wales, particularly in Northern Sydney. The sport is accessible to people of all ages and promotes physical activity, wellness, and social interaction. A key benefit of pickleball is its minimal infrastructure requirements, as up to four pickleball courts can be marked on a single tennis/netball/basketball court, allowing for efficient use of existing recreational spaces.

The NSW governing body, Pickleball NSW, has experienced membership growth of 130% through 2024 from 2,500 to 5,800 (Jan-24 to Jan-25). Membership numbers through the first quarter of 2025 indicate this growth trajectory will continue. This demand underscores the need for additional facilities to support the current demand and sustain future growth. Importantly, close to 50% of the State's total growth through 2024 has been driven by associations in Ku-ring-gai's neighbouring LGAs, Northern Beaches and Willoughby, where the respective councils have made concerted efforts to create both dedicated and shared purpose facilities suitable for both night and daytime play.

A local Pickleball association focused on Ku-ring-gai and Hornsby was established in late 2024 to support the growth of Pickleball in the local area. Within their first four months the association has amassed 350 social members and 130 financial members. Being Ku-ring-gai residents, these participants have otherwise been travelling to neighbouring LGAs, Northern Beaches or Willoughby, to play given the absence of facilities locally.

The local association is currently using temporary tape and portable nets to provide close to 200 player sessions per week, supporting the local demand. This approach, however, puts significant strain on volunteers to mark courts and is limiting the ability to provide further playing opportunities to residents.

Consistent with Council's Recreation Needs Study, there is a recognition of the importance of supporting emerging sports like pickleball. In response, Council has initiated discussions with the Department of Education to include pickleball line markings at the St Ives High Sports Centre and is awaiting a response. While this presents an opportunity to increase facility utilisation, it is equally important for Council to explore other local venues to meet the growing demand for pickleball.

We propose that Council investigate potential venues across the local government area to accommodate pickleball.

We, therefore, move:

- A. That Council conduct a review across the local government area of its public spaces and recreational facilities to identify opportunities to accommodate both daytime and nighttime Pickleball;
- B. That subject to agreement with the Department of Education, Pickleball line markings be included at the St Ives High Sports Centre and where other appropriate shared user agreements are in place; and,
- C. That a report be brought back to Council in July 2025 with an action plan to provide Pickleball play spaces in Ku-ring-gai.

Recommendation:

That the above Notice of Motion as printed be adopted.

NM.2 Norman Griffiths Oval - A Way Forward with Regards to Cost, Value and Risk

899

File: S13191

Notice of Motion from Councillors Balachandran and Devlin dated 28 March 2025

The Norman Griffiths Oval upgrade to all-weather has been marked by financial, time extensions and environmental issues since its inception. A decision needs to be made urgently on the way ahead for this project that delivers the best financial and social value to ratepayers, with the most manageable risk parameters.

Cost has increased from a budget of \$3.3M in 2021 to \$6.9M in 2025, with possible escalation. \$5.4M has been expended to February 2025, though Council may also have claims against the contractor.

The original completion date submitted was for August 2022. The latest completion date provided by the contractor is July 2025, almost three years late. Based on the amount of work remaining, this completion date also seems unlikely.

A Review of Environmental Factors was delivered in parallel for design, with sections of the community dissatisfied with the process and content.

We, therefore, move:

That Council give further consideration to the advice received regarding the Norman Griffiths Oval project (resulting from NM.1 February OMC Pettett/Devlin, and GB.14 March OMC) and decide on a way forward that delivers the best financial and social value to ratepayers, with the most manageable risk parameters.

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

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

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MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 18 MARCH 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)
Councillor 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)
- Others Present: Manager Urban Heritage & Strategy (Antony Fabbro)
Team Leader Urban Planning (Craig Wyse)
Head of Design (William Birt)
Executive Urban Planner (Rathna Rana)

The Meeting commenced at 7:01 PM

The Mayor offered the Acknowledgement of Country and Prayer

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APOLOGIES

File: S02194

The Mayor, Councillor Kay advised of an apology from Councillor Spencer.

Resolved:

(Moved: The Mayor, Councillor Kay/Ward)

That the apology be accepted and leave of absence granted.

CARRIED UNANIMOUSLY

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.

Councillor Wheatley declared a non-significant, non-pecuniary interest in GB.13 as she sits on the Sydney Northern planning panel and has voted on this item as a member before. Councillor Wheatley will leave Chambers for this debate.

Councillor Balachandran declared a special disclosure of pecuniary interest in GB.12 as both her principal place of residence and her parents principal place of residence may be impacted by the proposed planning controls. Councillor Balachandran tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Taylor declared a special disclosure of pecuniary interest in GB.12 as his principal place of residence may be impacted by the proposed planning controls. Councillor Taylor tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Ward declared a special disclosure of pecuniary interest in GB.12 as her principal place residence may be impacted by the proposed planning controls. Councillor Ward tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Smith declared a special disclosure of pecuniary interest in GB.12 as his principal place of residence may be impacted by the proposed planning controls. Councillor Smith tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Wheatley declared a special disclosure of pecuniary interest in GB.12 as her principal place of residence may be impacted by the proposed planning controls. Councillor Wheatley tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Ngai declared a special disclosure of pecuniary interest in GB.12 as his principal place of residence may be impacted by the proposed planning controls. Councillor Ngai tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Pettett declared a non-significant, non-pecuniary interest in GB.12 as his property may be impacted by the proposed planning controls. Councillor Pettett will leave Chambers during this debate.

Councillor Devlin declared a special disclosure of pecuniary interest in GB.12 due to his interest in residences that may be impacted by the proposed planning controls. Councillor Devlin tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Copies of special disclosure of pecuniary interests forms tabled at the meeting are included in full at the end of the Minutes.

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.2 - Proposal for Extraordinary Council Meeting to consider Transport Oriented Development preferred scenario** - Report by Mayor PA dated 18 March 2025
 - GB.14 - Norman Griffiths Oval Upgrade Project Update - Late Report** - Report by Director Operations dated 14 February 2025 with attachments.
- Confidential Late Agenda Attachments:**
- GB.14 - Norman Griffiths Oval Upgrade Project Update - Late Report** - Attachment 1: Norman Griffiths Oval Update Report (Confidential), Attachment 2: Letter of Advice to Ku-ring-gai Council (Confidential)
- Memorandums:**
- A Confidential Memorandum for GB.12 – Dual Occupancy Minimum Lot Size Post Exhibition** from the Director of Strategy & Environment was circulated to the Mayor and Councillors on 5 March 2025.
 - A Confidential Memorandum for GB.2 – Youth Advisory Committee Minutes of Meeting Tuesday 3 February 2025** from the Director of Community was circulated to the Mayor and Councillors on 11 March 2025.
 - A Confidential Memorandum for C.1 – Update on Council land acquisitions for open space** from the Director of Strategy & Environment was circulated to the Mayor and Councillors on 17 March 2025.
 - A Memorandum for GB.12 Dual Occupancy Minimum Lot Size Post Exhibition** from the Manager of Urban Heritage & Planning was circulated to the Mayor and Councillors on 18 March 2025.

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CONFIRMATION OF REPORTS AND ATTACHMENTS TO BE CONSIDERED IN CLOSED MEETING

File: S02499/9

Resolved:

(Moved: Councillors Balachandran/Ward)

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:

C.1 Update on Council land acquisitions for open space

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:

GB.14 Norman Griffiths Oval Upgrade Project Update – Late Report

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

Attachment A1: Norman Griffiths Oval Update Report (Confidential)

Attachment A2: Letter of Advice to Ku-ring-gai Council (Confidential)

CARRIED UNANIMOUSLY

CONFIRMATION OF MINUTES

27 **Minutes of Ordinary Meeting of Council**

File: EM00046/1

Meeting held 18 February 2025

Minutes numbered 1 to 23

Resolved:

(Moved: Councillors Taylor/Smith)

That Minutes numbered 1 to 23 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

28 **Recognition of the service of Dr Anthony Rigney**

File: CY00455/13

Vide: MM.1

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.

Resolved:

(Moved: The Mayor, Councillor Kay)

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

CARRIED UNANIMOUSLY

29

Proposal for Extraordinary Council Meeting to consider Transport Oriented Development preferred scenario

File: S14427

Vide: MM.2

Nearly 12 months ago, the NSW Government introduced its Transport Oriented Development (TOD) planning policy for the areas within 400m of Roseville, Lindfield, Killara and Gordon stations. While the TOD policy did deliver the capacity for additional housing, it had a range of detrimental impacts;

- including allowing development on environmentally sensitive land causing significant impact on the tree canopy
- encouraging the demolition of high-value heritage neighbourhoods.

In May 2024, Council resolved to start work on its own alternative housing scenarios, so it could deliver more locally responsive outcomes than the NSW Government's policy while still delivering the same level of housing. At the same meeting, Council also resolved to commence legal action against the TOD policy.

Council undertook in-depth research to help prepare the alternative scenarios. This included analysing development opportunities and constraints and developing seven principles for good planning for the Roseville to Gordon corridor.

Between November and December 2024, Council sought community feedback on five scenarios, including the existing TOD policy.

The community engagement process was extensive. The communication activity included writing to landowners and occupants in Roseville and Gordon Wards, bus shelter and local newspaper advertising and publishing a summary brochure.

The engagement activity included seeking feedback from randomly selected community members living within Roseville and Gordon Wards, through a survey and workshops. Council also carried out traditional opt-in engagement, allowing any interested party to attend a drop-in session and a public meeting, lodge a submission or fill out an online survey.

All up, more than 3,000 people filled out surveys, while more than 300 community members attended drop-in sessions, workshops or meetings and a further 600 lodged submissions.

Council received meaningful and useful input, which due to the specific engagement techniques applied was both reflective of community sentiment and allowed any person to raise issues which was important to them.

In November 2024, Council also reached a mediation agreement with the NSW Government in relation to its legal action. Under this agreement, the government supported Ku-ring-gai Council developing specific planning controls that deliver at least equivalent dwelling capacity to the TOD program.

Council has also been liaising with the NSW Department of Planning, Housing and Infrastructure in relation to a preferred housing scenario.

Council is now in a position to advance the next step of this important project.

I am proposing that Council support the calling of an Extraordinary Council Meeting to be held on the evening of 31 March 2025, to consider:

- Community feedback on the alternate housing scenarios
- A preferred scenario for public exhibition

The business paper for this meeting is due to be released on Tuesday 25 March 2025, with a public forum to be held on Monday 31 March 2025 at 5:00pm.

Resolved:

(Moved: The Mayor, Councillor Kay)

That Council hold an Extraordinary Council Meeting on Monday 31 March 2025 at 7:00pm to consider:

- A. Community feedback on the alternate housing scenarios
- B. A preferred scenario for public exhibition

CARRIED UNANIMOUSLY

PETITIONS

Nil.

GENERAL BUSINESS

30 **Planning Proposal for 77 Kulgoa Road Pymble**

File: S14501

Vide: GB.11

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

Resolved:

(Moved: Councillors Ward/Balachandran)

That the matter be deferred for an inspection of the subject site.

*For the Resolution: The Mayor, Councillor Kay, Councillors
Balachandran, Ngai, Taylor, Smith, Ward
and Wheatley*

Against the Resolution: Councillors Devlin and Pettett

CARRIED

31 **Investment Report as at 28 February 2025**

File: FY00623/7

Vide: GB.1

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

Resolved:

(Moved: Councillors Taylor/Wheatley)

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.

CARRIED UNANIMOUSLY

32

**Youth Advisory Committee -
Minutes of Meeting Tuesday 3 February 2025**

File: S04141

Vide: GB.2

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

Resolved:

(Moved: Councillors Taylor/Wheatley)

- 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.

CARRIED UNANIMOUSLY

33

**Status of Women's Advisory Committee - Minutes of Meeting Tuesday
11 February 2025**

File: S04141

Vide: GB.3

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

Resolved:

(Moved: Councillors Taylor/Wheatley)

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

CARRIED UNANIMOUSLY

34

Multicultural Advisory Committee - Minutes of Meeting 13 February 2025

File: S04141

Vide: GB.4

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

Resolved:

(Moved: Councillors Taylor/Wheatley)

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

CARRIED UNANIMOUSLY

35

Arts and Culture Committee - Minutes of Meeting 17 February 2025

File: S04141

Vide: GB.5

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

Resolved:

(Moved: Councillors Taylor/Wheatley)

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

CARRIED UNANIMOUSLY

36 Ku-ring-gai Traffic Committee - Minutes of Meeting 26 February 2025

File: CY00022/17

Vide: GB.6

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

Resolved:

(Moved: Councillors Taylor/Wheatley)

- 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.

CARRIED UNANIMOUSLY

37 Delivery Program and Operational Plan: December 2024 Biannual report

File: FY00382/16

Vide: GB.7

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.

Resolved:

(Moved: Councillors Taylor/Wheatley)

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.

CARRIED UNANIMOUSLY

38 Norman Griffiths Oval Upgrade Project Update

File: S13191

Vide: GB.8

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.

Resolved:

(Moved: Councillors Taylor/Wheatley)

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 (see item GB.14).

CARRIED UNANIMOUSLY

39 Vernon Street Dog Park Lighting

File: S03670

Vide: GB.9

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.

Resolved:

(Moved: Councillors Taylor/Wheatley)

- 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.

CARRIED UNANIMOUSLY**40 Auluba Oval Facilities Upgrade Project**

File: S02811

Vide: GB.10

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

Resolved:*(Moved: Councillors Taylor/Wheatley)*

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

CARRIED UNANIMOUSLY**41 Norman Griffiths Oval Upgrade Project Update - Late Report**

File: S13191

Vide: GB.14

The purpose of this report is to provide an update on the Norman Griffiths Oval Upgrade project.

Resolved:*(Moved: Councillors Taylor/Wheatley)*

That this report be received and noted.

CARRIED UNANIMOUSLY**42 Update on Council land acquisitions for open space**

File: S04601/16

Vide: C.1

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 dated 3 March 2025.

Resolved:

(Moved: Councillors Taylor/Wheatley)

That Council proceed in the manner outlined in this report as amended by the Confidential Memorandum for C.1 – Update on Council land acquisitions for open space.

CARRIED UNANIMOUSLY

After having declared and interest in GB.12, Councillor Pettett withdrew from Chambers during discussion and did not vote on the following matter.

43

Dual Occupancy Minimum Lot Size post-exhibition

File: S14428

Vide: GB.12

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.

Resolved:

(Moved: Councillors Balachandran/Taylor)

- 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.

CARRIED UNANIMOUSLY

Councillor Pettett returned to Chambers. After having declared an interest in GB.13, Councillor Wheatley withdrew from Chambers during discussion and did not vote on the following matter.

44

Receipt of Letter of Offer to enter into a Planning Agreement with a Planning Proposal - 345 Pacific Highway Lindfield

File: S06198

Vide: GB.13

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.

MOTION:

(Moved: Councillors Taylor/Ngai)

- A. 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.
- B. The proponent be advised that Council will seek provision in the Planning Agreement for the minimum proportion of affordable housing to be provided in perpetuity to ensure consistency with Council's ongoing strategic work on the provision of Affordable Housing within Ku-ring-gai through an Affordable Housing Policy and Affordable Housing Contributions Scheme.
- C. The proponent is reminded that setbacks to the Pacific Highway frontage of the development will be required in consultation with Transport for NSW to ensure the future delivery of the approved Traffic Signal Modifications at the intersection of Pacific Highway and Balfour Street/Havilah Road and the extension of the right turn bay into Balfour Street. This may require a formal agreement with the NSW State Government.

CARRIED UNANIMOUSLY

Resolved:

(Moved: Councillors Taylor/Ngai)

- A. 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.
- B. The proponent be advised that Council will seek provision in the Planning Agreement for the minimum proportion of affordable housing to be provided in perpetuity to ensure consistency with Council's ongoing strategic work on the provision of Affordable Housing within Ku-ring-gai through an Affordable Housing Policy and Affordable Housing Contributions Scheme.
- C. The proponent is reminded that setbacks to the Pacific Highway frontage of the development will be required in consultation with Transport for NSW to ensure the future delivery of the approved Traffic Signal Modifications at the intersection of Pacific Highway and Balfour Street/Havilah Road and the extension of the right turn bay into Balfour Street. This may require a formal agreement with the NSW State Government.

CARRIED UNANIMOUSLY

Councillor Wheatley returned to Chambers.

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Item NM.1 (Financial and Operational Review of Ku-ring-gai Council - Surviving in a Cost of Living Crisis) was withdrawn by Councillor Devlin.

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

Nil.

QUESTIONS WITH NOTICE

Norman Griffiths Oval

File: EM00046/2

Vide: QN.1

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.
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.

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

GB.11 Planning Proposal for 77 Kulgoa Road Pymble

TBA

The Meeting closed at 7:45pm.

The Minutes of the Ordinary Meeting of Council held on 18 March 2025 (Pages 1 -41) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>.

General Manager

Mayor / Chairperson

SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.39

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Indu Balachandran

in the matter of SEPP (Exempt and Complying Development Codes) 2008

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Ordinary Meeting of Councilto be held on the 18 March 2008 2025 ²⁰

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[REDACTED]
Relationship of identified land to the councillor [Tick or cross one box]	<input checked="" type="checkbox"/> The councillor has an interest in the land [e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise]. <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box]	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	Zoning R2 Low Density residential, Ku-ring-gai Local Environmental Plan 2015. Listed as a Heritage Item under Ku-ring-gai Local Environmental Plan 2015. Within Heritage Conservation Area C23 under Ku-ring-gai Local Environmental Plan 2015.

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Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	SEPP (Exempt and Complying Development Codes) 2008. State Environmental Planning Policy (Housing) 2021 (Chapter 6 Low and Mid Rise Housing)
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	My primary home. Unknown financial gain or loss in the future. Unknown if dual occupancy controls proposed will include this area in the future. Is within or outside TOD zone under the different TOD-SEPP scenarios under consideration. Unknown how heritage listed properties under the local LEP will be impacted in the future under different possible planning outcomes.

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature



Date 14/3/25

[This form is to be retained by the council's general manager and included in full in the minutes of the meeting]



SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.39

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Special disclosure of pecuniary interests by Cr Indu Balachandran

in the matter of SEPP (Exempt and Complying Development Codes) 2008

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Ordinary Meeting of Council

to be held on the 18 March 2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[REDACTED]
Relationship of identified land to the councillor [Tick or cross one box.]	<input type="checkbox"/> The councillor has an interest in the land [e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise]. <input checked="" type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box.]	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	Zoning R2 Low Density residential, Ku-ring-gai Local Environmental Plan 2015. Listed as a Heritage Item under Ku-ring-gai Local Environmental Plan 2015. Within Heritage Conservation Area C23 under Ku-ring-gai Local Environmental Plan 2015.

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Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	SEPP (Exempt and Complying Development Codes) 2008. State Environmental Planning Policy (Housing) 2021 (Chapter 6 Low and Mid Rise Housing)
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	Parents' primary home. Unknown financial gain or loss in the future. Unknown if dual occupancy controls proposed will include this area in the future. Is within or outside TOD zone under the different TOD-SEPP scenarios under consideration. Unknown how heritage listed properties under the local LEP will be impacted in the future under different possible planning outcomes.

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Councillor's signature



Date 14/3/25

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Ku-ring-gai Council

Page 47 of 48



SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.39

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Controlled Document – Code of Conduct


Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Alec Taylor

in the matter of GB.12 Dual Occupancy Minimum Lot Size post-exhibition (KLEP 2015 & DCP)

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Ordinary Meeting of Council

to be held on the 18 March 2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor [Tick or cross one box.]	<input checked="" type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box]	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	R2 Low Density Residential Low & Mid-rise Housing applicable No dual occupancy policy

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Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	R2 Low Density Residential Low & Mid-rise Housing applicable Dual Occupancy Minimum Lot Size 1015spm
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	Appreciable financial loss (if the lot is developed into dual occs as proposed controls are less advantageous than L&MRH SEPP)

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Councillor's signature

Date 17/3/2025

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Ku-ring-gai Council

Page 47 of 48



SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.39

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Controlled Document – Code of Conduct


Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Barbara Ward

in the matter of SEPP (Exempt and Complying Development Codes) 2008

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Ordinary Meeting of Council

to be held on the 18/03/2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor [Tick or cross one box.]	<input checked="" type="checkbox"/> The councillor has an interest in the land [e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise]. <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box]	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	R2 (Low Density Residential)

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Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	R2 (Low Density Residential) - Proposed minimum Lot Sizes for dual occupancy under 2 Options of either Option A - 1015 sq mtrs Option B - 1075 sq mtrs
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	Appreciable financial loss

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature



Date 18/03/2025

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Ku-ring-gai Council

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Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Martin Smith

in the matter of *Dual Occupancy LBR*
Insert name of environmental planning instrumentwhich is to be considered at a meeting of the [name of council or council committee (as the case requires)]
Ordinary Meeting of Councilto be held on the Date *18th March 2025*

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor [Tick or cross one box.]	<input type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box.]	<input type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	<i>R2 Low density residential (LEP 2015)</i> <i>Heritage Item (LEP 2015)</i>

¹ Clause 4.1 of the Code of Conduct provides that a pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter, or if the interest is of a kind specified in clause 4.6 of the Code of Conduct.

² A pecuniary interest may arise by way of a change of permissible use of land adjoining, adjacent to or in proximity to land in which a councillor or a person, company or body referred to in clause 4.3 of the Code of Conduct has a proprietary interest.

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Proposed change of zone/planning control (Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land)	SEPP (Environmental Compliance Development Codes) 2008 State Environmental Planning Policy (Housing 2021) Chapter 6 Low and mid rise housing
Effect of proposed change of zone/planning control on councillor or associated person (Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss")	Unknown Insert here Financial gain or loss

[If more than one pecuniary interest is to be declared, repeat the above box and fill in for each additional interest.]

Councillor's signature

Sign here

Date 18th March 2025

[This form is to be retained by the council's general manager and included in full in the minutes of the meeting]

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Ku-ring-gai Council

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SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.39

1. This form must be completed using block letters or typed.
2. If there is insufficient space for all the information you are required to disclose, you must attach an appendix which is to be properly identified and signed by you.

Important information

This information is being collected for the purpose of making a special disclosure of pecuniary interests under clause 4.38(c) of the Ku-ring-gai Council Code of Conduct.

The special disclosure must relate only to a pecuniary interest that a councillor has in the councillor's principal place of residence, or an interest another person (whose interests are relevant under clause 4.3 of the Code of Conduct) has in that person's principal place of residence.

Clause 4.3 of the Code of Conduct states that you will have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative or because your business partner or employer has a pecuniary interest. You will also have a pecuniary interest in a matter because you, your nominee, your business partner or your employer is a member of a company or other body that has a pecuniary interest in the matter.

"Relative" is defined by clause 4.4 of the Code of Conduct as meaning your, your spouse's or your de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child and the spouse or de facto partner of any of those persons.

You must not make a special disclosure that you know or ought reasonably to know is false or misleading in a material particular. Complaints about breaches of these requirements are to be referred to the Office of Local Government and may result in disciplinary action by the Chief Executive of the Office of Local Government or the NSW Civil and Administrative Tribunal.

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Controlled Document – Code of Conduct


Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Kim Wheatley

Dual occupancy minimum LOT size - 6812
 in the matter of *Insert name of environmental planning instrument*

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Ordinary Meeting of Council

to be held on the Date *18 MARCH 2025*

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor [Tick or cross one box.]	<input type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box]	<input type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	<i>Insert here</i> <i>R2 low density Residential.</i> <i>KLEP 2015. Heritage Item</i> <i>KLEP 2015</i>

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Version 5 – 16 November 2022

Proposed change of zone/planning control [Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]	^{Insert here} SEPP (Exempt & Complying Development Codes) 2008 SEPP (Housing) 2021 (Chapter 6 Low & mid rise housing).
Effect of proposed change of zone/planning control on councillor or associated person. [Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]	^{Insert here} unknown financial gain or loss.

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature

St

Date 18/3/2025.

[This form is to be retained by the council's general manager and included in full in the minutes of the meeting]

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Ku-ring-gai Council

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SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.39

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Special disclosure of pecuniary interests by Cr Sam Ngai

in the matter of Dual Occupancy Minimum Lot Sizes under the Housing SEPP Chapter 6 and KLEP

which is to be considered at a meeting of the [name of council or council committee (as the case requires)] Ordinary Meeting of Council

to be held on the 18th March 2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[REDACTED]
Relationship of identified land to the councillor [Tick or cross one box.]	<input checked="" type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box]	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	R2 without dual occupancy located near the East Lindfield shops, land size is less than 1,015 sqm but greater than 700 sqm

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	R2 with dual occupancy IF option B is selected No change if Option A is selected
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	No financial gain or loss, however if option B were to be selected it would allow for care of multiple generations (elders / youth) living in proximity

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature

Date 18/03/2025

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Ku-ring-gai Council

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SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.39

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Special disclosure of pecuniary interests by

C. Mph Decker

in the matter of

GB-12 Deal Occupancy

which is to be considered at a meeting of the [name of council or council committee (as the case requires)] Ordinary Meeting of Council

to be held on the

18 March 2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[Redacted]
Relationship of identified land to the councillor [Tick or cross one box]	<input checked="" type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input checked="" type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) [Tick or cross one box]	<input type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	Existing multi-dwelling residential building, within 800m of train station, but not able to be short-occupied.

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Ku-ring-gai Council

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature

Date


15/MAR/2025

[This form is to be retained by the council's general manager and included in full in the minutes of the meeting]

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Ku-ring-gai Council

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MINUTES OF EXTRAORDINARY MEETING HELD ON MONDAY, 31 MARCH 2025

- Present: The Mayor, Councillor Christine Kay (Chairperson)
Councillor M Devlin (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 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)
- Others Present: Team Leader Urban Design (Bill Royal)
Team Leader Urban Planning (Craig Wyse)
Urban Design Projects Officer (Fae Sarshoghi)
Urban Planner (Alexandra Plumb)

The Meeting commenced at 7:00 PM

Council adjourned the start of the Meeting to allow for all speakers registered for the Public Forum to address Council, after a Motion moved by Councillors Smith and Wheatley was CARRIED UNANIMOUSLY.

After the conclusion of the Public Forum, the Meeting resumed at 8:30pm.

The Mayor offered the Acknowledgement of Country and Prayer.

45

APOLOGIES

File: S02194

Councillor Devlin advised of an apology from Councillor Pettett.

The General Manager advised of an apology from Director Community (Janice Bevan) as she was on leave, and that Manager Corporate Communications (Virginia Leafe) would be acting in the role.

Resolved:

(Moved: Councillors Devlin/Spencer)

That the apologies be accepted and leave of absence granted.

CARRIED UNANIMOUSLY

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.

Councillor Ward declared a non-pecuniary, non-significant interest in GB.1 as she lives in Gordon, but outside the Transport Oriented Development (TOD) area, and will remain in Chambers during this debate.

Councillor Balachandran declared a special disclosure of pecuniary interest in GB.1 as both her principal place of residence and her parents principal place of residence may be impacted by the proposed planning controls. Councillor Balachandran tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Taylor declared a special disclosure of pecuniary interest in GB.12 as his principal place of residence may be impacted by the proposed planning controls. Councillor Taylor tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Ngai declared a non-pecuniary, non-significant interest in GB.1 as close relatives live within one of the TOD precincts. Councillor Ngai tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

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:

Memorandums: A memorandum from for item **GB.1 TOD alternative scenarios – post-exhibition – preferred scenario, masterplan and implementation strategy** from the Director of Strategy & Environment was circulated to the Mayor and Councillors on 25 March 2025.

A confidential memorandum for item **GB.1 TOD alternative scenarios - post-exhibition - preferred scenario, masterplan and implementation strategy** from the Director of Strategy & Environment was circulated to the Mayor and Councillors on 31 March 2025.

A motion that these memorandums remain confidential was moved by Councillor Taylor and Balachandran and CARRIED UNANIMOUSLY.

PETITIONS

Nil

GENERAL BUSINESS

Councillors Devlin and Ngai separately left and returned to the Meeting during discussion of the following item.

46 **TOD alternatives - post-exhibition - preferred scenario, masterplan and implementation strategy**

File: S14427

Vide: GB.1

To seek Council endorsement of a Preferred Scenario and Implementation Strategy for public exhibition.

Resolved:

(Moved: The Mayor, Councillor Kay/Ngai)

That Council:

- A. Endorse the Preferred Scenario for exhibition, as represented by the Ku-ring-gai TOD Preferred Alternative in Part 05 (Implementation Strategy) and Part 06 (LEP Plans) of the Ku-ring-gai Centres Technical Study, and other supporting information as attached to this report, for a 3-week period in the manner described in this report.
- B. Note that the following lands are identified to be zoned RE1- Public Recreation or SP2 – Local Road and identified on the Land Reservation Acquisitions map:
 - a. For the purposes of open space - nos.63, 63A, 65 Dumaresq Street and nos.12 & 12A Vale Street, Gordon total area approximately 6,359sqm (total park area including Gordon Glen approximately 8,670sqm).
 - b. For the purposes of open space – nos.26, 28, 30 & 32 Bent Street & nos.1 and 3 Newark Crescent, Lindfield (area approximately 4,165sqm).
 - c. For the purposes of open space – no.3 Roseville Avenue, Roseville (area 913sqm).

- d. For the purposes of open space and local road - Nos.15 & 17 Pockley Avenue, nos. 22 and 20A Shirley Road, Roseville (park area approximately 3,760sqm & road area approximately 1,200sqm).
- C. Note the commencement of a review of the current s7.11 contributions plan (Ku-ring-gai Contributions Plan 2010) to cater for the increased local infrastructure demands of intensive redevelopment in the TOD areas and commence liaison with IPART with a view to being able to levy above the 2009 \$20,000 threshold.
- D. Make a request to DPHI that no State Significant Applications in the TOD precincts be saved due to the significant inconsistencies with Council's TOD Preferred Scenario.

CARRIED UNANIMOUSLY

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

Nil

QUESTIONS WITH NOTICE

Nil

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

Nil

The Meeting closed at 9:42pm

The Minutes of the Extraordinary Meeting held on 31 March 2025 (Pages 1 - 12) were confirmed as a full and accurate record of proceedings on 31 March 2025.

General Manager

Mayor / Chairperson

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Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Indu Balachandran

in the matter of State Environmental Planning Policy (Housing) 2021

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Extraordinary Meeting of Council

to be held on the 31/3/2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor <i>[Tick or cross one box.]</i>	<input checked="" type="checkbox"/> The councillor has an interest in the land [e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise]. <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² <i>[Tick or cross one box]</i>	<input checked="" type="checkbox"/> The identified land. <input checked="" type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control <i>[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]</i>	Zoning R2 Low Density residential, Ku-ring-gai Local Environmental Plan 2015. Listed as a Heritage Item under Ku-ring-gai Local Environmental Plan 2015. Within Heritage Conservation Area C23 under Ku-ring-gai Local Environmental Plan 2015.

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Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	Potential and unknown financial gain or loss for my primary home, vis-a-vis currently gazetted TOD controls, and future low and mid rise controls as the property is within 400m of Killara Station.

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature



Date 31/3/2025

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Ku-ring-gai Council

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Special disclosure of pecuniary interests by Cr Indu Balachandran

in the matter of State Environmental Planning Policy (Housing) 2021

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Extraordinary Meeting of Council

to be held on the 31/3/2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor <i>[Tick or cross one box.]</i>	<input type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input checked="" type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² <i>[Tick or cross one box]</i>	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control <i>[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]</i>	oning R2 Low Density residential, Ku-ring-gai Local Environmental Plan 2015, Listed as a Heritage Item under Ku-ring-gai Local Environmental Plan 2015. Within Heritage Conservation Area C23 under Ku-ring-gai Local Environmental Plan 2015.

¹ Clause 4.1 of the Code of Conduct provides that a pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter, or if the interest is of a kind specified in clause 4.6 of the Code of Conduct.

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	SEPP (Exempt and Complying Development Codes) 2008. State Environmental Planning Policy (Housing) 2021 (Chapter 5 Transport Oriented Development)
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	Potential and unknown financial gain or loss for my parents' primary home, vis-a-vis currently gazetted TOD controls, and future low and mid rise controls as the property is within 400m of Killara Station.

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature



Date 31/3/2025

[This form is to be retained by the council's general manager and included in full in the minutes of the meeting]

Controlled Document – Code of Conduct


Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Alec Taylor

in the matter of GB.1 Preferred Scenario (KLEP 2015 & DCP)

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Extraordinary Meeting of Council

to be held on the 31/3/2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor [Tick or cross one box.]	<input checked="" type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box]	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	R2 Low Density Residential Low & Mid-rise Housing SEPP Max FSR 0.8:1

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Proposed change of zone/planning control [Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]	R4 High Density Residential TOD Alternative - Preferred Scenario Max FSR 1.3:1
Effect of proposed change of zone/planning control on councillor or associated person [Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]	Appreciable financial gain

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature



Date

30/3/25

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Special disclosure of pecuniary interests by Cr Sam Ngai

in the matter of Transport Oriented Development Alternate Scenario

which is to be considered at a meeting of the *[name of council or council committee (as the case requires)]* Extraordinary Meeting of Council

to be held on the 31st March 2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	N/A
Relationship of identified land to the councillor [Tick or cross one box.]	<input type="checkbox"/> The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). <input checked="" type="checkbox"/> An associated person of the councillor has an interest in the land. <input type="checkbox"/> An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land) ² [Tick or cross one box]	<input checked="" type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	My parents-in-law's primary place of residence currently has TOD controls of FSR 2.5:1.

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Controlled Document – Code of Conduct

Version 5 – 16 November 2022

Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	Their TOD controls will be reduced to FSR 1.8:1.
Effect of proposed change of zone/planning control on councillor or associated person <i>[Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]</i>	Reduction in volume of housing provided on site by 28%, though frankly they are not interested in selling or moving.

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature



Date 31st March 2025

[This form is to be retained by the council's general manager and included in full in the minutes of the meeting]

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Ku-ring-gai Council

Page 47 of 48

INVESTMENT REPORT AS AT 28 MARCH 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present Council's investment portfolio performance for March 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 March 2025 was \$7,769,000, against the revised budget of \$7,449,000 giving a year-to-date favourable variance of \$320,000.

RECOMMENDATION:

That the summary of investments performance for March 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 March 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

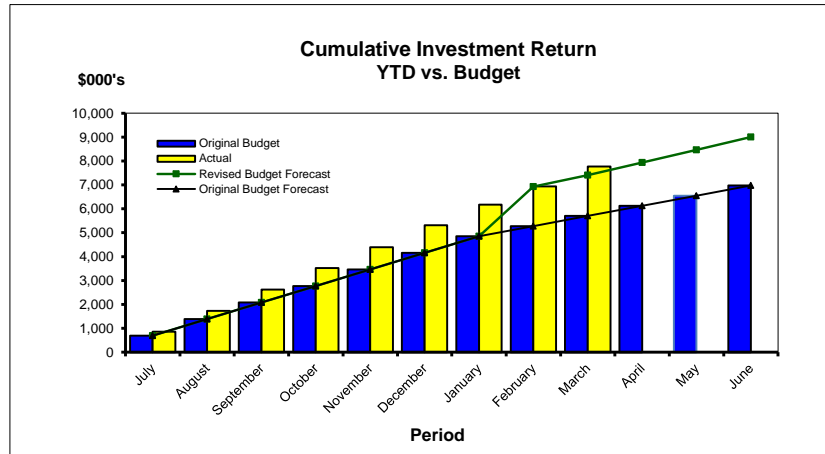
The net return on investments for the financial year to the end of March 2025 \$7,769,000, compared to the revised budget of \$7,449,000, resulting in a favourable year-to-date variance of \$320,000. It must be noted that a budget adjustment has been reflected in the December 2024 Quarterly Budget Review to align with the actual investment return and further adjustments will be considered if required in the next quarterly budget review.

\$000's	Mar-25 Year To Date
Investment Return	7,769
Revised Budget	7,449
Variance	320

Item GB.1

FY00623/7
30 March 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 March 2025 was \$205,645,000 compared to \$207,610,000 at the end of February 2025, a net cash outflow of \$1,965,000 was due to creditor payments.

During the month, three investments have matured, two new investments were made in March 2025.

Investment Name	Investment Rating (S&P)	New/Re-Investments \$' 000	Investments Matured/Sold \$' 000	Interest Rate %
Westpac Fixed Rate Senior Medium Term Notes	AA-	0	3,200	90 Day BBSW + 2.70
MyState Bank 1 Year Term Deposit	BBB+	0	5,000	5.15
ING Bank 1 Month Term Deposit	A+	0	6,000	4.30
Rabobank Australia 5 Year Term Deposit	A+	4,000	0	5.02
ING Bank 1 Year Term Deposit	A+	4,000	0	4.66
TOTAL		8,000	14,200	

Investment Performance against Industry Benchmark

Overall, the investment performance in March 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 MAR 2025 YTD Return %	Annualised Industry Benchmark %	Variance %
At Call/Cash/Term Deposits/FRNs (Benchmark is AusBond Bank Bill Index)	4.85	4.47	0.38

Item GB.1

FY00623/7
30 March 2025

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

Table 2 - Investments Portfolio Summary during March 2025

Investment Name	Investment Rating	Invested at 28-Mar-2025 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 28-Mar-2025 \$000's	Maturity
At Call/Cash Account**							
Westpac At-Call	AA-	381	0.00	0.00	0.19	381	At Call
Westpac Bank Deposit Max-I Investment	AA-	14,764	0.57	5.51	7.18	14,764	At Call
Westpac Bank Deposit Transport NSW Grant (LCH)	AA+	62	0.09	1.26	0.03	62	At Call
AMP Bank EASYSaver Account	BBB+	397	0.22	3.05	0.19	397	At Call
Sub Total		15,604				15,604	
Term Deposits							
ING Bank 1 Year Term Deposit	A+	5,000	0.42	5.21	2.43	5,000	Apr-25
Northern Territory Treasury Corporation Bond 4 Year	AA-	3,500	0.09	1.10	1.70	3,500	May-25
Rabobank Australia 1 Year Term Deposit	A+	5,000	0.43	5.31	2.43	5,000	May-25
Rabobank Australia 1 Year Term Deposit	A+	5,000	0.43	5.31	2.43	5,000	May-25
ING Bank 2 Year Term Deposit	A	5,000	0.44	5.41	2.43	5,000	Jun-25
Rabobank Australia 1 Year Term Deposit	A+	5,000	0.45	5.50	2.43	5,000	Jun-25
Rabobank Australia 1 Year Term Deposit	A+	6,000	0.44	5.38	2.92	6,000	May-25
National Australia Bank 1 Year Term Deposit	AA-	5,000	0.44	5.37	2.43	5,000	Jun-25
Bank of Queensland 3 Year Term Deposit	BBB+	4,000	0.36	4.40	1.95	4,000	Jul-25
Bank of Queensland 3 Year Term Deposit	BBB+	4,000	0.37	4.50	1.95	4,000	Aug-25
National Australia Bank 1 Year Term Deposit	AA-	6,000	0.41	5.00	2.92	6,000	Aug-25
Bank of Queensland 3 Year Term Deposit	BBB+	5,000	0.40	4.95	2.43	5,000	Feb-26
ING Bank 1 Year Term Deposit	A+	4,000	0.38	4.66	1.95	4,000	Mar-26
ING Bank 3 Year Term Deposit	A	5,000	0.43	5.30	2.43	5,000	Jun-26
P&N Bank 3 Year Term Deposit	BBB	5,000	0.45	5.50	2.43	5,000	Jul-26
Westpac 5 Year Term Deposit	AA-	4,000	0.21	2.50	1.95	4,000	Feb-27
Rabobank Australia 3 Year Term Deposit	A+	5,000	0.42	5.12	2.43	5,000	May-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.49	1,000	Sep-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.49	1,000	Sep-27
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.43	5,000	Feb-28
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.20	2.43	5,000	Jun-28
Rabobank Australia 5 Year Term Deposit	A+	5,000	0.42	5.20	2.43	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A+	6,000	0.42	5.15	2.92	6,000	Feb-29
ING Bank 5 Year Term Deposit	A+	5,000	0.42	5.13	2.43	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A+	3,000	0.44	5.35	1.46	3,000	Apr-29
Rabobank Australia 5 Year Term Deposit	A+	6,000	0.40	4.85	2.92	6,000	Aug-29
Rabobank Australia 5 Year Term Deposit	A+	6,000	0.42	5.10	2.92	6,000	Feb-30
Rabobank Australia 5 Year Term Deposit	A+	4,000	0.41	5.02	1.95	4,000	Mar-30
Sub Total		128,500				128,500	
Investment Name	Investment Rating	Invested at 28-Mar-2025 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 28-Feb-2025 \$000's***	Maturity
Fixed & Floating Rate Notes (FRNs)							
Royal Bank of Canada 3 Year Fixed Cover Bonds	AAA	4,600	0.31	3.79	2.24	4,648	May-25
Mutual Bank 1 Year Floating Bond	BBB+	3,000	0.44	5.52	1.46	3,000	May-25
NAB 3 Year Fixed Senior Bond	AA-	4,600	0.33	4.08	2.24	4,641	May-25
UBS 5 Year FRN	A+	1,300	0.43	5.37	0.63	1,309	Jul-25
Commonwealth Bank 3 Year Fixed Senior Note	AA-	3,499	0.35	4.32	1.70	3,503	Aug-25
Suncorp Bank 3 Year Fixed Senior Note	A+	2,000	0.37	4.50	0.97	2,001	Aug-25
Mystate Bank 3 Year Senior FRN	BBB+	1,500	0.47	5.83	0.73	1,500	Oct-25
Suncorp-Metway Ltd 3 Year Fixed Covered Bond	AAA	2,200	0.41	4.96	1.07	2,245	Oct-25
Bendigo Bank 5 Year FRN	BBB+	1,700	0.39	4.98	0.83	1,701	Dec-25
Suncorp-Metway Limited 5 Year FRN	AA-	4,500	0.42	5.28	2.19	6,122	Jan-27
Commonwealth Bank 5 Year Fixed Senior Note	AA-	3,495	0.37	4.55	1.70	3,510	Aug-27
AMP Bank 3 Year FRN	BBB+	3,400	0.46	5.81	1.65	3,459	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	5.68	0.85	1,773	May-28
Bendigo Bank 5 Year Floating Covered Bond	AAA	2,800	0.45	5.67	1.36	2,841	Jun-28
Suncorp Metway 5 Year Floating Covered Bond	AAA	3,000	0.45	5.57	1.46	3,034	Jul-28
Commonwealth Bank of Australia 5 Year Senior FRN	AA-	5,000	0.43	5.41	2.43	5,053	Aug-28
ANZ 5 Year FRN Senior	AA-	4,200	0.43	5.43	2.04	4,240	Sep-28
Rabobank Australia 5 Year Fixed MTNs	A+	4,000	0.42	5.15	1.95	4,071	Feb-29
Suncorp Metway 5 Year Fixed MTNs	AA-	1,597	0.40	4.89	0.78	1,641	Mar-29
Rabobank Australia 5 Year Senior MTN	A+	2,600	0.44	5.40	1.26	2,629	Jul-29
Sub Total		61,541				63,721	
Total Portfolio		205,645		*4.94	100.00	207,825	
Matured/Traded Investments - Weighted YTD Average Return (%)				4.59			
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 March 2025 month end creditor payments. 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.

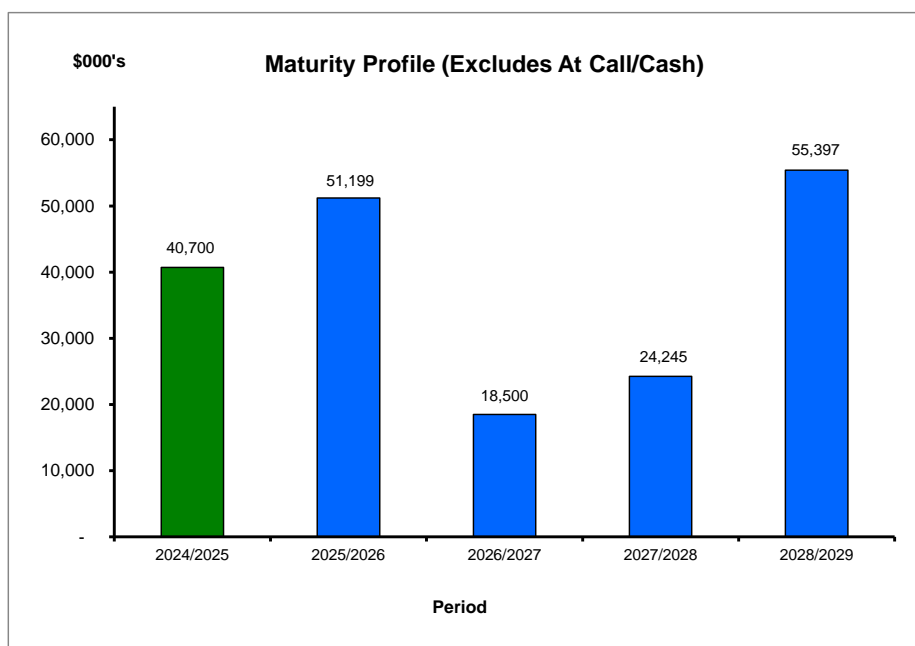
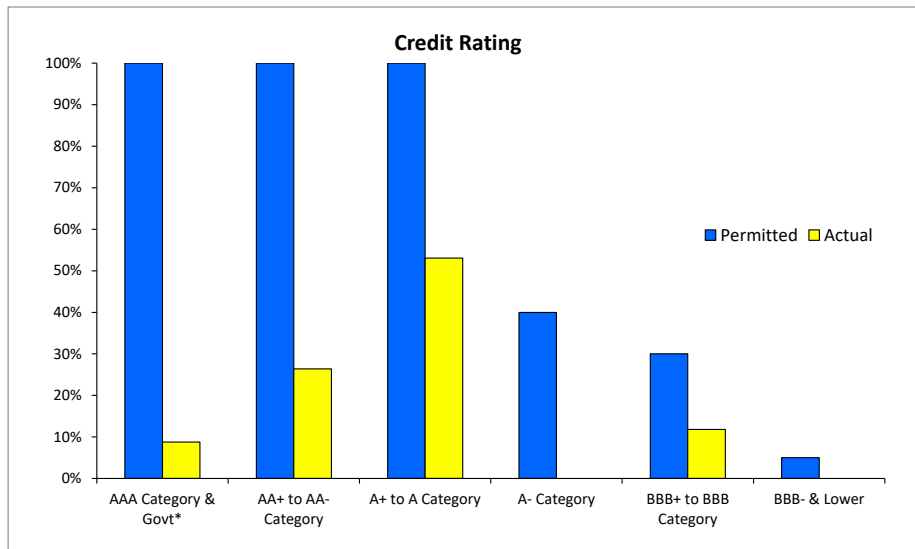
*** Market Values as at 28 March 2025 were not available at the time of writing the report.

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%	53%	47%
A- Category	40%	0%	40%
BBB+ to BBB Category	30%	12%	18%
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 March 2025:

- Council's total cash and investment portfolio is \$205,645,000, a decrease of \$1,965,000 from the previous month was due to creditor payments.
- The net return on investments for the financial year to the end of March 2025 was \$7,769,000 against the revised budget of \$7,449,000, resulting in a favourable year-to-date variance of \$320,000. It must be noted that a budget adjustment has been reflected in the December 2024 Quarterly Budget Review to align with the actual investment return. Further adjustments will be considered if required as part of the March 2025 Quarterly Budget Review.

RECOMMENDATION:

That:

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

Tony Ly
Financial Accounting Officer

Mette Kofoed
Acting Manager Finance

Angela Apostol
Director Corporate

DRAFT COMMUNITY STRATEGIC PLAN, RESOURCING STRATEGY, DELIVERY PROGRAM AND OPERATIONAL PLAN

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To obtain Council's endorsement to place the draft Community Strategic Plan 2035, Resourcing Strategy 2025-2035, draft Delivery Program 2025-2029 and draft Operational Plan 2025-2026 (incorporating the budget, capital works and fees and charges for 2025-2026) on public exhibition.
BACKGROUND:	Following local government elections council is required to review its suite of plans under the Integrated Planning and Reporting Framework. This includes reviewing its Community Strategic Plan (CSP) and the Resourcing Strategy and Delivery Program to ensure they can deliver the long-term objectives and strategies contained in the CSP. Council is also required to have an annual Operational Plan adopted before the beginning of each financial year.
COMMENTS:	Preparation of the draft CSP has been informed by community engagement, as well as identified social, environmental, economic and civic leadership issues and relevant State plans and policies. The draft Resourcing Strategy includes the Long-Term Financial Plan, Asset Management Strategy and the Workforce Management Strategy. All three components have been reviewed and updated. The draft Delivery Program details Council's commitments during its term. The Operational Plan contains the services, projects and programs to be undertaken by Council during the year, along with a budget, revenue policy and proposed fees and charges.
RECOMMENDATION:	That Council:
(Refer to the full Recommendation at the end of this report)	<ul style="list-style-type: none"> A. Endorse the draft Community Strategic Plan 2035 for public exhibition for 28 days. B. Endorse the draft Resourcing Strategy 2025-2035, draft Delivery Program 2025-2029 and draft Operational Plan 2025-2026 for public exhibition for 28 days. C. Note that a report will be provided to Council in June 2025 for consideration of any submissions and adoption of the plans.

PURPOSE OF REPORT

To obtain Council's endorsement to place the draft Community Strategic Plan 2035, Resourcing Strategy 2025-2035, draft Delivery Program 2025-2029 and draft Operational Plan 2025-2026 (incorporating the budget, capital works and fees and charges for 2025-2026) on public exhibition.

BACKGROUND

Following local government elections Council is required to review its suite of plans under the Integrated Planning and Reporting Framework. This includes a review of its Community Strategic Plan (CSP), Resourcing Strategy and Delivery Program to ensure they can deliver the long-term objectives and strategies contained in the CSP. Council is also required to have an annual Operational Plan adopted before the beginning of each financial year.

Community Strategic Plan (CSP): The purpose of the CSP is to identify the community's long-term aspirations for the future of Ku-ring-gai, and outline how they can be achieved. Significant changes to NSW Government housing policies, the national focus on urban development and housing affordability, projected population growth and Council's long term financial sustainability have presented substantial opportunities and challenges for the years ahead. In response to these challenges and opportunities a new CSP has been developed to reflect contemporary community and Council priorities.

Council must place the draft CSP on public exhibition for a period of at least 28 days, to consider submissions received as a result of the exhibition and to adopt the CSP with any amendments before 30 June 2025.

Resourcing Strategy: The Resourcing Strategy is the link between the long-term Community Strategic Plan and the Delivery Program and details how the strategic aspirations of Ku-ring-gai can be achieved in terms of time, money, people and assets. It is designed to be a living document to reflect changing financial and asset information. Initiatives within the Resourcing Strategy are reviewed annually to ensure relevance in the changing environment and to respond to any changes in Council's Delivery Program.

The Resourcing Strategy includes a 10-year Long-term Financial Plan, 10-year Asset Management Strategy and 4-year Workforce Management Strategy. The Long-term Financial Plan must be exhibited for 28 days to allow for community feedback.

Delivery Program and Operational Plan: Development of the Delivery Program and Operational Plan has also been informed by the objectives and strategies contained in the Community Strategic Plan, Council priorities over its term, policies and strategies, prioritisation of capital works projects, service delivery requirements, income from external sources and fees and charges. To assist presentation and readability the Delivery Program and Operational Plan are integrated into one document.

Once endorsed by Council the combined Delivery Program and Operational Plan must also be placed on public exhibition for a minimum period of 28 days to allow for community feedback.

It is proposed to exhibit all plans concurrently to provide the community with full information on the outcomes and strategies in the CSP and Council's proposed long-term funding of capital

works, services, asset renewal and maintenance as well as workforce resourcing requirements to deliver these outcomes.

COMMENTS

Community Strategic Plan

The CSP is the highest-level plan that Council prepares. The purpose of the Plan is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these goals. In doing this, the planning process considered the issues and pressures that may affect the community and the level of resources that will realistically be available to achieve the community's aims and aspirations.

While Council has a custodial role in initiating, preparing and maintaining the CSP on behalf of the Ku-ring-gai area, it is not wholly responsible for its implementation. Other partners, such as state agencies, non-government organisations, business and industry, community groups may also be engaged in delivering the strategies of the Plan.

Under the Integrated Planning and Reporting (IP&R) Guidelines, the Community Strategic Plan must include:

- a community vision statement
- long term objectives for the community that address social, environmental, economic and civic leadership issues identified by the community (the quadruple bottom line)
- strategies for achieving each objective
- an explanation of who is responsible for delivering each strategy
- where Council has an oversight role for a strategy but is not the key delivery agent, the CSP should explain the role council will play in facilitating delivery of the strategy and how it will monitor delivery
- assessment methods for determining whether the objectives are being achieved.

Developing the draft Community Strategic Plan

The new CSP has been informed by the following data sources and key findings.

Community research 2024

Council commissioned Micromex Research to conduct an independent representative telephone survey of 500 residents living in Ku-ring-gai to identify strengths and community priorities for the LGA as well as community satisfaction with services and overall level of satisfaction with Council performance. Key findings from this research included:

- **The natural environment remains a key strength of the area:** 66% of residents stated the natural environment and open spaces are the key strengths of the area. 94% of residents reported they are satisfied with the protection of natural areas and bushland.
- **Sense of belonging, safety and public transport as community strengths:** Sense of community, safety and access to public transport were also identified as strengths of the area. 93% of residents reported that they feel safe in their neighbourhood.

- **Importance of community connections and social networks:** 54% of residents reported that they have access to community groups and support networks, and 41% reported that they mainly socialise in their local area. Feeling of belonging to the community accounts for 37% of the variation in overall quality of life.
- **Overdevelopment is the key concern for residents:** 38% of residents stated that (over)development is the highest priority issue for the area. Housing is meeting current needs, but residents are uncertain about the future. Housing availability, population growth and infrastructure / facilities were also identified as priorities for the area.
- **Waste collection and public space cleaning are meeting expectations:** Residents state that waste collection and cleanliness of public spaces are very important and are very satisfied with Council's services.
- **Roads and footpaths are not meeting expectations:** 95% of residents stated that the condition of local roads is important, and 66% reported they are satisfied. 87% of residents stated that footpaths were important, and 67% reported they are satisfied with their provision and 72% are satisfied with their condition.
- **Other opportunities for service improvement:** There were also gaps between importance and satisfaction in traffic management, availability of parking, initiatives to reduce waste and improve recycling and street tree maintenance.
- **Customer service is meeting expectations but opportunities to improve:** Satisfaction with customer service is high, but lower than the metro benchmark for courtesy of staff, understanding / knowledge of staff, quality of advice and level of resolution.
- **Consultation and engagement are vital to overall satisfaction:** 85% of residents stated that Council's consultation and engagement with the community was important, and 68% reported they were satisfied. Research shows that consultation and engagement is a key driver of overall satisfaction.

The community research report is available on Council's website here: [Community feedback report Ku-ring-gai](#).

State of our Ku-ring-gai Report

Council's State of Our Ku-ring-gai Report was published in November 2024 and provides an overview of progress against long-term goals and objectives in the CSP during the previous council's term. In late 2024, managers were consulted on the key strategic issues facing the next term of Council, and the report provided recommendations on the matters that should be considered and reflected in the next CSP. These strategic issues were:

- **Housing supply and affordability:** High housing costs, limited supply, the need for diverse housing options and balancing development with environmental and community expectations. Responding to the National Housing Accord and State housing reforms will be the most significant issue facing Council over the next four years.
- **Supporting infrastructure and facilities:** Dealing with ageing infrastructure, increasing demand for services, funding limitations and the impacts of State Government policies, including reliance on development contributions and the need for diverse funding sources, maintaining and upgrading roads, drainage, parks and community facilities, meeting demands of a growing and diverse population and impacts of new housing policies on infrastructure needs.
- **Moving around Ku-ring-gai:** Higher traffic volumes on local roads, existing infrastructure struggling to cope with increased traffic, particularly on the Pacific Highway and at key intersections and meeting the parking needs of residents and commuters.

- **Revitalising local centres:** Setting a direction for the Gordon, Turramurra and Lindfield hubs, including engagement of property development specialists with capacity and experience to deliver required community facilities at minimum cost and risk to Council, and balancing community willingness to accept change and increased development density, with the goals of urban renewal and housing affordability.
- **Protecting our environment and responding to climate change:** Balancing population growth with environmental protection, and pressure on open spaces, resources and natural habitats, addressing climate change impacts and building community resilience to extreme weather events and the threats of continued population growth and development to biodiversity.
- **Social wellbeing:** Supporting an aging population, young families and increasing cultural diversity in the area, addressing social isolation and mental health, providing accessible services for older and culturally diverse residents and optimising use of community facilities.
- **Engaging with the community:** Maintaining consistent engagement across evolving digital platforms, combating misinformation, ensuring inclusive participation, adapting to changing social media algorithms, and effectively balancing digital and traditional engagement methods to meet the diverse needs of our constituents.
- **Financial sustainability:** Exploring new and sustainable revenue streams, finding a balance between what the community is willing to pay and the demand for services and addressing increasing pressure on financial sustainability.

The State of Our Ku-ring-gai report is available on Council's website here: [State of our Ku-ring-gai Report Ku-ring-gai](#)

Community engagement

Council partnered with an independent engagement firm, Captivate Consulting, to lead a structured engagement process to identify community issues and priorities over the next 10 years. Communication and promotion of the CSP review included:

- Media release notified to 30 outlets in November 2024
- Newsletters via Yoursay e-News, Ku-ring-gai e-News, Business Connections e-News and Sustainability e-News (approx. 86,000 subscribers)
- Business Bulletin to 22,000 registered ABNs in Ku-ring-gai
- Social media Facebook post to 17,000 subscribers

Engagement activities included:

- 5 community forums with 99 participants in November / December 2024. Telephone survey for community members unable to attend forums.
- Online engagement hub attracted 2,941 site views
- Resident survey (online and hardcopies at libraries and events) completed by 181 residents
- Dedicated business engagement workshop with a business survey receiving over 30 responses
- 2 pop-up information stalls at events in December 2024
- Pop-up information stalls set up at Council locations, increasing accessibility and providing opportunities for direct interaction

Other community engagement undertaken over the last 1-2 years also informed the review of strategic directions and priorities for the future of Ku-ring-gai. This included:

- Online resident survey “Better planning between Roseville, Lindfield, Killara and Gordon stations” (November / December 2024)
- Housing scenarios consultation 2024 (responses to NSW Government’s TOD controls)
- Youth workshop at Lindfield Learning Village in November 2024
- Youth survey 2024
- Business forum in October 2024
- Draft Affordable Housing Policy 2025
- Celebrating multicultural Ku-ring-gai community survey 2024
- Ku-ring-gai Recreation Needs Study 2023.

The four key themes emerging from community engagement were:

- **Our green spaces:** The Ku-ring-gai community highly values its natural environment, including its green spaces, parks and bushland. Residents enjoy the area's leafy streets, diverse wildlife and outdoor recreation opportunities. However, there is growing concern about development threatening these natural assets. Residents want stronger protection for green spaces and endangered forests, and implementation of sustainable development practices. They want Council to proactively address climate change and sustainability.
- **Infrastructure and the built environment:** Fit-for-purpose and well-maintained infrastructure including roads, footpaths, community buildings and adequate parking close to transport hubs is a top priority for residents. Residents emphasised connectivity between home, work, schools and shops highlighting the importance of road infrastructure, public transport and managing the impact of population growth. The area's geography presents challenges like traffic congestion, but also opportunities for improved parking, public transport and active transport options. Conversations about infrastructure and the built environment led to discussions around a need to make housing more affordable, increased community services and facilities and a desire to make existing town centres more vibrant and attractive. Residents expressed concerns about the impact of proposed development on the area's character and heritage, and a need for balanced, low-rise development that is sympathetic to the local environment.
- **Community and social cohesion:** Residents value a strong sense of community and social cohesion. The need for more diverse housing options and improved access to community services, particularly for young people and older adults was also apparent in conversations about how to bring people and communities together. Residents have a strong desire to live in a place where neighbours look out for one another and where there are opportunities to interact and support one another.
- **Transparent and effective governance:** Residents want improved community engagement and transparency from Council. They want to be involved in decision-making processes and feel that their voices are being heard. Participants expressed a desire for more transparent and effective decision making by Council. Residents want Council to be accountable and to make decisions that are in the best interests of the community. Residents noted concerns about the influence of the State Government on local planning decisions and expressed a need for strong advocacy and an opportunity to have input on decisions that impact the area.

A copy of the community engagement report is provided at **Attachment A1**.

Draft CSP format and presentation

A new structure and format of the draft CSP makes it simpler and easier to read and better reflect the priorities that the community and council seek to focus on over the next 10 years. The body of the CSP includes:

- Five outcomes reflecting the key aspirations of the community and addressing social, environmental, economic and civic leadership issues
- Strategies that describe the desired future state or outcome in 10 years
- Performance measures that show whether we are heading in the right direction.
- Community satisfaction and other targets have been set for each measure to either improve or maintain (where performance is already high) over the 10-year duration of the CSP.

A copy of the draft Community Strategic Plan 2035, Our Ku-ring-gai: Growing Together is provided at **Attachment A2**.

The draft plan is presented to Council in a plain format to allow for late amendments. Following endorsement of the draft CSP it will be designed for public exhibition.

Resourcing Strategy

All three components of the Resourcing Strategy have been reviewed to incorporate updated asset, financial and workforce information. As required by the Act and IP&R framework, Council's revised Resourcing Strategy is comprised of the following:

- Long Term Financial Plan 2025-2035 (**Attachment A3**)
- Asset Management Strategy 2025-2035 (**Attachment A4**)
- Workforce Management Strategy 2025-2029 (**Attachment A5**)

Long-Term Financial Plan (LTFP)

The first section of the Resourcing Strategy is Council's Long Term Financial Plan (LTFP).

The Long-Term Financial Plan (LTFP) provides a comprehensive set of long-term financial projections based on a set of assumptions. It outlines the financial implications of maintaining current service levels and delivering planned capital works programs. The LTFP aligns with the Community Strategic Plan and Delivery Program, highlighting community needs and Council's strategic priorities. It also aligns closely with the Asset Management Strategy and Workforce Strategy.

Key components of the LTFP include:

- Analysis of Council's financial objectives and performance monitoring measures.
- Identifying existing and emerging financial challenges.
- Assumptions underpinning the financial projections.
- Evaluation of financial scenarios, including those involving a Special Rate Variation (SRV).

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- Assessment of sensitivities likely to impact the plan.
- Detailed financial tables and charts for reference.

Core assumptions within the LTFP are based on Consumer Price Index (CPI) forecasts, interest rate projections, employee award increases, loan repayments, specific price forecasts for Council-related items, planned asset sales, and other special income and costs. Highlights of the LTFP are provided further in this report.

Asset Management Strategy (AMS)

The second part of the Resourcing Strategy deals with asset management planning, in particular Council's Asset Management Strategy (AMS).

The AMS is supported by Asset Management Plans for each asset class. Together, these documents and supporting data and systems (including asset registers and technical databases) make up Council's Asset Management Framework.

The revised AMS 2025-2035 provides information on how Council's asset portfolio supports the service delivery needs of the community both now and over the next 10 years. It has been revised to align with Council's revised LTFP. Capital expenditure data and the required renewal costs have been included in the AMS to establish Council's funding gap for infrastructure assets.

Council's adopted Asset Management Policy, an overarching policy statement for asset management, has also been reviewed for exhibition.

Workforce Management Strategy (WMS)

The third component of the Resourcing Strategy is the Workforce Management Strategy (WMS). An effective WMS establishes a framework for building the capability of our workforce to provide Council with the people best able to inform its strategic direction, develop innovative approaches to complex issues, and deliver appropriate services effectively and efficiently.

The WMS provides a link between the delivery of strategies and services and their associated workforce implications. In addressing the human capital requirements for Council's Delivery Program, the WMS spans four years.

The WMS has been revised to reflect current workforce statistics and policies.

Delivery Program and Operational Plan

Attachment A6 provides a copy of the draft Delivery Program 2025-2029 and draft Operational Plan 2025-2026 incorporating the Budget, Capital Works Program and Statement of Revenue Policy.

Attachment A7 provides a copy of the draft Fees and Charges for 2025-2026, which is exhibited in a separate document.

To assist presentation and readability the Delivery Program and Operational Plan are integrated into one document (the DP&OP).

Delivery Program

Council must establish a Delivery Program following an ordinary election, detailing the principal activities to be undertaken over the subsequent four-year period.

This program serves as a commitment to the community, outlining how the council will perform its functions, including the implementation of strategies from the CSP within available resources. The Delivery Program should show how activities will be prioritised and how their implementation will be measured and evaluated. The Delivery Program is also required to address ongoing enhancements to Council's efficiency, productivity, financial management and governance. To ensure continuous improvement, the Delivery Program must identify areas of service that will be reviewed throughout the council's term. It must also articulate how the council engages with the community and stakeholders to determine service level expectations and appropriate performance measures.

The Delivery Program must directly align with the objectives and strategies of the CSP, outlining the principal activities that the council will undertake to meet these objectives. It should also include a method for assessing the effectiveness of each principal activity. High-level responsibilities for each activity (or set of activities) must be clearly allocated. Where the council has an oversight role in a CSP strategy but is not the primary delivery agent, the Delivery Program must detail the council's role and monitoring activities. Financial estimates for the four-year period must also be incorporated into the Program.

The draft Delivery Program contains Council's proposed principal activities (term achievements) over its term, along with an Operational Plan that identifies the actions to be undertaken by the Council during 2025-2026. The program has been developed to show how Council will work towards the delivery of each of the 5 outcomes in the Community Strategic Plan.

Operational Plan

Council must adopt an Operational Plan before the start of each financial year. This plan details the specific activities and actions to be undertaken to achieve the commitments outlined in the Delivery Program. The Operational Plan must directly address the activities outlined in the Delivery Program, identifying specific projects, programs or actions to be undertaken within the financial year. It must allocate responsibilities for each of these and specify any service reviews identified in the Delivery Program that are to be conducted during that year.

A detailed budget for the actions to be undertaken during the year must be included in the Operational Plan. It also requires a Statement of Revenue Policy, containing detailed estimates of income and expenditure, statements regarding proposed rates and charges, and Council's pricing methodology for goods and services. Fees and charges for 2025-2026 will be exhibited as a separate document.

Measuring performance

Under the IP&R framework, the CSP must identify assessment methods for determining whether the objectives are being achieved. The Delivery Program must be supported by progress / success measures and the Operational Plan must identify suitable measures to determine the effectiveness of the projects, programs and actions undertaken.

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As part of the development of the new CSP and DP&OP, current measures were reviewed in consultation with Council officers and subject matter experts based on the following principles:

- Indicators in the CSP that record community satisfaction and other outcomes in support of each of the strategies and community priorities
- measures for priorities in the Delivery Program that support reporting to the elected Council and community on progress in delivering its agenda.
- where quantitative measures are not available / appropriate, clear and specific milestones that can be flagged as on-track, off-track or completed.

A number of measures listed in the draft DP&OP are yet to be confirmed. Further work is required to ensure that all measures that are relevant, practical and reliable, and to identify and validate the quality of source data.

Highlights of the Long term Financial Plan

Ku-ring-gai Council maintains a satisfactory financial position, however achieving long-term financial sustainability remains a critical challenge for both Council and local governments across Australia. This challenge results from rising costs driven by increasing community demand and expectations for services, aging facilities and infrastructure, and revenue constraints that fail to keep pace with these growing expenses.

Emerging key challenges and risks facing Council include the following:

Normal operations

Limited revenue growth poses significant challenges for Council in keeping pace with rising costs. In 2025/26, rates revenue is projected to increase by 6.1%, in line with the rate peg set by the NSW Independent Pricing and Regulatory Tribunal (IPART). From 2026/27 onward, a rate peg of 3% is assumed, yet Council anticipates a series of underlying operating deficits. This situation primarily flows from cost increases in asset depreciation, labour and material and contracts, outweighing increases in Council's revenue sources.

In addition, the increasing frequency and severity of extreme weather events result in significant clean-up expenses, often totalling several hundred thousand dollars per event. These costs are not always recoverable from the NSW Government, adding financial pressures on Council.

Asset management

Council has insufficient existing funding sources to sustainably manage and improve its existing infrastructure assets and meet community expectations. Council's infrastructure asset portfolio is large (\$1.8 billion assets) and is continuously increasing which puts pressure on future maintenance and renewal budgets. Unless additional funding is identified the condition of Council's assets is expected to deteriorate and the infrastructure backlog will continue to increase significantly.

Debt management

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The \$13.5 million loan required to fund construction of the St Ives Indoor Sports Centre is proposed to be partly repaid from a SRV. Without a SRV Council will be required to repay this loan using general revenue funds.

The \$30.36 million loan required to fund construction of the Marian Street Theatre is proposed to be repaid from a SRV.

Cost shifting

Ku-ring-gai Council has identified around \$13.3 million worth of costs, applied in 2022/23, which were as a result of NSW Government cost-shifting. These costs represent an average impact of \$287 per current Ku-ring-gai ratepayer.

Rates challenges

Rates on unimproved land values are Council's most important revenue source, comprising around half of Council's operational revenue in 2023/24.

However, Ku-ring-gai's relatively large areas of non-rateable public open space and low population density, along with its inability to rely on large amounts of funding from business rates, means the council is less able than many other local government areas to fund services and key infrastructure such as roads and open space improvements. This comparative disadvantage is exacerbated by ongoing capping on rates revenue by the NSW Government

New infrastructure to support growth

Ku-ring-gai Council faces the challenge of providing infrastructure for a 36% population increase due to major planning and housing reforms. While Council plans to review its contributions plan to fund new infrastructure, outdated rate per dwelling caps, rising costs, and limits on what contributions can cover mean additional funding will need to come from other sources, like rates. To address some of these challenges, the Long-Term Financial Plan (LTFP) emphasises the need for additional ongoing revenue sources, such as through rates and a special rate variation (SRV). This must balance the community's ability and willingness to pay and the increasing demand for services and infrastructure. It is important to note that the proposed SRV is primarily aimed at funding infrastructure investment, rather than funding Council's operational costs.

The need for an SRV is also supported by an independent financial review conducted in 2023, which assessed Council's path towards financial sustainability. Further details of this review are outlined in the LTFP. The findings and recommendations from the Financial Sustainability Review, along with Council's actions, have informed the development of current and future budgets and projections in the LTFP.

Without additional funding, the LTFP warns that Council's financial health and existing infrastructure will continue to decline.

Three scenarios are reflected in detail in the LTFP for consideration, as outlined below.

Base Case

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Under this scenario, which projects a 'business as usual' scenario leading to accelerated asset degradation:

- Council will record annual operating deficits averaging \$2.3 million (excluding capital grants and contributions).
- Council's infrastructure backlog (cost to bring unsatisfactory assets to a satisfactory condition) would grow by 81.8% to \$200.98 million over 10 years, as Council would have no additional funds to address infrastructure needs.
- Potential cuts to Council services or projects will be required

There would be a noticeable decline in the quality and adequacy of Council's infrastructure, with additional infrastructure service failures. This would be most pronounced in the stormwater and building asset classes.

SRV Option 1 – Renew infrastructure

Under this scenario:

- A SRV of 19.9% above the cap would apply, providing approximately \$17.3 million in additional revenue per annum, commencing in 2026/27.
- Council would record operating surpluses averaging \$13.86 million (excluding capital grants and contributions).
- Council would be able to re-invested additional funding into the renewal of existing stormwater, building, recreation and open space assets and footpath infrastructure.
- Compared to the Base Case scenario, Council would be able to undertake an additional \$157.37 million in capital expenditure over 10 years.
- Council's infrastructure backlog would decrease by 57.5% to \$47.03 million over 10 years.
- In addition, Council would use the SRV revenue to partially fund repayments on a \$13.5 million loan for the St Ives Indoor Sports Centre.
- The impact on an average ratepayer would be approximately \$372 per annum (or \$7.15 per week) above the rate peg.

SRV Option 2 – Enhance infrastructure

Under this scenario:

- A SRV of 29.6% above the cap would apply, providing \$25.8 million in additional revenue per annum, commencing in 2026/27.
- Council would record operating surpluses averaging \$19.6 million (excluding capital grants and contributions).
- Council would be able to fund the additional existing infrastructure renewal and loan repayments envisaged in SRV Option 1, along with funding new footpaths, and the construction and operation of the Marian Street Theatre project.
- Compared to the Base Case, Council would be able to spend an additional \$227.43 million in capital expenditure over 10 years.
- Council's infrastructure backlog would decrease by 51.9% to \$53.19 million.
- The impact on an average ratepayer would be approximately \$554 per annum (or \$10.65 per week) above the rate peg.

All scenarios also cater for:

- Adequate cash reserves to pay current liabilities
- Debt repayments within the relevant performance measure, and a clear timeline for the extinguishing of debt.

Details of the impact from each scenario along with projections and other financial factors, such as comparative data across other Councils, savings, productivity and revenue measures, alternative funding sources to a SRV are incorporated in the Long Term Financial Plan.

Special rates variation (SRV) and community consultation

Any decision to increase rates above the rate peg would be informed by comprehensive and targeted community consultation with ratepayers, stakeholder and community groups and in line with IPART and Office of Local Government guidelines.

Work is due to commence on a comprehensive engagement strategy, it will be expected to engage ratepayers on:

- why an increase in rates is required
- how much ratepayers would have to pay, capacity and willingness to pay
- other options Council is pursuing to increasing revenue, reduce costs and improve productivity
- what any increase in rates should be used for - to benefit the community.

Any decision about an increase in rates would also be informed by benchmarking against like councils, efforts to reduce reliance on rates through other means and other external factors (e.g. the projected impact of the rate peg).

The feedback from the community consultation will help refine the next version of the DP&OP and the Long-Term Financial Plan. This will focus on reinforcing the need for a special rates variation and refining the SRV scenarios should this be supported, exploring alternative funding options, and providing evidence that the community is aware and understands the need for and extent of a rate rise.

Subject to the outcomes of community engagement and resolution of Council, Council would notify and submit an application to IPART in early 2026.

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.	L1.1.1.1: 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.

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
		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.

GOVERNANCE MATTERS

Section 402 of the *Local Government Act 1993* requires that each local government area have a community strategic plan that has been developed and endorsed by the council.

Under section 403 of the Act Council must have a long term Resourcing Strategy for the provision of the resources required to perform its functions (including implementing the strategies set out in the community strategic plan).

Under section 404 of the Act Council must have a Delivery Program detailing the principal activities to be undertaken by the council to perform its functions (including implementing the strategies set out in the Community Strategic Plan) within the limits of the resources available under the Resourcing Strategy. Council must establish a new delivery program after each ordinary election of councillors to cover the principal activities of the council for the 4-year period commencing on 1 July following the election.

Under section 405 of the Act, Council must have an Operational Plan that is adopted before the beginning of each financial year, detailing the activities and actions to be undertaken by the council during that year to achieve the Delivery Program commitments.

All documents must be placed on public exhibition for a minimum period of twenty-eight (28) days to allow for community feedback. Following exhibition, a report on submissions and any proposed changes will be presented back to Council's Ordinary Meeting in June.

RISK MANAGEMENT

Council has a statutory obligation to review its Community Strategic Plan, Resourcing Strategy and Delivery Program and prepare an Operational Plan, for community feedback to be considered, and for the plans to be adopted before the end of the financial year.

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

The current financial position of Council is satisfactory. The 2025/26 budget projects an operating surplus of \$16.7 million, which includes capital grants and contributions. However, when these are excluded, the underlying operating result shows a modest surplus of \$114,000. The operational budget for Council's services is \$165 million, while the capital works budget is \$71.8 million.

The primary focus of the budget in addition to funding core services, is to continue to fund asset maintenance, depreciation, renewal and upgrades to Council's infrastructure assets, valued at \$1.8 billion. Out of the \$71.8 million capital budget, 43% is allocated to renewing existing assets, and 57% is directed toward upgrading or constructing new assets. In addition, \$18.5 million is allocated to asset maintenance.

Despite these funding allocations, infrastructure asset indicators still fail to meet long-term benchmarks. The key challenge for Council is achieving financial sustainability through funding the ongoing maintenance and renewal of its large portfolio of infrastructure assets.

Key infrastructure assets, such as buildings, footpath and drains were built decades ago and have not been adequately upgraded. As a result, there is now a greater focus on improving these assets and constructing new facilities to meet the needs of a growing population, especially in response to recent government housing reforms. Managing these assets is a financial challenge for both current and future generations, as they have been insufficiently funded over their lifecycle.

To successfully deliver key projects and increase funding to renew aging infrastructure like buildings, footpaths, and drains, additional rates revenue will be necessary. This requirement is modelled in the long-term financial plan, which includes scenarios for potential future rate increases, as discussed earlier in this report. These scenarios are intended to initiate further discussion and may change based on future decisions and extensive consultation before a final approach is determined.

Some key issues in the 2025/26 budget are discussed below.

Normal operations

Council's 2025/26 budget forecasts an annual operating surplus (including capital grants and contributions) that contribute to capital works, however Council's financial capacity in the coming years will decline and result in operating deficits without additional funding or adjustment to current operations and services. This is due to a combination of factors, including:

- Capped rates income not sufficient to cover increases in expenses. IPART announced the 2025/26 rate peg at 6.1%. While this is higher than previous years, the peg is still insufficient to cover increased operational and labour costs in the current environment of rising costs.
- Many of Council's major expenses like utility, fuel, insurance, technology costs, contractors, general materials and trade waste disposal costs have increased by more than CPI.
- Labour costs are projected to increase more than previously anticipated over the next decade. Labour costs allow for increases in LG award rates, performance increases and additional superannuation guarantee contribution (from 11.5% to 12% in 2025/26 financial year)
- The annual depreciation expense (representing the loss of value of assets over time) has a significant impact on Council's annual operating expenses. Over time with additional new assets and increases in the value of existing assets this cost will increase.
- Other increases in operational costs are external audit fees, increase in land valuations fees by Valuer General and other general fees.

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These factors will continue to strain Council budgets in the future, requiring a review and adjustments to Council's funding strategy.

An overview of the budget in the revised Delivery Program and Operational Plan is provided below.

Budget summary

Operating Budget: The 2025/26 budget forecasts an operating surplus of \$16.7 million, including capital grants and contributions. However, when these are excluded, the underlying operating result reflects a modest surplus of \$114,000. The operational budget is set at \$165 million, representing a 5.3% increase from the current year, primarily driven by changes in employee costs, materials and contracts and depreciation expense. These variations have been offset by a projected income budget of \$182 million, mainly from additional rates and annual charges, user fees, interest revenue and capital grants.

The following table provides Council's income statement and comments on major budget variations between the current original 2024/25 budget and projected 2025/26 budget.

\$'000's	Original Budget 2024/25	Projected Budget 2025/26	Variance \$'000's	Variance %	Comments
Income from Continuing Operations					
Rates	77,935	82,885	4,950	6.4%	Increase consistent with the rate peg of 6.1%
Annual Charges (DWM)	25,124	27,178	2,054	8.2%	Increase in DWM charges (7%) to align with increased costs
User Charges and Fees	23,174	23,956	782	3.4%	Mainly due to fee increases in line with CPI
Interest & Investments Income	7,094	8,204	1,110	15.6%	Larger investment portfolio aligned with more competitive rates
Other Revenues	13,748	13,895	147	1.1%	No major variance noted
Grants & Contributions for Operating Purpose:	9,839	9,188	(651)	(6.6%)	Decrease in projected grants
Grants & Contributions for Capital Purposes	13,575	16,594	3,019	22.2%	Increase in projected grants and S7.11 contributions
Total Income from Operations	170,489	181,900	11,411	6.7%	
Expenses from Continuing Operations					
Employee Benefits & On-Costs					Increase due to LG Award and added resources in development and planning due to housing reforms
	50,816	54,159	3,343	6.6%	
Borrowing Costs	1,277	1,139	(138)	(10.8%)	Lower Interest rates than original budget
Materials & Contracts	69,106	73,630	4,524	6.5%	Increase in DWM contractor costs, IT licences, fleet, public cleansing. Partly offset by decreased Emergency Services Levy
Depreciation & Amortisation	27,884	29,525	1,641	5.9%	Increased asset portfolio (Road infrastructure and buildings)
Other Operational Projects Expense	7,781	6,739	(1,042)	(13.4%)	Rephasing of operating projects to future years
Total Expenses from Operations	156,864	165,192	8,328	5.3%	
Net Operating Result for the year	13,625	16,708	3,083	22.6%	
Net Operating Result excl Capital Income	50	114	64	128.5%	

Capital Budget: In 2025/26 the allocated budget for the capital works program is \$71.8 million (refer to diagram 2). Of the \$71.8 million capital budget, 43% is allocated to renewing existing assets, and 57% to upgrading or constructing new assets. A further \$6.7 million is estimated for operational projects and is included in the operational budget.

The capital works program focuses on improving community facilities and infrastructure assets. The largest portion, \$30.8 million (43%), will go towards parks, playgrounds, sports courts, sports fields, and open space assets. Roads rehabilitation, footpaths renewal, and traffic facilities will receive \$15 million (21%), while \$11.9 million (17%) is allocated for upgrading town centre streetscapes and public domain. Council buildings and amenities will receive \$6.6 million (9%),

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and \$2.6 million (4%) will be spent on stormwater assets. The rest of the budget will support environmental projects, planning and community programs.

The capital works program is mainly funded from development contributions (50%), general revenue from rates (through internal reserves) (43%) and grants income (7%).

Details of the capital works program for 2025/26 to 2028/29 can be found in the Capital Works Program and Operational Projects 2025/26 to 2028/29 section of the DP and OP report.

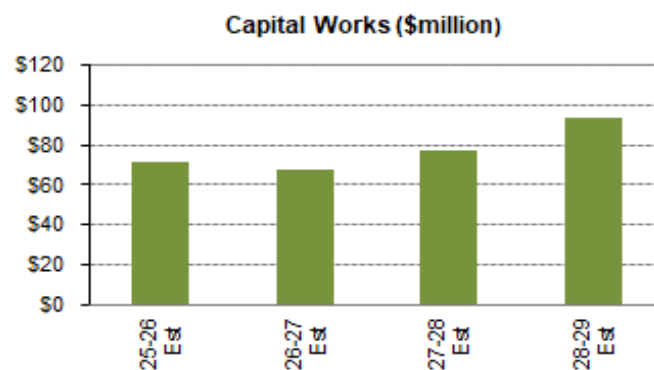


Diagram 2: Capital Works (\$million)

Liquidity Position: Council's long term financial plan and budget ensures that Council maintains sufficient liquidity and can meet short term obligations for the unrestricted activities of Council. This is demonstrated by the "unrestricted current ratio" (UCR). The UCR is specific to local government and measures the difference between Council's unrestricted short term assets and short term debts. The industry benchmark of greater than 1.5:1 is considered to be 'satisfactory' and greater than 2:1 to be 'good'.

Council's budget maintains a 'good' unrestricted current ratio of 2.31:1 on average which is favourable compared to the benchmark of 2:1. This is an indication that Council will be able to maintain adequate cash levels to meet current liabilities.

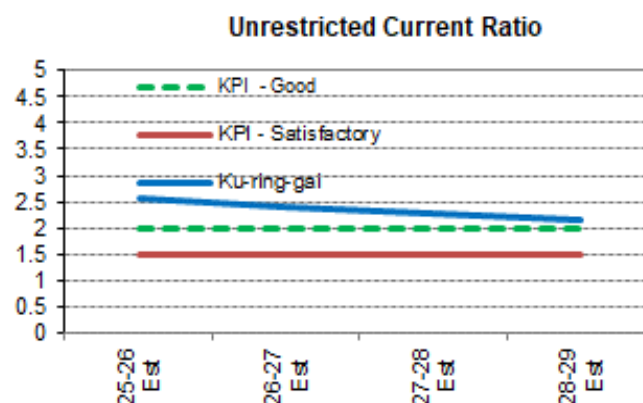


Diagram 3: Unrestricted current ratio

Debt management: Council's budget provides for loan capital repayments (interest and principal) of \$4.3 million in 2025/26 and \$4.1 million in 2028/29 reducing the outstanding debt to \$10.4 million by the end of 2028/29. This will include the remaining loans of \$5.7 million for the

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acquisition of Council's investment property at 828 Pacific Highway, Gordon and \$4.7 million to fund a component of the St Ives Indoor Sports Centre.

Council has sufficient cash to discharge loan repayments as they fall due and is actively monitoring its debt portfolio. Debt management is discussed in more detail in Council's Long Term Financial Plan.

Diagram 4 shows outstanding loan balances for the reporting period.

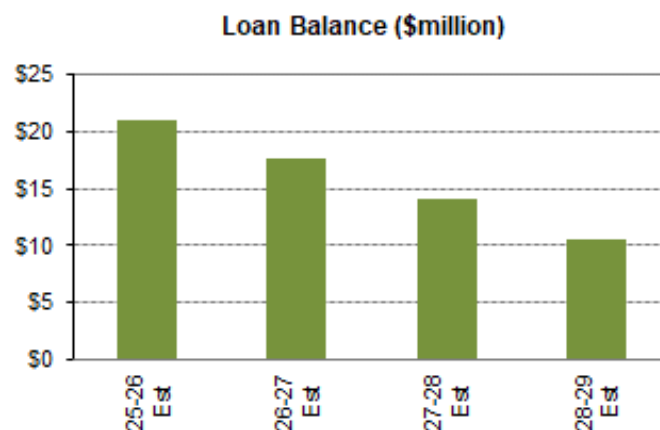


Diagram 4: Loan balance (\$million)

Development Contributions: Council collects s.7.11 contributions from developers to help pay for new infrastructure and facilities for the growing population of the area. Some of the works to be undertaken in the Development Contributions Plan cater for the existing population and these works require a co-contribution from Council's general funds. A total of \$32 million projects funded from S7.11 and grants & contributions will be delivered in 2025/26. Funding by specific project is detailed in the capital works program of the Delivery Program and Operational Plan report.

The funding allocated to works programmed to be undertaken over the next years are shown below.



Diagram 5: s7.11 works program (\$million)

Rates and Rates Structure: Council's total rates income is 'pegged' by the State Government and approval must be obtained for increases above this amount (known as Special Rates Variations). The Independent Pricing and Regulatory Tribunal (IPART) announced the 2025/26 rate peg as 6.1%. While this is higher than previous years, the peg is still insufficient to cover increased operational and labour costs in the current environment of high inflation and rising costs.

In the 2025/26 budget the projected rates income is \$84million. This amount includes the permanent existing Special Rate Variations for Infrastructure and the Environmental Levy. The proposed rates restructure for 2025/26 is outlined in the table below.

Rates structure including rate pegging increase of 6.1%

Type	Category	Rate in \$	Min/Base Amount (\$)	% of Revenue from Base for each rate	Yield \$
Ordinary	Residential	0.00041495	669		39,324,080
Ordinary	Business	0.00327885	669		5,812,532
Special	Infrastructure -Primary Rate	0.00019770			15,724,519
Special	Infrastructure -Primary Rate		339	49.87%	15,641,799
Special	Infrastructure - Special Rate Variation	0.00002348			1,867,479
Special	Infrastructure - Special Rate Variation		39	49.07%	1,799,499
Special	Environmental - Special Rate Variation	0.00004808			3,824,188
Total					\$83,994,096

The Ordinary General Residential and Business Rates, plus the special 'Infrastructure – Primary Rate' together represent the total notional rates income of Council excluding the rates received from the two special rate variations. The above rates structure divides this amount into the Ordinary Rates (59%) and 'Infrastructure – Primary Rate' (41%).

Under this rates structure, Council will grant a voluntary pensioner rebate (in addition to the Statutory Rebate) of 8.5% of the total Council rates and charges. This voluntary rebate will apply to pensioners who are eligible for the Statutory Rebate.

Funding Statement: A summary of Council's Funding Statement for the next years is provided below.

Pending Council approval, a special rate variation (SRV) is assumed to begin in 2026/27 and has been included in the projected operating income from that year onward. The SRV funds will be allocated specifically to infrastructure assets.

The funding statement outlines the capital movements, the funding of the capital works program, and a stable forecast for working capital changes. If Council does not approve the SRV, an

equivalent amount of funding will need to be removed from infrastructure assets, resulting in faster deterioration of Council's assets.

FUNDING STATEMENT (\$'000's)	2025/2026	2026/2027	2027/2028	2028/2029
Operating Revenue	181,900	198,654	207,582	233,528
Operating Expense	165,192	169,569	175,985	182,123
Net Operating Result for the Year (after Capital Grants & Contributions)	16,708	29,085	31,597	51,405
Net Operating Result for the Year (before Capital Grants & Contributions)	114	15,272	14,141	13,389
Operating Surplus (after Capital Grants & Contributions)	16,708	29,085	31,597	51,405
Plus: Depreciation & Amortisation	29,525	30,721	31,853	32,955
Plus: Book Value of Assets sold & Other Non-cash items	-	25	108	-
Plus/Less Net Loan borrowing	-3,338	-3,397	-3,460	-3,525
Plus/Less Net Transfers from Reserves	29,023	11,249	16,983	12,618
Capital Works	-71,818	-67,583	-76,981	-93,353
Net Change in Working Capital	100	100	100	100

Other Key Charges

Domestic Waste Management: In the current environment of rising costs for DWM contractors, materials and other costs directly associated with providing the service have significantly increased requiring a fee review and adjustment in line with these increases. A 7% increase in DWM fees is reflected in the budget raising additional income of \$1.8 million pa. A council cannot use income from its ordinary rate towards the cost of providing DWM services.

Fees and charges schedule for 2025 - 2026

Fees and charges have been reviewed to ensure closer alignment with increase in costs. This resulted in an increase of 3.9% for a variety of non-statutory fees as reflected in the Fees and Charges Schedule attached to this report.

SOCIAL CONSIDERATIONS

The revised Delivery Program and draft Operational Plan have been developed to progress, during this Council's term, the long term objectives and strategies contained in the Community Strategic Plan and achieve social outcomes from Council's term achievements.

ENVIRONMENTAL CONSIDERATIONS

The revised Delivery Program and draft Operational Plan have been developed to progress, during this Council's term, the long term objectives contained in the Community Strategic Plan and achieve environmental outcomes from Council's term achievements.

COMMUNITY CONSULTATION

Community engagement and consultation for the review and development of the draft CSP has been guided by Council's Community Engagement Policy as well as an engagement strategy that outlined specific communication and engagement activities (see **Attachment A1** Community Engagement report). The next major phase of consultation for the draft CSP will commence with

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the public exhibition of the CSP commencing in April 2025. Input from the community will be sought, considered and reported back to Council in June 2025.

The draft Resourcing Strategy, Delivery Program and Operational Plan, including separate Fees and Charges, will also be placed on public exhibition for a minimum period of 28 days, and during this period input from the community will be sought, considered and reported back to Council in June 2025.

Opportunities will be provided for community input as part of the public exhibition of the documents. This will include:

- exhibition documents available on Council's website and community engagement portal with explanatory information
- exhibition documents (hard copy) available at all libraries and customer service centre
- an invitation to the community to make written submissions to Council.
- promotion of the exhibition via newspaper advertisements, e-newsletters, social media posts, media releases and news items, on Council's website homepage

It is the responsibility of Council to consider all submissions made during the exhibition period, prior to adopting the plans and strategies.

In addition to the statutory engagement process above, all residents and businesses who registered and/or participated in the community engagement process will be contacted and invited to provide input into the draft CSP. This will be supported by a survey that will also be available to other residents via Council's website. These results will be used to validate whether the vision, outcomes and strategies accurately reflect community aspirations and feedback, and inform any amendments to the CSP. Council will also be contacting each government agency, committee, community and other organisations identified as a delivery partner in the CSP for feedback.

INTERNAL CONSULTATION

Councillors have previously been briefed on legislative and Integrated Planning and Reporting requirements for all NSW Councils as well as preparation and review of all Integrated Planning & Reporting documents, including the Resourcing Strategy.

Councillors have been briefed on the budget parameters for 2025-2026 as well as challenges and opportunities affecting the financial, asset and workforce sustainability of Council and its ability to respond to identified long term priorities.

Workshops were held with councillors and senior management to review the effectiveness of the previous CSP, challenges and opportunities for Ku-ring-gai over the next 10 years, the results of community engagement and to develop a revised community vision and strategies to achieve the vision over the next 10 years. Consultation has also taken place across the entire organisation in reviewing the current CSP and developing appropriate performance measures for strategies.

Consultation has also taken place with Councillors and senior management at workshops and briefing sessions to identify and review council's priorities during its term. This work has informed the development of the Delivery Program and council's term achievements. Consultation has also taken place across the organisation in preparation of the draft Resourcing Strategy, Delivery

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Program and Operational Plan, including preparation of the budget and revenue policy, development of tasks and review of performance measures.

SUMMARY

Following local government elections council is required to review its suite of plans under the Integrated Planning and Reporting Framework. This includes reviewing its Community Strategic Plan (CSP) and the Resourcing Strategy and Delivery Program to ensure they can deliver the long-term objectives and strategies contained in the CSP. Council is also required to have an annual Operational Plan adopted before the beginning of each financial year.

Preparation of the draft CSP has been informed by community engagement, as well as identified social, environmental, economic and civic leadership issues and relevant State plans and policies. The draft Resourcing Strategy includes the Long-Term Financial Plan, Asset Management Strategy and the Workforce Management Strategy. All three components have been reviewed and updated. The draft Delivery Program details Council's commitments during its term. The Operational Plan contains the services, projects and programs to be undertaken by Council during the year, along with a budget, revenue policy and proposed fees and charges. As required by legislation these documents must be placed on public exhibition for a minimum period of twenty-eight (28) days to allow for community feedback.

The draft documents are attached in plain (Microsoft Word) format to allow for amendments. Following their endorsement by Council, further formatting and refinements will be made prior to the documents being exhibited.

RECOMMENDATION:

That Council:

- A. Endorse the draft Community Strategic Plan 2035 (Our Ku-ring-gai: Growing Together) for public exhibition for 28 days (subject to minor corrections and design)
- B. Endorse the draft Resourcing Strategy 2025-2035, draft Delivery Program 2025-2029 and draft Operational Plan 2025-2026 (including Fees and Charges 2025-2026) for public exhibition for 28 days (subject to minor corrections and design)
- C. Note that a report will be provided to Council in June 2025 for consideration of any submissions and adoption of the plans.

Cindy Venables
Corporate Planner

Helen Lowndes
Integrated Planning Coordinator

Mette Kofoed
Acting Manager Finance

Christopher M Jones
Manager Governance & Corporate Strategy

Angela Apostol
Director Corporate

Attachments:	A1	↓ Ku-ring-gai Community Strategic Plan: Community Engagement Report (Captivate Consulting)	2025/097216
	A2	↓ DRAFT: Our Ku-ring-gai: Growing Together - Community Strategic Plan 2035	2025/096706
	A3	↓ DRAFT: Long Term Financial Plan 2025-2035 - April 2025	2025/096347
	A4	↓ DRAFT: Asset Management Strategy 2025-2035 - April 2025	2025/098740
	A5	↓ DRAFT: Workforce Management Strategy 2025-2029 - April 2025	2025/096342
	A6	↓ DRAFT: Delivery Program 2025-2029 and DRAFT Operational Plan 2025-2026	2025/097633
	A7	↓ Draft 2025-2026 Fees & Charges - Public	2025/096330



ENGAGEMENT OUTCOMES REPORT

STAKEHOLDER ENGAGEMENT
TO INFORM THE COMMUNITY
STRATEGIC PLAN



Prepared By :
Darius Turner, Nell Breslin,
Dylan Bird and Ellen Pilkington

Reviewed By:
Darius Turner

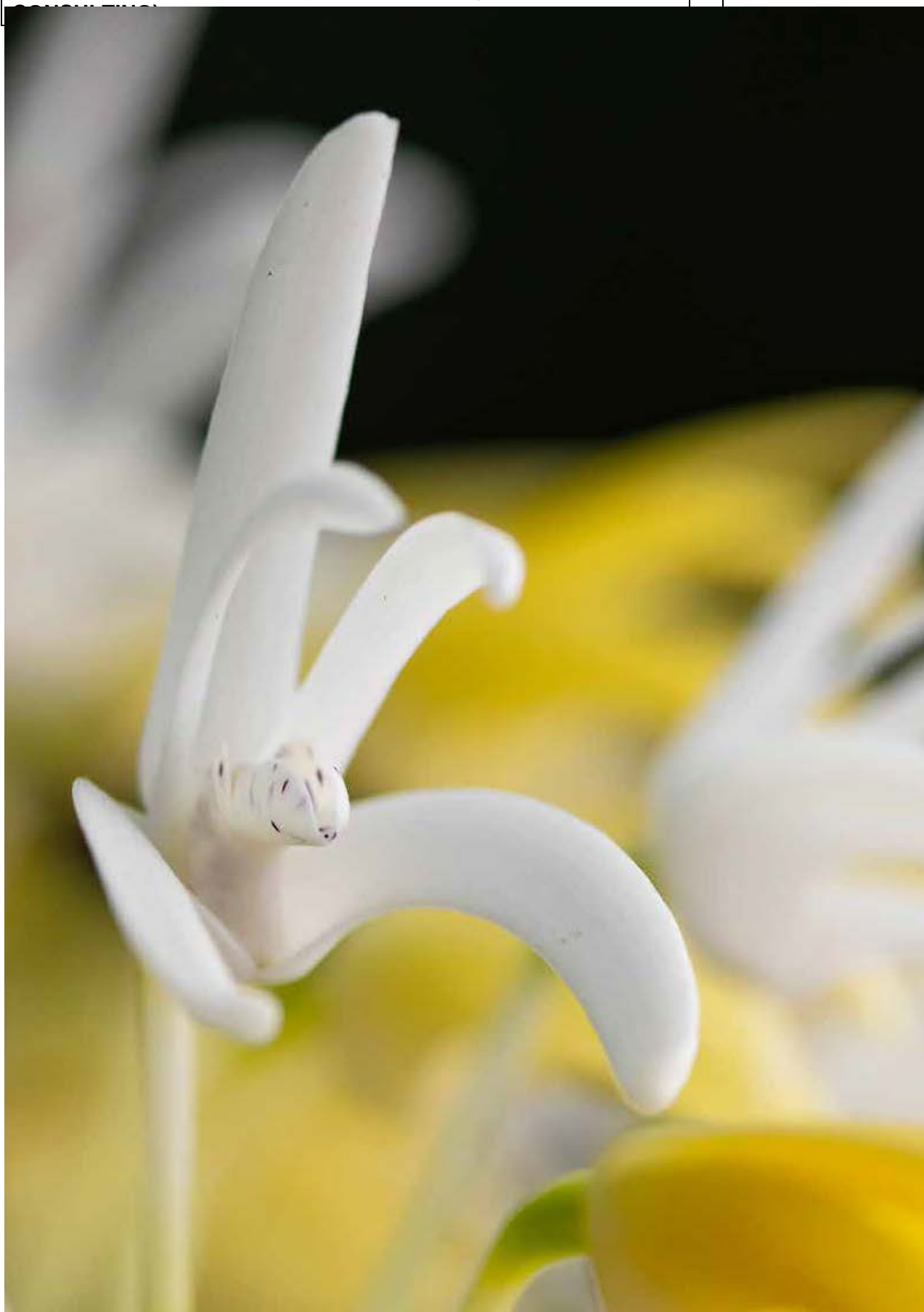


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1. EXECUTIVE SUMMARY

This Engagement Outcomes Report summarises the views and feedback from the community gathered during the comprehensive stakeholder engagement program conducted by Ku-ring-gai Council to inform the update of its Community Strategic Plan (CSP), due for implementation in 2025. The CSP seeks to guide the long-term vision and priorities of the Ku-ring-gai Local Government Area (LGA), aligning community aspirations with strategic planning for sustainable growth, environmental preservation, and enhanced liveability.

The engagement program was designed to empower community members by providing them with a meaningful opportunity to share their voices and actively shape the future of Ku-ring-gai. By incorporating their insight, the program ensures that the community's vision and values will be deeply embedded in the Ku-ring-gai Community Strategic Plan, fostering a shared commitment to creating a better, more impactful future for the Ku-ring-gai LGA.

The community was engaged through a variety of methods, including community forums, surveys, telephone interviews, pop-up stalls, and digital tools. Engagement activities were designed to highlight key challenges experienced in the area, revealing that balancing urban development with heritage and environmental conservation, improving infrastructure, and supporting social cohesion, are the community's top priorities.



Promotion Summary

The Communications and Engagement Plan outlined various engagement activities and their promotion through multiple platforms. These included media releases, council website updates, newsletters, bulletins, and social media posts. The promotions reached diverse audiences, maximising awareness of the project.



Media Release:
30



**Council's Community
Engagement Portal:**
1,607



**Newsletter (combined
total across all types):**
85,927



Business Bulletin:
21,978

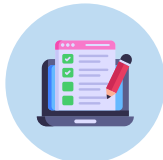


Social Media:
17,000



**Overall total
subscribers across all
categories:** 126,542

Community Engagement Portal - Ku-ring-gai (13 Nov - 6 Dec)



CSP Community Site

- 2941 Site Views
- 1322 Unique Views
- 6 Online Ideas Wall
- 135 Online Forum Registrations



CSP Business Site

- 508 Site Views
- 285 Unique Views
- 35 Online Forum Registrations



Total Engagement

- 3349 Site Views
- 1607 Unique Views
- 6 Online Ideas Wall
- 170 Online Forum Registrations

Aware of engagement: 1,607 Contributed to engagement: 176

Overall Outcomes

The following key themes were identified during the engagement period and will help inform the updated draft Community Strategic Plan.



Theme 1: Our Green Spaces

The Ku-ring-gai community deeply values its natural environment, including green spaces, parks, and bushland. Residents expressed concerns about the impacts of development on these cherished areas, calling for stronger protections, sustainable development practices, and proactive measures to address climate change, sustainability, and environmental equity.



Theme 2: Infrastructure and the Built Environment

Residents highlighted the importance of well-maintained infrastructure, such as roads, footpaths, and community buildings, alongside improved connectivity to transport hubs, schools, and shops. While opportunities exist to enhance public transport and active transport options, there are concerns about traffic congestion and the impact of development on the area's character. Calls for balanced, low-rise housing, vibrant town centres, and affordable housing options were also prominent.



Theme 3: Community and Social Cohesion

The community values its strong sense of connection and belonging, with a focus on diverse housing options and improved access to community services for young people and older adults. Residents want to maintain a place where neighbours look out for one another and where formal and informal opportunities exist to meet, interact, and support one another.



Theme 4: Transparent and Effective Governance

Participants expressed a need for greater transparency, accountability, and community involvement in Council decision-making processes. Residents want their voices heard and decisions to reflect the best interests of the community. Concerns about State Government influence on local planning were noted, with calls for stronger advocacy and opportunities for local input on key decisions.

Engagement Highlights



Community Forums: Community Forums were attended by 99 participants across five sessions and three locations. The Forums provided a platform for identifying community aspirations, Key issues and challenges. Key themes raised during the sessions included urban development, the importance of protecting green space and the natural environment and the importance of transparent and open community engagement.



Survey: The survey captured the views of 181 residents, revealing a strong appreciation for Ku-ring-gai's environment, coupled with concerns about housing affordability, improved infrastructure, and more transparent governance.



Interactive sessions: Interactive sessions at local events captured informal feedback, emphasising the community's love for Ku-ring-gai's natural beauty and desire for improved infrastructure and sustainability.



Online platform: The online platform attracted over 3,000 visits indicating a high level of awareness of the project as well as effective promotion of the engagement program. The online platform provided key information about the review of the CSP, as well as engagement tools including a survey and ideas wall.



Local businesses: Local businesses identified challenges like operational costs and the need for additional marketing support, with suggestions for better networking opportunities and infrastructure improvements.

This report provides a robust foundation for updating Ku-ring-gai's CSP, ensuring the plan reflects community aspirations and equips Council to address the challenges of rapid urbanisation while preserving the area's unique character and natural assets. By prioritising sustainability, inclusivity, and proactive governance, Council can guide Ku-ring-gai toward a vibrant, resilient future.

Next steps

Council will use the extensive feedback provided by the community and stakeholders 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 no later than 30 June 2025.

2. INTRODUCTIONS

2.1 ENGAGEMENT PURPOSE

Ku-ring-gai Council is developing a new Community Strategic Plan (CSP) to address the evolving priorities of the community, aligning the current needs and future aspirations for the Ku-ring-gai LGA in the context of Sydney's planned rapid urban development.

Home to over 124,700 residents across 85 square kilometers, Ku-ring-gai is situated in Sydney's northeast. Known for its unique suburban charm and natural beauty, the area is framed by three national parks and abundant bushland, with much of its heritage and urban villages protected by conservation efforts. Its proximity to Sydney's CBD, just a 30-minute drive away, makes Ku-ring-gai a desirable location for young families and older residents alike.

Every four years, as part of its legislative obligations, Ku-ring-gai Council reviews its CSP to ensure policies align with the community's changing needs. This review period is a key opportunity to address the community priorities, needs and aspirations.

As the population continues to grow between now and 2035, shifting community priorities will require careful planning. Council has undertaken an extensive program of community engagement to test existing community feedback on the importance of balancing environmental preservation

and heritage protection with the need to provide diverse housing options, upgrade infrastructure, and support sustainable development for the growing community. Engagement activities also provided ample opportunity for the community to put forward new priorities, key issues and ideas to shape the future of the area.

To guide the development of the revised CSP, Ku-ring-gai Council has committed to engaging with community stakeholders, actively listening to their aspirations, concerns, and ideas for the area's future. The feedback collected will play a crucial role in shaping the strategic direction for Council and the community.

2.2 ENGAGEMENT CONTEXT

Ku-ring-gai Council is committed to providing opportunities for community input through engagement processes relating to planning decision-making for the future of Ku-ring-gai. The Community Strategic Plan engagement program forms part of a body of engagement relating to considerations for the future of the Ku-ring-gai LGA, with additional consultation projects occurring prior and concurrent to the engagement timeline of the CSP engagement, which will help to inform the new Community Strategic Plan to be implemented in 2025.

2.2.1 ‘Better planning between Roseville, Lindfield, Killara and Gordon stations’

During this period, Ku-ring-gai Council conducted open engagement on ‘Better planning between Roseville, Lindfield, Killara and Gordon stations’. This engagement process was in response to the NSW Government Transport Oriented Development (TODs) controls scheme which was introduced in May 2024 and rezones low-density areas within 400m of the stations for apartment buildings.

The engagement program invited the community to deliberate on five housing planning scenarios, to deliver the proposed level of housing required under the NSW Government’s TOD controls, while allowing the community to tweak how this supply should be delivered to suit Ku-ring-gai’s unique characteristics.

This report should be considered in the context of the TODs engagement, which is ongoing at the time of this

report. Efforts were made to clarify the difference in engagement scope between these two projects, aiming to minimise information cross-contamination, which was a governing criterion in the drafting of all communications materials.

2.2.2 Community Research Survey 2024

Ku-ring-gai Council undertook an engagement process to evaluate resident sentiment towards the current and future dynamics of Ku-ring-gai, including strengths of the area, concerns and indicators of wellbeing. This survey also sought to test satisfaction with Council’s performance. The research, conducted through telephone interviews, engaged 501 residents.



2.2.3 Lindfield Learning Village Engagement

In November 2024, Ku-ring-gai Council engaged with the youth of Ku-ring-gai through a Town Planning IncurSION at Lindfield Learning Village. This engagement piece aligned with a Stage Four body of work on town planning and gave Council the opportunity to engage the students through educating them on planning processes, while also conducting workshop activities to better understand what the facilities and infrastructure the youth of Ku-ring-gai perceived as important for future growth of the region. This incurSION engaged 187 students across Years 7 and 8.



3. ENGAGEMENT ACTIVITIES AND PARTICIPATION

3.1 ENGAGEMENT PLAN

The first phase of the 'Ku-ring-gai Community Strategic Plan - planning for the future' engagement process commenced on November 13 2024 and concluded on December 11 2024.

An Engagement Plan was designed to target participation from the community within the Ku-ring-gai LGA. This program was developed to gather input around issues impacting the community, identify ways to improve and build a foundation for Council to work with when developing the updated CSP.

3.2. ENGAGEMENT ACTIVITIES

This section details the engagement activities and purpose of each activity conducted in November and December 2024.

3.2.1 FACE TO FACE ENGAGEMENT ACTIVITIES

Ku-ring-gai LGA Community Forums

A series of community forums were conducted throughout the engagement period to gather insights and foster collaboration among the community. These forums provided an opportunity for community members to engage in meaningful discussions, share their ideas, and collaboratively work towards a vision for the future of

Ku-ring-gai.

Held across three locations within the Ku-ring-gai Local Government Area (LGA) to ensure a good cross-section of the community had the opportunity to attend. The forums aimed to capture diverse perspectives by engaging the community in discussion. Through individual feedback and group activities, participants engaged in open dialogue and collective problem-solving to address local challenges and opportunities.

Forum Schedule:

- Forum 1: Ku-ring-gai Council, Gordon – Monday, 18 November 2024, 6–8 PM
- Forum 2: Ku-ring-gai Council, Gordon – Tuesday, 19 November 2024, 6–8 PM
- Forum 3: Turramurra Masonic & Function Centre – Thursday, 28 November 2024, 2–4 PM
- Forum 4: Turramurra Masonic & Function Centre – Thursday, 28 November 2024, 6–8 PM
- Forum 5: St Alban's, Lindfield – Saturday, 30 November 2024, 10 AM–12 PM

Three forums were open to the public via an opt-in process advertised on Council's website and social media. Two additional forums involved



Forum Objectives:

- Provide community members with an avenue to discuss their priorities and concerns.
- Facilitate collaborative activities to identify shared goals and solutions.
- Gather feedback to inform the development of the revised Community Strategic Plan.

a targeted recruitment approach, inviting participants from a pre-existing Council database of community members who had previously expressed interest in engaging with Council.

Business Forum

The Ku-ring-gai LGA Business Forum provided a platform for local business owners to share their perspectives on the current challenges and future aspirations for the LGA. Through interactive activities, participants discussed ways to enhance the local business environment and explored opportunities for collaboration. The Forum highlighted the importance of ongoing dialogue between businesses and council.

Telephone Interviews

To ensure inclusivity and accommodation for community members, telephone interviews were offered as an alternative to those unavailable to attend scheduled forum sessions. Participants were asked similar questions to those at forum sessions, aimed at gathering consistent and equitable feedback. This approach enabled community members to share

their perspectives and visions in a way that best suited their availability, creating additional pathways of engagement that were flexible and accommodating to their schedules.

Pop-Up Information Stalls

During early December, the project team hosted informative pop up engagement at accessible and convenient locations, such as local organised events. The purpose of these pop-ups was to engage with and capture feedback from community members across the LGA in a fun and interactive way. Feedback collected from these pop up engagement activities provided valuable insights into challenges community members face, aspirations, priorities and personal concerns. Contributing to the understanding of community needs across the LGA.

Pop-ups stalls took place at the following locations:

- Ku-ring-gai Wildflower Park Run - Saturday 7 December 2024
- St Ives Showground Christmas Markets - Saturday 7 December 2024



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3.2.2 ONLINE ENGAGEMENT ACTIVITIES

Utilising the existing Council online engagement portal, Ku-ring-gai Your Say, this engagement hub acted as a centralised location for tailored engagement. This page linked to registration for opt-in forums, access to the online survey and the online idea and story wall. Targeting all community stakeholders, this digital hub aimed to inform, consult, involve, collaborate and empower the Ku-ring-gai community.

3.2.3 SURVEY (Online & Hardcopy)

The survey was crafted to gain a deep understanding of community experiences within the Ku-ring-gai LGA. It delved into key areas of residents' lives, including the challenges they encounter, the aspects they cherish about the area, and their vision for the future.

To capture a comprehensive range of feedback, the survey employed a variety of question formats. Rating scale and Likert scale questions quantified responses, while open-ended questions allowed for detailed and nuanced feedback.

To ensure inclusivity, hard copies of the survey were distributed at Council libraries and pop-up engagement stalls. This provided an accessible platform for all community members, regardless of their digital literacy, to share their perspectives and contribute to shaping the future of Ku-ring-gai.

3.3 YOUTH ENGAGEMENT

Engaging young people is vital for future planning in Ku-ring-gai. As part of the engagement that will help inform the CSP, Council conducted a Youth Survey to gather insights on wellbeing, youth services, and key issues for the area's future. Additionally, presentations and workshops at Lindfield Learning Village explored ideas and opportunities for youth engagement. These findings will help shape strategies to support young people and inform the upcoming Youth Forum in early 2025.

3.4 ENGAGEMENT PARTICIPATION

The engagement program was designed to foster inclusive participation and ensure a diverse range of voices were heard within Ku-ring-gai's communities. To achieve this, a multifaceted approach was implemented and online engagement hub and survey were available in languages other than English.

Promotional materials were disseminated through various formats, including print, digital, and social media, to reach a broad audience and ensure equitable opportunity to participate. Internal database recruitment was utilised to identify and engage specific demographic groups and stakeholders, such as businesses. Additionally, opt-in engagement opportunities were provided to allow individuals to self-select their participation, while recruited engagement strategies were employed to proactively invite individuals from underrepresented groups.

This combination of methods aimed to create a comprehensive and representative sample of community members, ensuring that the feedback captured accurately reflected the diverse perspectives of each sub-community within Ku-ring-gai. Engagement activities sought to engage these unique perspectives to collaborate and represent a holistic community voice.

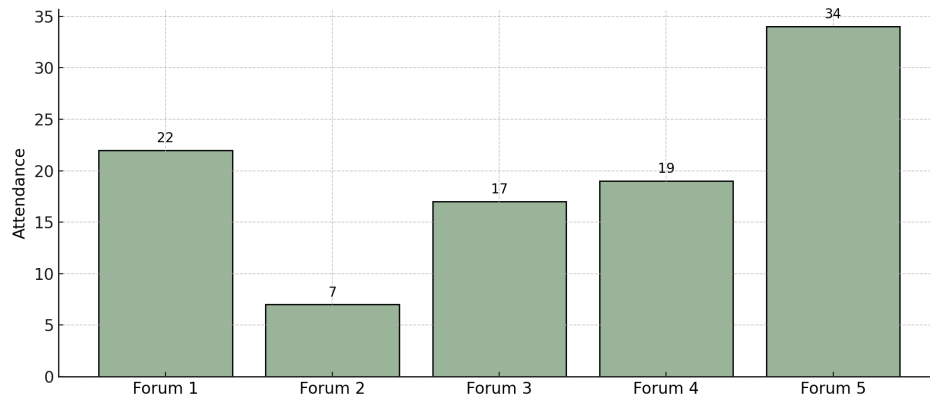
3.4.1 PROMOTION OF ENGAGEMENT

A Communications and Engagement Plan outlined the engagement activities. These activities were promoted through various platforms including:

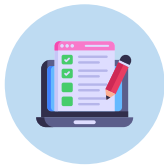
Category of Promotion	Type of Promotion	Date	Subscribers
Media Release	Notification of project to media outlets	13 November	Media outlets notified: 30
Council Website	Website project page	13 November - 6 December	1,607
Newsletter	Yoursay E-news	8 November	1,178
	Ku-ring-gai E-news	15 November	37,865
	Business Connections E-news	21 November	1,826
	Yoursay E-news	25 November	1,887
	Ku-ring-gai E-news	29 November	37,645
	Sustainability E-news	5 December	5,526
Bulletin	Business Bulletin (all registered ABNs in KRG from the Australian Business Register)	19 November	21,978
Social Media	Facebook post	18 November	17,000
Invitations	Recruitment invitations for engagement opportunities	Various	Unknown
Total reach from promotion			126,542

3.4.2 PARTICIPATION SUMMARY

Community Forum Attendance



Community Engagement Portal - Ku-ring-gai (13 Nov - 6 Dec)



CSP Community Site

- 2941 Site Views
- 1322 Unique Views
- 6 Online Ideas Wall
- 135 Online Forum Registrations



CSP Business Site

- 508 Site Views
- 285 Unique Views
- 0 Online Ideas Wall
- 35 Online Forum Registrations



Total Engagement

- 3349 Site Views
- 1607 Unique Views
- 6 Online Ideas Wall
- 170 Online Forum Registrations

Aware of engagement: 1,607 Contributed to engagement: 176

4. OUTCOMES

4.1 OVERALL ENGAGEMENT OUTCOMES

WHAT DOES THE COMMUNITY LOVE ABOUT KU-RING-GAI?



KEY THEMES

Over the course of the engagement period, the following identified themes were formed due to consistent feedback, this will be used to inform the updated draft Community Strategic Plan.



Theme 1: Our Green Spaces

The Ku-ring-gai community strongly values its natural environment, particularly its abundant green spaces, parks, and bushland. Residents expressed a deep appreciation for the area's leafy streetscapes, diverse wildlife, and opportunities for outdoor recreation. However, there is growing concern about the impact of development on these cherished natural assets.

Residents are calling for stronger protections for green spaces, including critically endangered forests, and the implementation of sustainable development practices that minimise environmental impact. They also want to see council take a more proactive approach to addressing issues such as climate change, sustainability, and social equity.



Theme 2: Infrastructure and the Built Environment

Having fit-for-purpose and well maintained infrastructure including roads, footpaths, community buildings and adequate parking in close proximity to transport hubs is a top priority for the Ku-ring-gai community.

Connectivity between home and daily destinations including work, school and shops was a theme that emerged throughout all engagement activities. There is a strong link between road infrastructure, public transport and population growth that is recognised by the community. The natural geography of the area, with the Pacific Highway acting as a 'spine' presents issues such as pinch-points and congestion, but also opportunities to improve connectivity through improved parking, better public transport and active transport options.

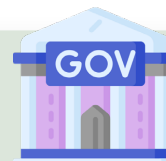
Conversations that centred on infrastructure and the built environment generally lead to discussions around a need to make housing more affordable, increased offerings of community services and facilities and a desire to make existing town centres more vibrant and attractive.

Generally speaking, participants expressed concerns about the impact of proposed development on the area's character and heritage, and a need for balanced, low-rise development that respects and is sympathetic to the local environment.



Theme 3: Community and social cohesion

The Ku-ring-gai community values its strong sense of community and social cohesion. There is a desire for more diverse housing options and improved access to community services, particularly for young people and older adults was also apparent in conversations about how to bring people and communities together. Participants have a strong urge to continue to live in a place where neighbours look out for one another and where there are formal and informal opportunities to meet, interact and support one another.



Theme 4: Transparent and effective governance

Participants expressed a desire for more transparent and effective decision making by Council. Feedback from participants during engagement indicated a need for Council to be accountable to residents and to make decisions that are in the best interests of the community. There is a desire for improved community engagement and transparency from Council. Residents want to be more involved in decision-making processes and feel that their voices are being heard.

Residents noted concerns about the influence of State Government on local planning decisions and expressed a need for strong advocacy and an opportunity to have input on decisions that may impact the local community.

ACTIONS TO ADDRESS ISSUES RAISED BY THE COMMUNITY

Theme 1: Our Green Spaces

- **Protect and enhance green spaces:** Introduce stronger protections for green spaces, including critically endangered forests and local parks.
- **Tree planting and canopy protection:** Support initiatives to plant trees and protect existing tree canopy to improve air quality and biodiversity.
- **Community engagement in environmental decision-making:** Involve the community in planning and decision-making processes related to environmental issues and encourage community gardens, community tree planting, working bees and similar initiatives.

Theme 2: Infrastructure and the Built Environment

- **Improve public transport:** Advocate for expanding public transport options, including bus services, train services, and active transport infrastructure.
- **Address parking issues:** Implement strategies to address parking shortages, such as building multi-storey car parks and encouraging carpooling.
- **Invest in road infrastructure:** Maintain and upgrade local roads to improve traffic flow and safety.
- **Promote sustainable development:** Encourage development that is sensitive to the local environment and respects heritage buildings and green spaces.
- **Affordable housing:** Support and advocate for the development of affordable housing options to address the needs of diverse community members.

Theme 3: Community and Social Cohesion

- **Support local businesses:** Encourage the growth of local businesses to create jobs and enhance the local economy.
- **Provide diverse community facilities:** Invest in community facilities, such as parks, libraries, and recreation centres, to cater to the needs of all residents and to support future growth.

Theme 4: Transparent and Effective Governance

- **Strengthen community engagement:** Increase opportunities for community participation in decision-making processes, such as public consultations and community forums.
- **Transparent decision-making:** Improve transparency and accountability in local government decision-making processes.
- **Community participation:** Encourage community participation in planning and decision-making through public consultations.
- **Effective communication:** Enhance communication between council and the community, including regular updates on council activities and projects.
- **Accountable leadership:** Ensure that elected officials are accountable to the community and prioritise the needs of residents.
- **Improve communication:** Enhance communication between council and the community through newsletters, social media, and community events. This includes reporting on the efforts made to

address key issues outlined in the CSP and KPI's.

4.2 FACE TO FACE ENGAGEMENT OUTCOMES

4.2.1 COMMUNITY FORUMS

The Ku-ring-gai LGA Community Forums provided a platform for community members to discuss the current challenges, priorities and future vision for the LGA. Through collaborative discussions, key themes and actionable insights were identified to guide future planning.

A total of five community forums were held, two of which had recruited participants and three forums with opt-in participants.

Recruited Community Forums

A key element of the engagement process was recruiting community members to participate in forums. Participants were drawn from individuals who expressed interest in further involvement following Council's Community Survey conducted earlier in 2024. This more representative sample ensures a balanced reflection of Ku-ring-gai residents' views and aligns with the area's demographic profile.

Opt-in Community Forums

The purpose of the opt-in community forum was to provide an inclusive and accessible platform for residents to share their ideas, feedback, and concerns on key local issues. This approach encourages broader community participation.

During the forum the community was challenged through activities to discuss the following questions:

- *What are the top issues facing the Ku-ring-gai LGA?*
- *What do you think about the current state of Ku-ring-gai LGA (Where are we now?)*
- *Where do you see the future state of Ku-ring-gai LGA (Where do we want to be?)*
- *How do we get to the future state?*

Key Issues:

Across the five forums, participants were invited to vote on the key issues they considered most important. The table below ranks these issues based on the number of votes received and provides an overview of the communities perspective of each issue and the potential strategies to address these issues. Each participant was allowed to vote on their 3 top issues.

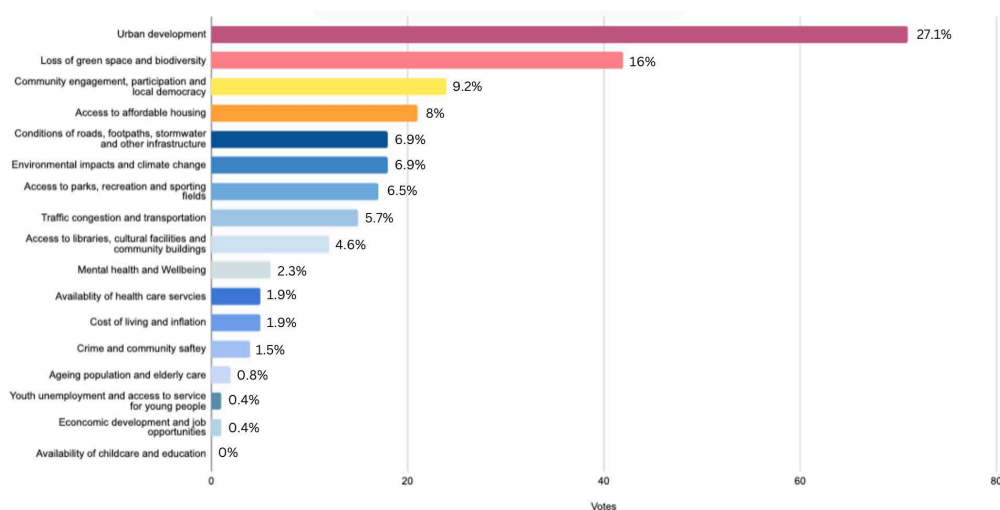
The top three Key Issues identified across the 262 votes were Urban Development, Loss of Green Space and Biodiversity and Community Engagement, and Participation in Local Democracy. These three issues accounted for over 52% of the votes, clearly signalling that they are of great importance to the community.

Rank	Key Issues	Overview
1	Urban Development	<p>Urban development emerged as the most pressing issue for the local community, garnering 27.1% of the votes. This significant concern highlights the need for urban development to be sustainable and mindful of key concerns such as housing, heritage conservation, and efficient public transport.</p> <p>To address these, the community has voiced that there needs to be a focus on balanced growth that preserves green spaces, incorporates more pedestrian access, and preserves heritage. It has been asked that council retains control over planning to ensure that development aligns with the long-term interests of the community.</p>
2	Loss of green space and biodiversity	<p>A substantial 16% of respondents expressed deep concern over the loss of green spaces and biodiversity. This underscores the community's desire within the community to protect and preserve green spaces. Retaining these spaces is vital for maintaining biodiversity and providing areas for recreational activities.</p> <p>Participants told us that actions should focus on identifying and safeguarding areas of ecological value, while integrating urban spaces with nature to enhance the environment and community wellbeing.</p>
3	Community engagement, participation and local democracy	<p>With 9.2% of the votes, there is a clear desire within the community for more transparency in planning and timely communication from council.</p> <p>The community they want to be involved in planning decisions, and when residents have a genuine role in the decision making process it fosters a sense of local democracy and allows the community to better shape its future.</p>

Rank	Key Issues	Overview
4	Access to affordable housing	<p>Affordable housing emerged as a significant concern, particularly for younger generations. At 8% of the vote, it's evident that strategies to address this issue are crucial.</p> <p>The community has told us that solutions should focus on addressing 'empty home syndrome' by converting vacant properties, expanding medium-density housing options, and supporting affordable community housing projects that are not exclusively social housing.</p> <p>Additionally, the community emphasised the need for developers to be incentivised to build affordable homes instead of luxury apartments. While this may not be an action Council can take directly, the community believes there is an opportunity for Council to advocate on their behalf for creative approaches to alleviate housing pressures.</p>
5	Conditions of roads, footpaths, stormwater and other infrastructure	<p>While this issue only received 6.9% of the vote it's clear that maintaining local infrastructure, particularly roads, footpaths, and stormwater management.</p> <p>The community has told us that addressing these issues requires a focus on active transport options, improving parking at stations, and ensuring proper stormwater management to prevent environmental harm. The community also highlighted the importance of infrastructure being adequate to meet both current and future needs.</p>
6	Environmental impacts and climate change	<p>6.9% of the community chose this issue in their top 3 issues. The community advocates for sustainable practices, including zero waste initiatives, clean power, and better battery storage options.</p> <p>The community discussed the benefits of Solar energy and community gardens as a key action in reducing environmental impacts, while initiatives like carpooling, particularly for private school students, could be encouraged to reduce reliance on private vehicles. The community highlighted the impact of urban development on the environment and the way it can be minimised by Council's efforts to implement strategies to control the impact.</p>
7	Access to parks, recreation and sporting fields	<p>Access to parks and green spaces, while valued, received 6.5% of the vote. The community still places importance on maintaining access to parks and recreational areas, which are essential for community health and well-being.</p> <p>The community discussed that these areas should be preserved and expanded, with a focus on providing space for both relaxation and active sports.</p>
8	Traffic congestion and transportation	<p>Traffic congestion, at 5.7%, is a concern for some residents. There is a call to reduce car dependency, with an emphasis on improving public transportation, adding more school buses, and ensuring parking spaces for commuters.</p> <p>The community suggested a clear transport plan is necessary to manage the increasing number of school students and ensure the local infrastructure keeps up with demand.</p>

Rank	Key Issues	Overview
9	Access to libraries, cultural facilities and community buildings	<p>At 4.6% of the vote, while not a major issue, the community seeks improvements in library facilities and calls for better maintenance of street trees and foliage.</p> <p>There was also debate from the community around funding, with some suggesting that services such as the Marion Street Theatre should be self-funded, allowing for a reduction in council spending and, in turn, reduced rates for residents. To oppose that there were many in favour of Marion Street Theatre and a call for more cultural events and facilities that celebrate diversity, inclusion and arts.</p>
10	Mental health and wellbeing	<p>Mental health and wellbeing support was seen as a relatively small issue at only 2.3% of the vote. Anecdotally, forum participants explained that they had ranked this issue lower as it was dependent on other aspects of society. They suggested that, if these top priorities could be addressed, mental health outcomes would drastically improve. Notably, mental health metrics were perceived as dependent on maintaining adequate green space, access to parks, as well as reducing financial pressures.</p> <p>Nevertheless, the community calls for greater support and services to address this issue. This could include expanding mental health resources, improving access to counselling services, and creating safe spaces where residents can seek help and connect with others.</p>
11	Availability of healthcare services	<p>Access to healthcare, particularly GP appointments, is a concern but only accounted for 1.9% of the votes.</p> <p>The community suggests that more healthcare professionals should be encouraged in the area to ensure timely access to care. Improving the availability of healthcare services can significantly enhance residents' overall well-being and quality of life.</p>
12	Cost of living and inflation	<p>The rising cost of living and inflation are a concern, with a call for more tailored and specialised programs within council's scope.</p> <p>However, with only 1.9% of the vote the community believes that this issue mainly falls outside the remit of council and the government should take more responsibility for addressing these issues, rather than relying on local council initiatives alone.</p>
13	Crime and community safety	<p>Crime and safety only received 1.5% of votes although there was discussion around the potential implementation of neighbourhood watch groups if concerns for crime and safety grew.</p> <p>There was also a recognition that some aspects of law enforcement are the responsibility of the state government, and a more coordinated effort between the state and local authorities could be implemented to improve safety in the community.</p>

Rank	Key Issues	Overview
14	Ageing population and elderly care	The aging population only received 0.8% of votes, although it is evident that Ku-ring-gai has an older population. To support that there was conversation around ensuring that there are enough aged care centres and accessible retirement villages to meet future demand. Adequate planning and resources should ensure older residents have access to the care they need.
15	Youth unemployment and access to service for young people	Youth unemployment received 0.4% of the votes, although, through discussion, there was an element of concern around support for youth employment and services aimed at young people. This also relates to other issues, including affordable housing options and services that could be provided through accessible places such as libraries, which can serve as spaces for young people to connect and access job-related resources.
16	Economic development and job opportunities	Economic development and job creation received 0.4% of the votes. However, the community stressed that although it was not ranked highly, they maintain that local councils should foster economic growth. There was an emphasis on State Government playing a crucial role in creating business parks and supporting industries that generate job opportunities for local residents, suggesting that it was out-of-scope for Council and therefore ranked lower.
17	Availability of childcare and education	There were no votes for availability of childcare, however there was discussion around availability of childcare services and educational facilities to meet the needs of families in the community and growing population. This will support both working parents and young people in accessing the resources they need to succeed. The community was very proud and appreciative that the LGA contains numerous high-quality schools, which they believed was an immense contributor to the area's high liveability rank. Participants were able to compare their superior educational access to other LGA's, hence why they believed it was not an issue for Council to focus on, as first-class systems have already been established.



Overviews of Forums:

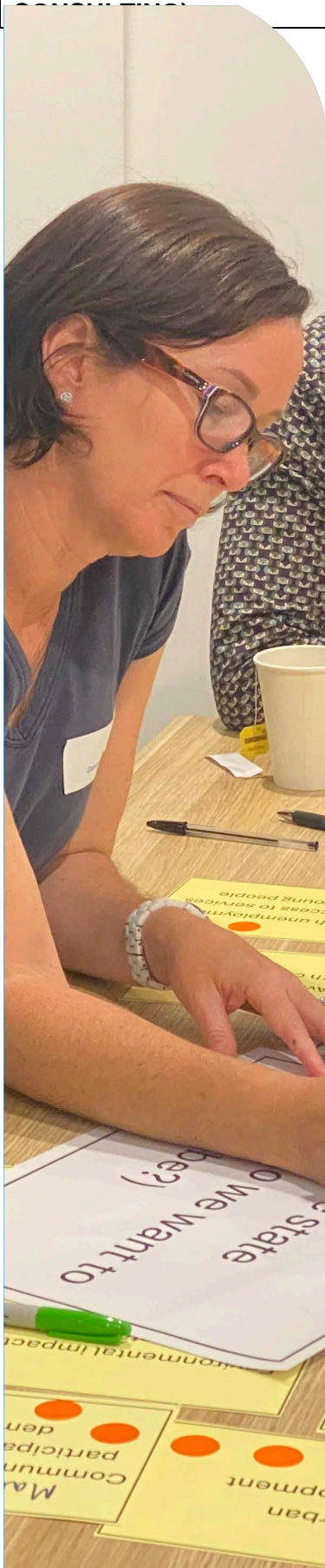
People in Ku-ring-gai express a strong desire to balance and control the impact of development with the preservation of the area's natural beauty, heritage, and community values. Across the different groups, there is a shared concern about overdevelopment, loss of green spaces, and the impact of State Government control over local planning decisions. The groups emphasise the need for responsible urban development, with a focus on maintaining the character of the area through low to medium-rise buildings and integrated development. Common themes included a desire for improved infrastructure, including better public transport, parking solutions, and road maintenance. Many groups also called for more affordable housing options and better access to community facilities such as parks, recreation spaces, and cultural hubs. Ensuring that developments respect the natural environment and heritage sites is a key priority, with specific concerns around the protection of critically endangered forests and green spaces.

Insufficient road infrastructure and limited public transport options are significant concerns for the Ku-ring-gai community. As the population continues to grow, existing road networks are increasingly strained, leading to congestion and longer commute times, particularly during peak hours. Many residents have expressed frustration over inadequate maintenance of local roads and the lack of strategic upgrades to accommodate rising traffic volumes.

Public transport is another critical issue, with limited availability of parking at stations as well as frequent and reliable services connecting key areas within Ku-ring-gai and to surrounding regions. This lack of connectivity restricts accessibility, and people are becoming increasingly more dependent on private vehicles, which undermines efforts to promote sustainable travel alternatives. Addressing these concerns is essential to ensuring the area's infrastructure can support future growth while maintaining a high quality of life for residents.

The future vision includes a more engaged, transparent council with stronger communication and community consultation. There is also a call for increased community involvement in the decision-making process, with a focus on sustainability, including initiatives like solar energy, electric car charging, and green space preservation.

The community is calling for thoughtful development that preserves the region's unique character while addressing infrastructure needs and providing opportunities for growth in a sustainable, inclusive manner.



Below is a summary of the key outcomes from each forum based on the activities:

FORUM 1 - MONDAY 18 NOVEMBER 2024

Current State

Feedback from participants indicated that some current engagement practices on specific issues are unrepresentative. There is a general frustration with the lack of involvement in the decision making process and transparency from Council.

There was discussion around outdated infrastructure, particularly in terms of parking at train stations during business hours and limited active transport options. The ageing population, composed largely of asset-rich but income-poor residents, is also a point of concern.

The community feels their influence has been undermined by the State Government, with concerns around planning and communication on key issues such as traffic congestion, expensive housing, and the loss of green spaces and built heritage.

Future State

The community envisions a future that attracts more young families and supports a mixed-generation population. This future state includes active transport infrastructure, affordable and plentiful housing, and a variety of denser housing types and smaller land lots whilst preserving the beauty and environment of Ku-ring-gai.

There is a clear desire for a more inclusive and representative approach to community engagement, with access to public information and data. The future also includes density around transport hubs and town centres while maintaining the integrity of the community's heritage and green spaces. The community seeks a council with retained planning powers and greater transparency, providing clear updates on strategic plans and their progress.

Forum Report | Stakeholder Engagement to inform the Community Strategic Plan - Ku-ring-gai Council

FORUM 2 - TUESDAY 19 NOVEMBER 2024 (RECRUITED)

Current State

This group highlighted several positive aspects of Ku-ring-gai, such as its green spaces, informed and well-educated community, and safe place to live. Concerns were raised about public transport options, with a need for more school buses and rideshare services. They point to housing affordability and low-density development as significant challenges, noting that house prices have become unaffordable for many.

There is also concern about the pressures of development in bushfire-prone areas without clear plans in place. Additionally, main roads and urban facilities, particularly in areas like Linfield and St. Ives, are at capacity. The group perceives current council spending as misaligned with community priorities, with too much focus on special interest groups rather than broader, more inclusive needs.

Future State

The group envisions a future where Ku-ring-gai retains its leafy, green character while addressing the need for more affordable housing. They see the potential for more medium-sized homes without significantly increasing housing density, preserving the area's charm. They advocated for better road infrastructure over the next decade and more options for public transport but with the support of free parking to encourage use of trains and buses. Importantly, they hope for the creation of culture and arts facilities, funded through self-sustaining models, and emphasise the need for a variety of affordable housing options. Development should be carefully managed, with restrictions on the size of homes to maintain the community's character.

FORUM 3 - THURSDAY 28 NOVEMBER 2024

Current State

This group was concerned about the current state of Ku-ring-gai's infrastructure, and a lack of visible progress on waste reduction and energy efficiency. Despite having significant tree cover, there is a noticeable depletion of trees and a lack of transparency regarding council decisions. The group expresses frustration over there being not enough community engagement and the perception that council actions do not align with the priorities of the residents. The development process is viewed as being driven by profits, with developers having too much influence over planning decisions. This has led to a lack of action on preserving natural

spaces, enforcing environmental rules, and maintaining infrastructure. The community also feels a sense of uncertainty about the future and the direction of the local government.

Future State

This group envisions a future where Ku-ring-gai is a model of sustainability, with zero waste and zero carbon emissions. They call for the preservation of the tree canopy and the establishment of community gardens supported by council to promote biodiversity. The future state includes smart, lively town centres that cater to all age groups and are focused on creating spaces for families, teenagers, adults, and the elderly. There is a strong push for varied housing options, including affordable housing for local workers and downsizing options for empty nesters.

The desire for the future includes a more engaged and inclusive local government, with clear communication and a vision based on community consultation. Other goals include the revitalisation of infrastructure, improved parking and public transport, more recreational facilities, and a commitment to environmental protection. They are particularly focused on maintaining green spaces and ensuring that future development is aligned with sustainable, community-driven values.

FORUM 4 - THURSDAY 28 NOVEMBER 2024 (RECRUITED)

Current State

This group expresses concern about state government, and the loss of local planning control to the state. They feel that development is inevitable but must be managed thoughtfully to preserve the character of the region. The group highlighted several issues such as overdevelopment, lack of commuter parking, and poorly maintained infrastructure, including roads and footpaths. While they appreciate the area's heritage properties, parks, green spaces, and strong sense of community, there is growing concern that these assets may be compromised by unchecked development. They also emphasise the importance of maintaining community values and supporting services like Meals on Wheels, community transport, and libraries.

Future State

The group envisions a future where the existing environment is preserved, and development is considerate of the region's character. They advocated for development to be concentrated along major roads, such as the Pacific Highway,

rather than in smaller side streets, to protect residential areas and green spaces. The development of the Lindfield hub should include adequate parking and contributions, while heritage properties and parks should be maintained. The group calls for low to medium-rise buildings, underground commuter parking, and a focus on maintaining the area's natural beauty, including green spaces and parks. They also envision a variety of housing options, including townhouses and villas, as well as more cafes and restaurants to create a vibrant, healthy community. The focus should be on improving infrastructure, reducing traffic risks, and ensuring community involvement through better engagement and town hall meetings.

FORUM 5 - SATURDAY 30 NOVEMBER 2024

Current State

This group values Ku-ring-gai's natural beauty, including its green spaces, leafy areas, and access to bushland and parks, but also acknowledges the challenges facing the area. They feel that community facilities are lacking, and many residents struggle with poor access to public transport and roads that are already at capacity. While they appreciate the current sense of community and safety, they are concerned about the loss of heritage due to unsustainable development pressures, including inadequate protections for critically endangered forests and unregulated development. The group also voiced frustration with the lack of effective community engagement and the overdevelopment of areas without clear planning or consideration of long-term impacts. The overall feeling is that while the area remains peaceful and green, its character is at risk from unchecked urbanisation.

This group envisions a future where Ku-ring-gai maintains its unique character, preserving green spaces, tree canopies, and heritage sites while accommodating responsible growth. They advocated for low-rise, sympathetic urban development that enhances the area without overshadowing its natural beauty. The future state includes more affordable housing, better roads and infrastructure, and improved public transport options to accommodate a growing population. Culture and arts facilities should be expanded, with a focus on community-driven spaces, such as a performing arts centre. There is also a strong emphasis on environmental sustainability, including measures to protect critically endangered forests, increase tree canopy coverage, and ensure that new developments are environmentally responsible. This group also calls for greater community engagement, with residents actively involved in decisions and planning.

4.2.3 TELEPHONE INTERVIEWS

The telephone calls delivered key insight into the key challenges and priorities of community members for the Ku-ring-gai LGA. As these sessions were created for community members unable to attend forum sessions, the questions asked remained the same as forum activity 1:

- 1. What do you love about living in Ku-ring-gai?*
- 2. What would a perfect future look like for Council and community in ten years?*
- 3. What is one key deliverable you want to see from Council in the next 4 years?*

A summary of the feedback as gathered below:

The feedback from the telephone interviews highlights the Ku-ring-gai community's deep appreciation for the area's natural beauty, green spaces, safety, and family-friendly environment, with well-regarded schools and shopping centres. However, there are consistent concerns about the state of local infrastructure, including roads, footpaths, stormwater systems, and the Pacific Highway, alongside calls for better public transport options and improved council communication. Rising costs of living, particularly council rates and access to affordable solar energy, were noted as significant challenges. Some participants expressed a desire for more cultural and social activities, particularly for young people, to create a more vibrant and engaging community. Overall, residents value Ku-ring-gai's charm but see opportunities for improvement in infrastructure, affordability, and community engagement..



4.2.4 BUSINESS FORUM

The Ku-ring-gai LGA Businesses Forum provided a platform for local Businesses owners to discuss the current challenges, priorities and future vision for the LGA. Through collaborative discussions, key themes and actionable insights were identified to guide future planning.

During the forum the community was challenged through 3 activities to discuss how Ku-ring-gai council can better support local businesses.

Key themes emerged, including the need for increased support, better infrastructure, and stronger community engagement. This forum provided a valuable platform for networking and collaboration among local businesses and highlighted the importance of ongoing dialogue between businesses and council.

ACTIVITY 1

In this first activity the participants were asked these three questions:

1. ***What do you love about living in the Ku-Ring-Gai LGA?***
2. ***What would a perfect future look like for Council and community in 10 years?***
3. ***What is the one key deliverable you want to see from Council in the next 4 years?***

The responses to these questions have been summarised below:

What do you love about living in the Ku-Ring-Gai LGA?

- **Natural Environment:** The serene natural environment, including parks and green spaces, attracts customers and employees.
- **Community:** The strong sense of community fosters loyalty and supports local businesses.
- **Infrastructure:** Convenient public transport options, particularly train access to the city, benefit both businesses and employees.
- **Local Amenities:** The availability of essential services and amenities attracts customers and improves the quality of life for business owners.
- **Architectural Character:** The unique architectural character of the area can attract customers and enhance the local brand.

What would a perfect future look like for Council and community in 10 years?

- **Business-Friendly Environment:** More support for small businesses, including reduced red tape, streamlined approvals, and access to funding.
- **Business networking Events:** More spaces / events for local businesses people to network and knowledge share.
- **Improved Infrastructure:** Better parking options, improved road infrastructure, and enhanced public transport to facilitate easier access for customers and employees.
- **Community Engagement:** More community events and initiatives to attract customers and foster a sense of community.
- **Preservation of Character:** Maintaining the area's unique character to attract visitors and customers.
- **Diverse Economy:** A more diverse range of businesses, including retail, hospitality, and professional services, to cater to a wider range of customers.

What is the one key deliverable you want to see from Council in the next 4 years?

- **Business Support:** Initiatives to foster business growth, such as mentoring programs, workshops, and networking events.
- **Infrastructure Improvements:** Addressing parking shortages, improving road infrastructure, and enhancing public transport to facilitate easier access for customers and employees.
- **Community Engagement:** Organising community events and initiatives to attract customers and foster a sense of community.
- **Sustainable Development:** Balancing development with environmental considerations to maintain the area's appeal.
- **Preservation of Character:** Protecting the area's unique character and heritage to attract visitors and customers.





ACTIVITY 2

In the second activity, the participants were split into groups and tasked with discussing and answering the question;

What are the most important issues for businesses in Ku-Ring-gai LGA?

The responses have been summarised below:

Business Visibility and Marketing

- Many businesses lack a strong online presence, hindering their ability to attract customers.
- Insufficient marketing efforts and brand awareness.
- Few opportunities for businesses to connect and collaborate.

Operational Costs and Economic Challenges

- Increasing costs for food, supplies, labor, and energy.
- The impact of economic factors, such as interest rates and inflation, on business operations.
- Difficulty in accessing government grants and support programs.

Infrastructure and Development

- Insufficient parking, particularly for customers and employees.
- Limited infrastructure, such as roads and public transport, impacting business operations.
- A need for more vibrant town centers with diverse retail and dining options.
- Regulatory and Policy Challenges
- Complicated regulations and red tape hindering business growth.
- Insufficient support for small businesses, particularly in terms of planning and development approvals.

Community and Workforce

- Changes in consumer behavior and preferences due to an aging population.
- Difficulty in finding skilled workers and attracting talent to the area.
- Lack of support and opportunities for young entrepreneurs.

ACTIVITY 3

Activity three required participants to provide their feedback through these four questions:

- 1. *What can council do to support local business?***
- 2. *What other ideas have you seen work well to support local businesses?***
- 3. *How would you like council to engage with businesses?***
- 4. *Is there anything council can do to support your staff?***

The responses to these questions have been summarised below:

The community has highlighted several ways Council can support local businesses. Key suggestions include organising networking events, workshops, and forums to foster collaboration, as well as creating and promoting comprehensive business directories. Providing shared workspaces or co-working spaces, along with mentorship programs and training sessions, were identified as essential initiatives. Additionally, exploring financial support options such as grants and loans, improving infrastructure like parking and public transport, and hosting community events to attract visitors were seen as important actions to boost the local economy.

Other ideas shared by the community include collaborating with neighbouring councils to share resources and best practices, which could amplify the impact of business support efforts. Promoting community engagement through events, and exploring new ways to facilitate networking and financial incentives were also considered effective measures.

The community expressed a preference for regular communication between Council and businesses through established channels, as well as a consultative approach that involves businesses in decision-making processes. Proactive support, using online platforms for collaboration, and organising regular networking events were suggested to enhance engagement.

To further assist local businesses, the community recommended Council focus on staff development and well-being. Key suggestions include offering training opportunities, providing mental health resources, ensuring adequate employee parking, and collaborating with local organisations to deliver additional support and resources.

4.2.5 ONLINE COUNCILLOR WORKSHOP

Four councillors were interviewed to provide insights into the key issues and priorities for the Ku-ring-gai community. Their feedback will help inform the development of a plan that aligns with the community's needs and aspirations. The feedback provided is summarised below.

Key Issues and Priorities

- **Environmental Sustainability:** Preserving green spaces, heritage sites, and natural beauty.
- **Community Well-being:** Fostering social connection and cultural vibrancy.
- **Infrastructure Development:** Improving public transport, roads, and essential infrastructure.
- **Affordable Housing:** Addressing the need for housing options.
- **Economic Development:** Supporting local businesses and employment opportunities.

Councillors raised concerns about inadequate public transport, increasing traffic congestion, and maintaining social cohesion within a diverse community. Councillors highlighted their role in addressing these challenges through advocacy, community engagement, and strategic planning to ensure the community's long-term needs are met.

4.2.6 POP-UP INFORMATION STALLS

Pop-up engagement across the Ku-ring-gai LGA, gathered a range of community insights. These pop-ups were held on Saturday 7 December at the Ku-ring-gai Wildflower Park Run and St Ives Showground Christmas Markets. Across the two pop-up, two activities were designed and presented to community members to gain feedback in an interactive and sociable way.

Activity Summary

Ku-ring-gai Love Notes

The Ku-ring-gai Love Notes activity was designed to gather community feedback on what they love about the LGA and how it could be improved. This was achieved through two pop-up stalls at the KRG Wildflower Park Run and St Ives Showground Christmas Markets.

Key Themes from What people love about Ku-ring-gai:

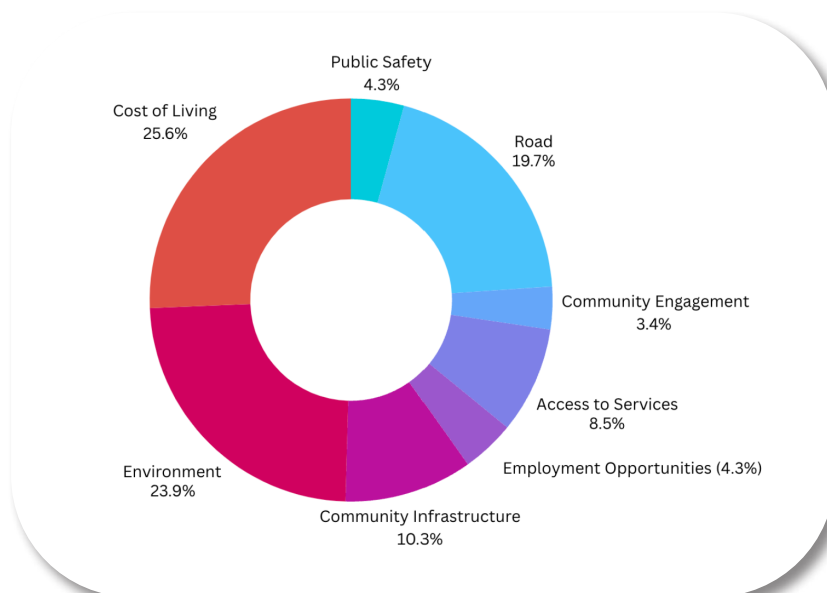
- Natural Environment: Bush land, nature, trees, wildlife, parks, and green spaces.
- Community: Friendly people, strong community spirit, and a sense of belonging.
- Infrastructure: Good transport options, heritage homes, and well-maintained streetscapes.

How to improve Ku-ring-gai:

- Infrastructure: Improved public transport, better road infrastructure, increased parking, and better cycling and walking paths.
- Community: More youth and health services, increased diversity, and better community engagement.
- Environment: Preservation of natural areas, protection of Indigenous heritage, and sustainable development practices.
- Economy: Support for small businesses, attraction of skilled workers, and affordable cost of living.

Biggest Issue facing Ku-ring-gai?

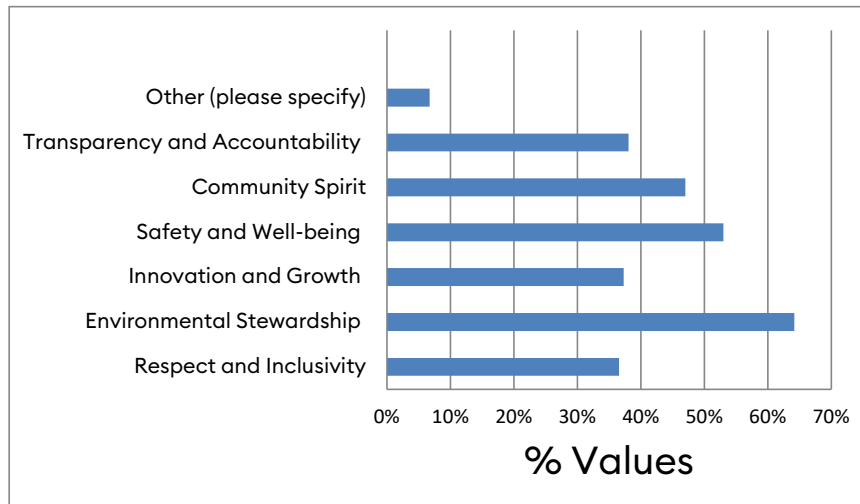
This activity encouraged participants to identify the most pressing challenges they face in the Ku-ring-gai LGA, offering a clear snapshot of community priorities, guiding resource allocation and focus areas for the next Community Strategic Plan (CSP) period. Below is a summary of the results:



4.3 ONLINE ENGAGEMENT OUTCOMES

Survey

Q1. What values do you believe are most important to our community? Please select up to three options or write your own:



Q2. In one sentence, describe what you envision our community should look like in the future. (Example: A thriving, eco-friendly community with a strong local economy and vibrant public spaces)

One-Sentence Summary:

Ku-ring-gai residents envision a thriving, eco-friendly, and inclusive community that balances sustainable development, environmental stewardship, and vibrant public spaces while preserving the area's heritage, natural beauty, and strong sense of community.

Paragraph Summary:

The survey responses reveal that Ku-ring-gai residents prioritise a future community characterised by sustainability, inclusivity, and a strong connection to nature. Key themes include environmental stewardship, eco-friendly practices, vibrant public spaces, and a balance between development and the preservation of the area's heritage and natural assets. Residents emphasise the importance of green spaces, accessible amenities, and a harmonious blend of residential, commercial, and recreational areas. A thriving local economy, improved transport options, and support for diverse housing needs are highlighted as priorities. The vision also reflects a desire for a safe, connected, and culturally rich community that values its unique character and supports well-being for all.

Q3. What qualities do you think make our community unique or special?

One-Sentence Summary:

Ku-ring-gai's unique qualities are defined by its abundant greenery, tree canopy, natural environment, heritage homes, strong community spirit, safety, and a balance of open spaces with low-density housing, all fostering a welcoming and tranquil lifestyle.

Paragraph Summary:

The community of Ku-ring-gai is celebrated for its unique blend of natural beauty, characterised by extensive greenery, a rich tree canopy, and close proximity to national parks and bushland. Residents value the area's heritage homes, large blocks of land, and low-density housing that preserve its character and charm. The community spirit, defined by friendliness, inclusivity, and care, stands out as a unifying trait. Accessible amenities such as parks, schools, and transport options, along with a safe and peaceful environment, make it an ideal place to live. Ku-ring-gai's role as "Sydney's Lungs," with its environmental focus and preservation efforts, underscores the community's pride in its natural and cultural heritage, which residents are keen to protect amid modern development pressures.

Q4. When you imagine our community's future, what inspires you most?

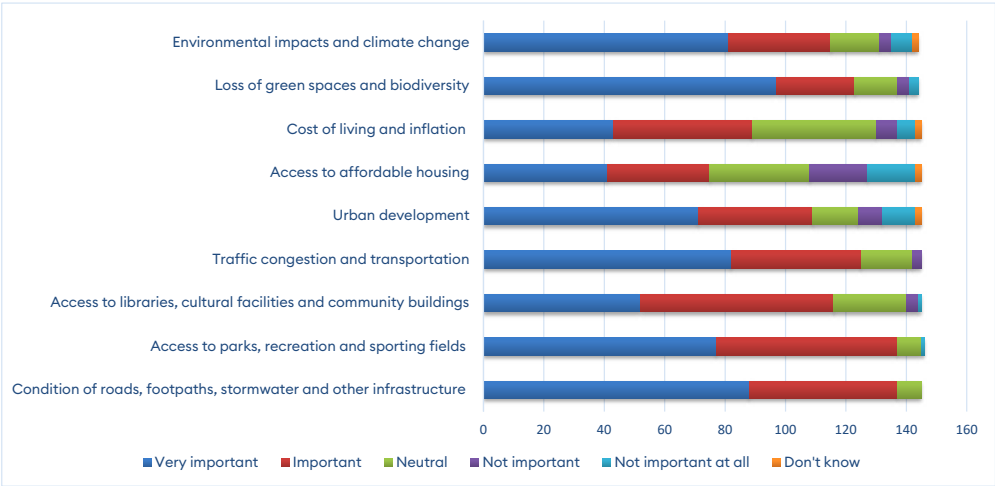
One-Sentence Summary:

Ku-ring-gai's future inspires residents through the preservation of its natural environment, tree canopy, and heritage, combined with thoughtful and sustainable urban development that balances community needs, green spaces, and modern infrastructure.

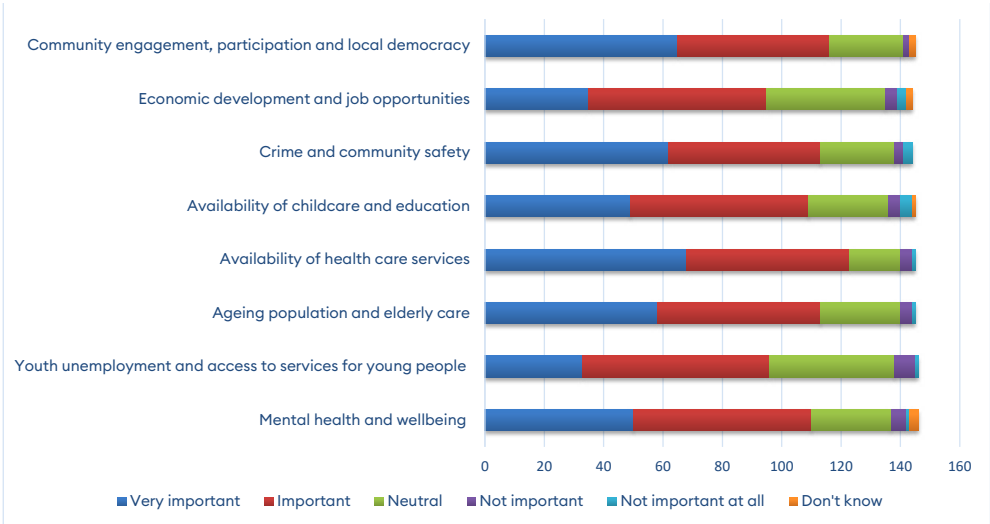
Paragraph Summary:

Residents of Ku-ring-gai envision a future that preserves the area's unique natural environment, including its tree canopy, open green spaces, and heritage architecture, while fostering sustainable and well-planned urban growth. Many are inspired by the potential for creating eco-friendly, vibrant town centres with improved public transport, modernised amenities, and cultural hubs that promote community connections. There is hope for a future that balances development with environmental stewardship, supporting diverse housing options and ensuring affordability for younger generations. However, concerns about overdevelopment, population growth, and the loss of Ku-ring-gai's character temper this optimism. The community aspires to a future that fosters inclusivity, sustainability, and respect for its natural and built heritage while embracing thoughtful innovation and infrastructure improvements.

Q5. Part 1 - Were interested in hearing what you think are the most important issues facing our community. Please rate the following.



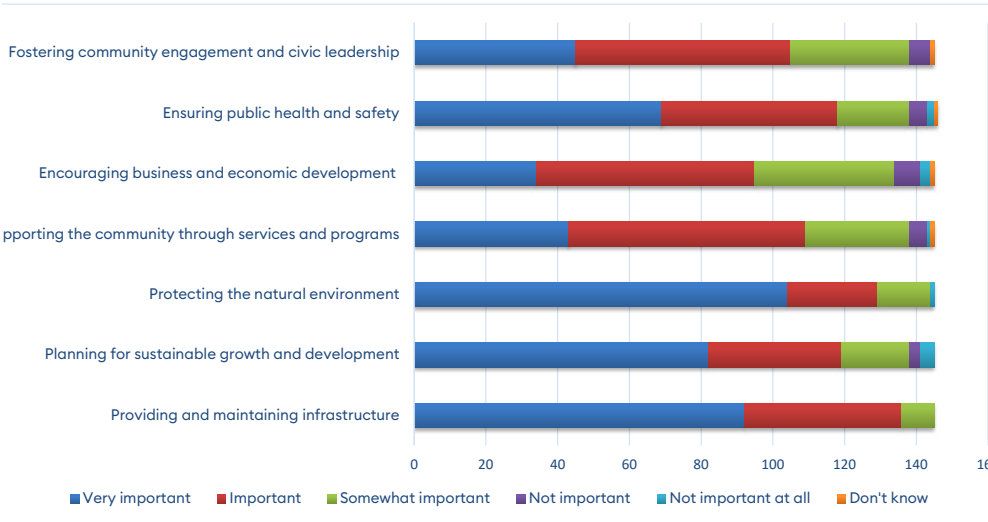
Q6. Part 2- Were interested in hearing what you think are the most important issues facing our community. Please rate the following.



Q7. Are there any emerging trends or changes that we should consider as a community? (Examples might include population growth, changes in job markets, shifts in technology, etc.)

The emerging trends and changes highlighted by Ku-ring-gai residents emphasise the critical challenges of population growth, housing affordability, and climate change. Many residents express concern over the impact of high-density development on the area's green spaces, tree canopy, and community character. There is a strong call for sustainable urban planning that integrates affordable housing, efficient transport options, and green infrastructure while preserving the natural environment and heritage. Technological advancements, such as renewable energy and electric vehicles, are viewed as opportunities to enhance sustainability. The aging population, shifts in work practices like remote working, and the need for inclusive, adaptable public spaces are also key considerations. The community aspires to balance growth with thoughtful infrastructure improvements, ensuring equitable access to education, health, and recreational facilities while fostering cultural diversity and environmental stewardship.

Q8. Thinking about where we want to be in 10 years, what goals or objectives should our community work towards? Please rate the following.



Q9. For the highest priority areas you selected in the previous question, what specific improvements or actions would you like to see?

Residents prioritise protecting Ku-ring-gai's natural environment, including its tree canopy, green spaces, and biodiversity, while ensuring sustainable growth through thoughtful planning and infrastructure improvements. Specific actions include limiting high-density developments, enhancing public transport and cycling infrastructure, improving roads and footpaths, and expanding community amenities such as parks, playgrounds, and sports facilities. There is strong support for preserving the area's heritage and character, promoting renewable energy and recycling initiatives, and integrating affordable housing options near transport hubs. Residents emphasise the need for smart development that balances population growth with environmental preservation, community well-being, and maintaining Ku-ring-gai's unique charm and livability.

Q10. Are there any additional goals you would like to suggest for our community? If yes please outline here.

Residents suggest a wide range of additional goals for Ku-ring-gai, emphasising the need to balance development with the protection of the area's natural environment, heritage, and community character. Key priorities include fostering sustainable practices such as zero waste initiatives, increasing tree canopy protections, and supporting renewable energy adoption. There is strong advocacy for enhanced community facilities, including multi-sport precincts, performing arts centres, and more spaces for community events, markets, and multicultural celebrations. Calls for improved infrastructure include better roads, footpaths, cycling lanes, and parking solutions, alongside targeted development near transport hubs to preserve suburban character while meeting housing needs. Residents also highlight the importance of supporting local employment, addressing housing affordability for young families and essential workers, and ensuring open and transparent governance. Cultural diversity, education on environmental conservation, and improved recreational and public spaces for all ages round out the community's vision for a vibrant and sustainable future.

Q11. What would success look like if we achieve the vision we've discussed in this survey?

Success for Ku-ring-gai is envisioned as a thriving, inclusive, and sustainable community that balances growth with the preservation of its natural environment, heritage, and unique character. Key indicators of success include a well-maintained tree canopy, green spaces, and biodiversity, alongside thoughtfully planned developments such as medium-density housing near transit hubs that align with the area's architectural charm. Residents seek improved infrastructure, including safer roads, better public transport, and pedestrian-friendly town centres, while supporting local businesses and cultural amenities. Affordability, accessibility, and community cohesion are central to the vision, ensuring that people of all ages, abilities, and backgrounds can thrive. A focus on environmental stewardship, sustainable energy, and equitable housing policies underpins the goal of maintaining Ku-ring-gai as a desirable, vibrant, and harmonious place to live for generations to come.

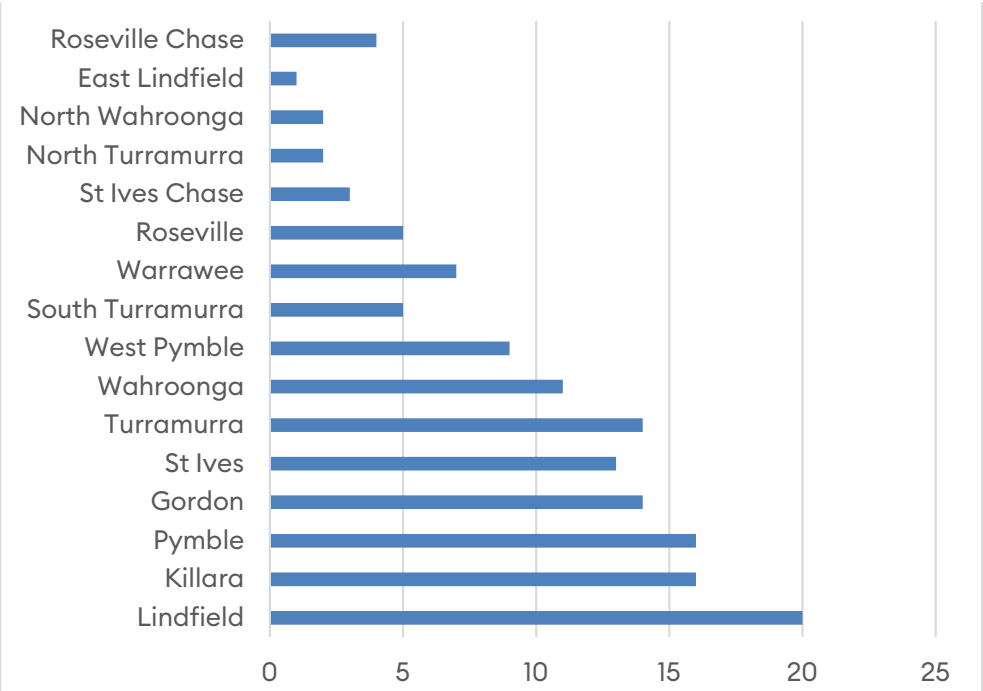
Q12. Do you have any other feedback or ideas to help us plan effectively for the future? If yes please detail below.

Residents suggest a range of ideas to help Ku-ring-gai plan effectively for the future, with a strong emphasis on preserving the area's natural environment, heritage, and unique character. Key suggestions include implementing stricter protections for tree canopy and green spaces, improving transparency in council decision-making, and prioritising sustainable urban planning. There is significant support for low-rise, thoughtfully planned developments near transport hubs, alongside better waste management solutions, renewable energy adoption, and enhanced public amenities like parks, playgrounds, and sporting fields. Calls for improved public engagement highlight the need to involve diverse community voices, including young people and highly educated local volunteers, in decision-making processes. Practical suggestions include better public transport options, clear long-term planning strategies, and addressing parking and infrastructure needs. Ultimately, residents seek a balanced approach to development that respects the area's heritage while supporting thoughtful growth and fostering a cohesive and vibrant community.

Q13. What kind of information would you like to receive from Council about how progress is being made towards these goals and objectives?

Residents want regular, transparent updates via email, newsletters, social media, and the council website. They prefer concise, measurable progress reports on goals, milestones, and outcomes, with suggestions for quarterly or semi-annual updates. Case studies, success stories, and opportunities for in-person engagement are also encouraged to keep the community informed and involved.

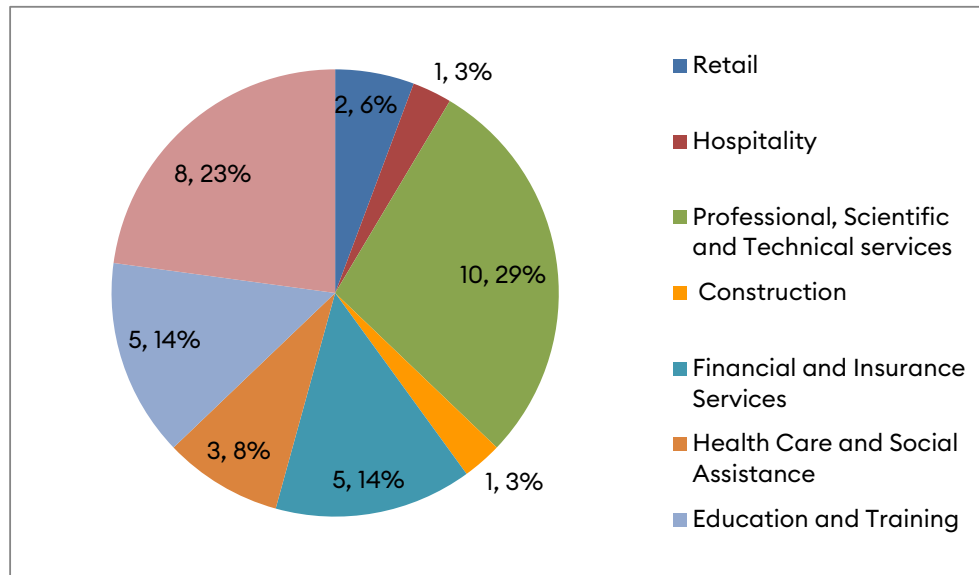
Q14. What suburb do you live in?



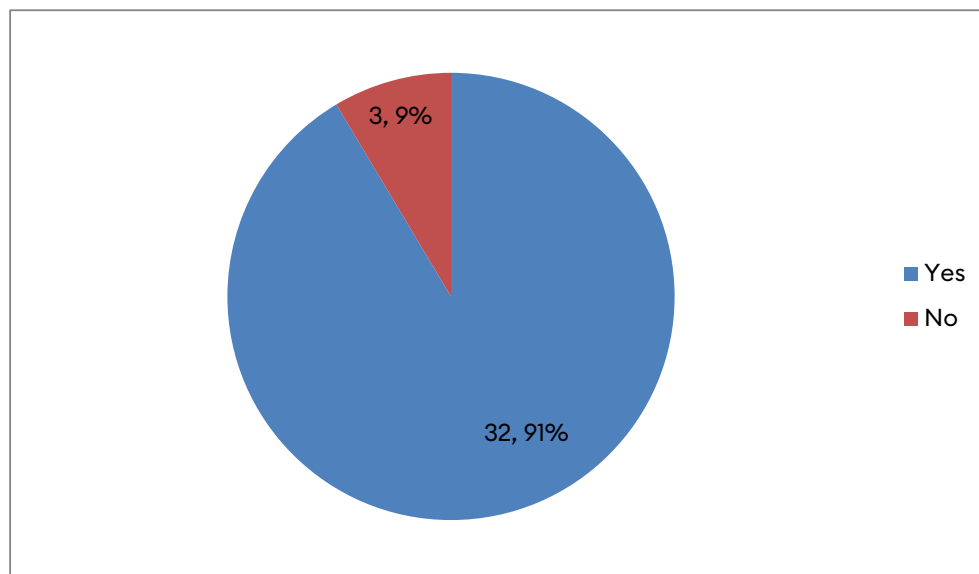


Business Survey

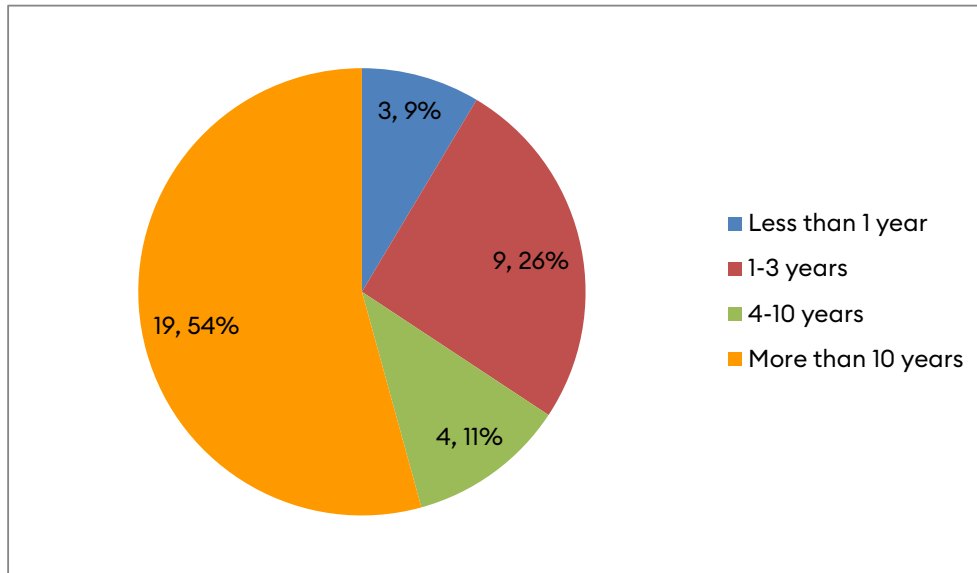
Q1. Which industry does your business operate in?



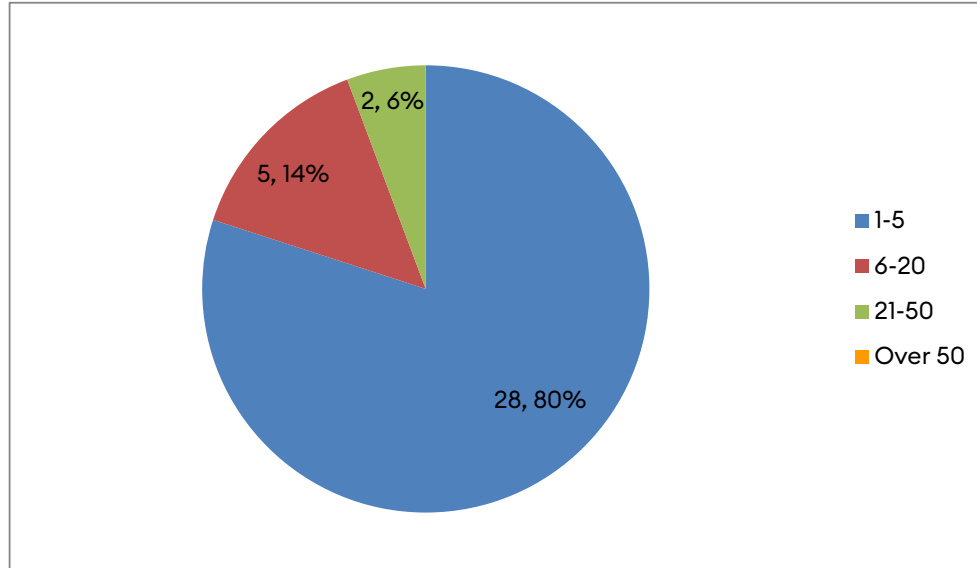
Q2. Is your business based or operates in Ku-ring-gai?



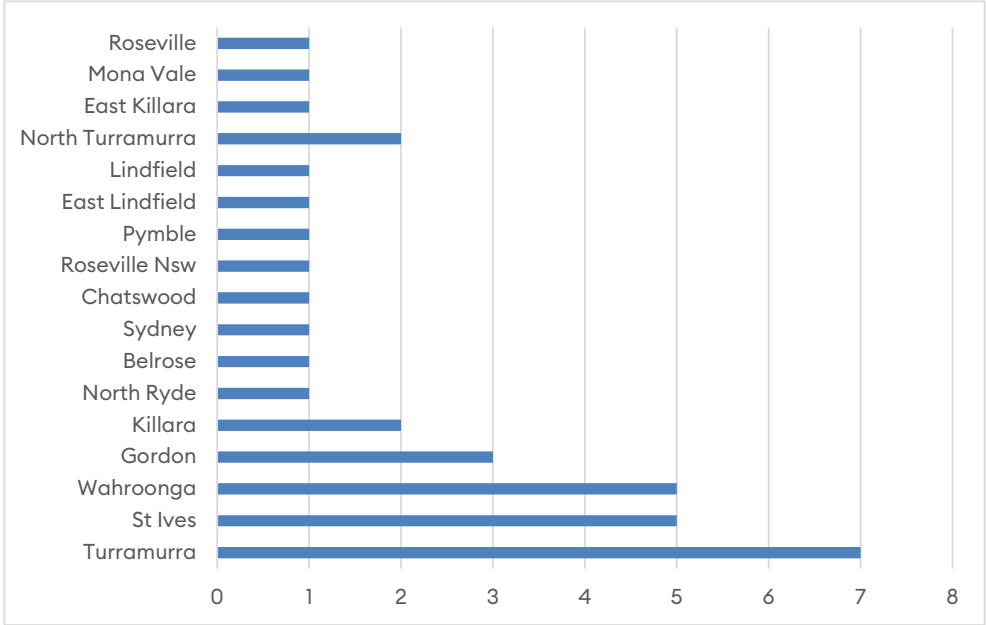
Q3. How long has your business been operating in Ku-ring-gai?



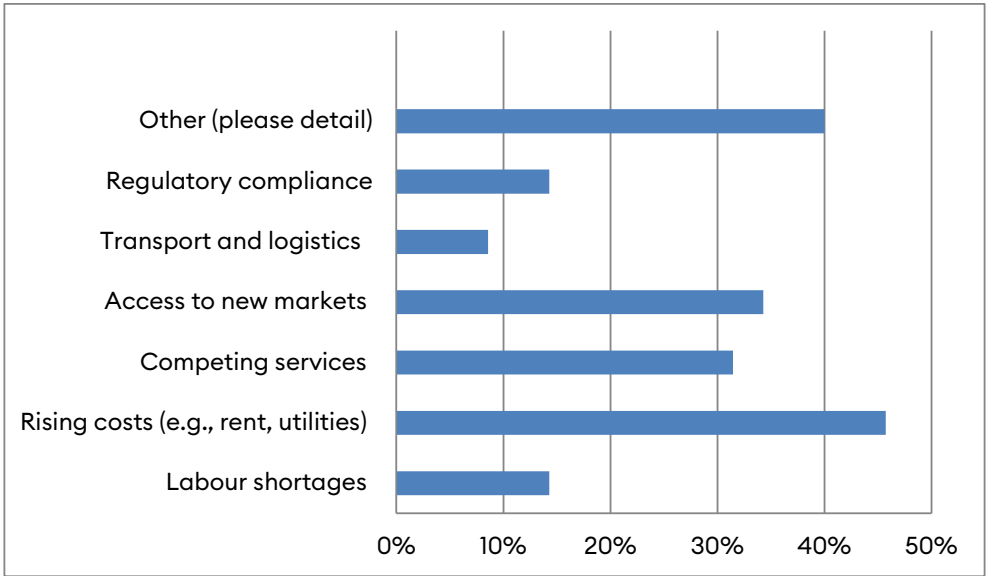
Q4. How many employees does your business have?



Q5. What suburb is your business registered in?



Q6. What are the biggest challenges your business is currently facing? (please select top 3)



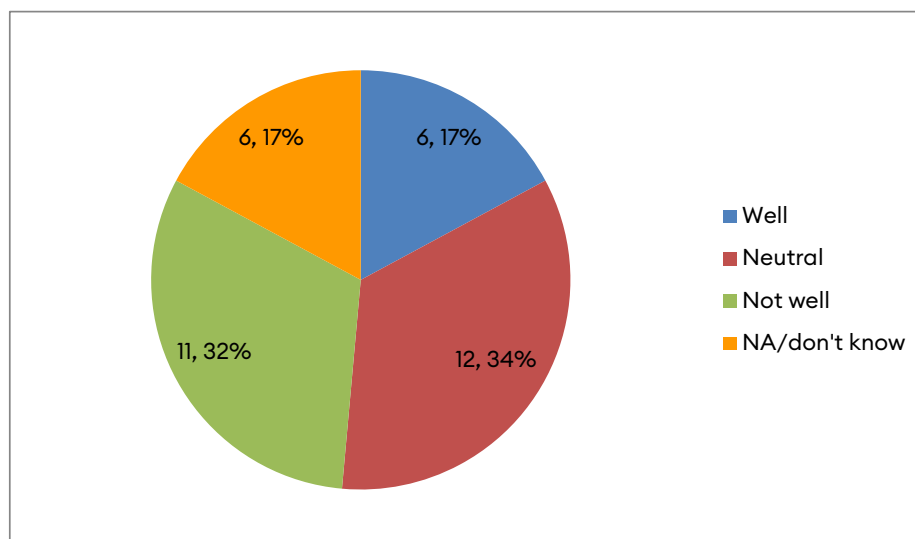
Q7. How do these challenges impact your day-to-day operations?

Businesses in the area face significant operational challenges, including rising costs for wages, supplies, and commercial rentals, which compress margins and force difficult cost-cutting measures. Limited market access and increased competition, particularly from large corporations, hinder growth and profitability. Compliance and federal legislation add administrative burdens that reduce time spent on revenue-generating activities. Additionally, difficulties in finding skilled staff and accessing local networks or support services further impede expansion. These issues lead to reduced productivity, constrained growth opportunities, and in some cases, difficulty sustaining business operations.

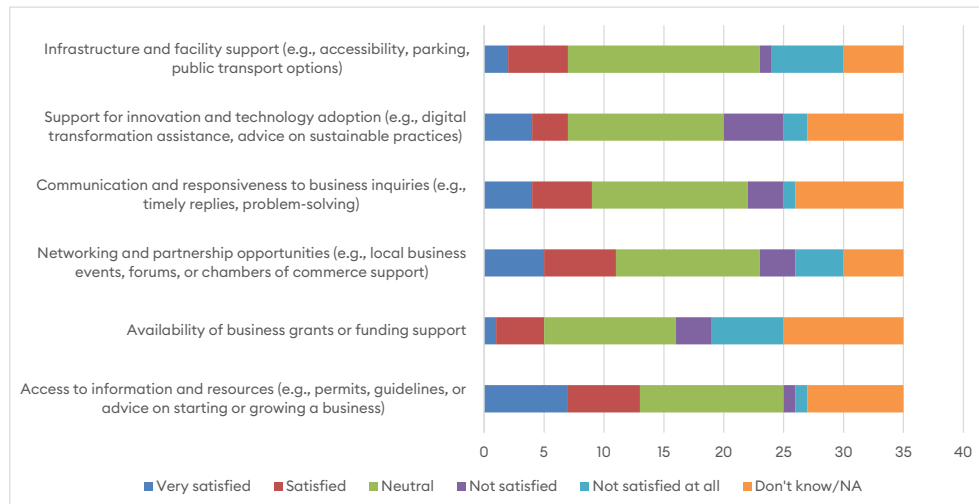
Q8. What do you believe Council's primary role should be to support your business?

Businesses believe Council should play a supportive role by improving local infrastructure, creating networking opportunities, and promoting local enterprises. Suggestions include an online business directory, hosting educational seminars, and facilitating shared workspaces or business hubs. Many emphasised the need for streamlined approval processes, greater visibility for small businesses, and lobbying for policy changes that benefit local industries. Others highlighted the importance of maintaining attractive, well-maintained areas, increasing transport services, and offering grants or guidance for startups. Some businesses feel self-reliant but appreciate Council's interest in fostering a thriving business environment.

Q9. How well do you believe Ku-ring-gai council supports your business?



Q10. Please indicate your satisfaction with the following relating to Council:

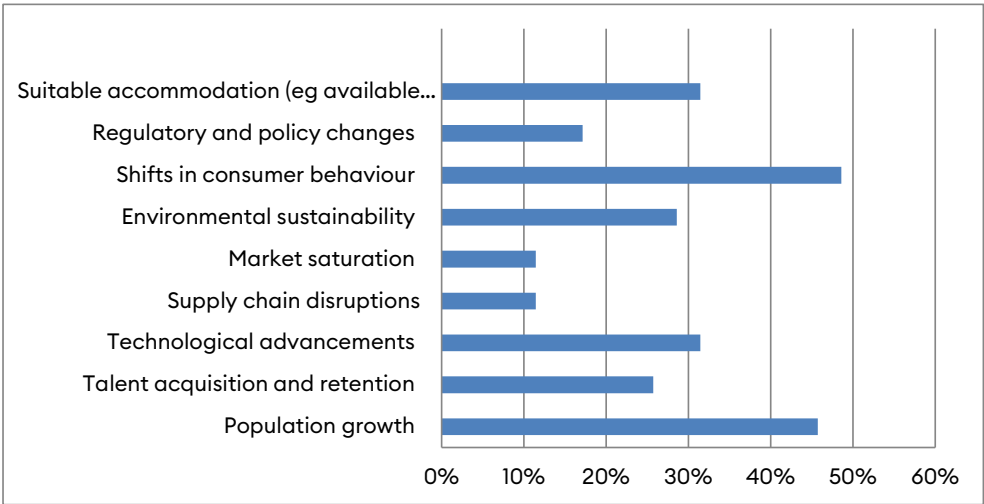


Q11. Tell us one thing council could do better to support local businesses.

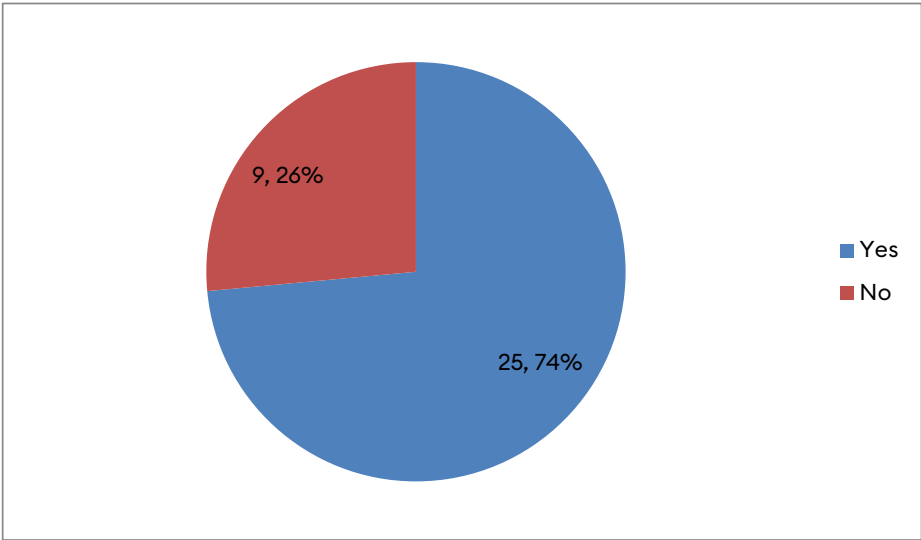
Top 5 Suggestions:

- **Establish Co-Working Spaces and Business Hubs:** Create shared workspaces in key areas like Gordon and Turramurra to support startups and small businesses.
- **Improve Electric and Internet Infrastructure:** Ensure reliable power and internet access, with priority repairs for business disruptions.
- **Develop a Local Business Directory:** Host an online directory on the Council's website to promote local businesses and make them more discoverable.
- **Streamline Development Applications:** Speed up approval processes for development applications and change of use, targeting a seven-day turnaround.
- **Host Networking and Educational Events:** Facilitate regular networking opportunities, business mixers, and seminars to connect businesses and foster collaboration.

Q12. What challenges do you foresee for businesses in Ku-ring-gai over the next 10 years? (Multiple choice; select up to 3)



Q13. Is there anything Council can do to support your business overcome any of these?



Q14. When thinking about the Ku-ring-gai area what do you think are the biggest opportunities business can take advantage of in the next 3-5 years?

Businesses in Ku-ring-gai see significant opportunities in leveraging population growth, creating well-designed co-working spaces, revitalising town centres, and improving local networking and collaboration. Enhanced infrastructure and sustainable practices are also viewed as key areas to explore.

Top 5 Suggestions:

- **Leverage Population Growth:** Expanding services and adapting to a growing and younger demographic with more dynamic town centres and tailored offerings.
- **Develop Co-Working Spaces:** Introduce affordable and accessible co-working spaces in key areas like Gordon and Turramurra to foster collaboration and innovation.
- **Revitalise Town Centres:** Invest in mixed-use developments, pop-up stores, and incentives for landlords to reduce long-term vacancies, creating vibrant community hubs.
- **Enhance Networking Opportunities:** Facilitate regular networking events and collaboration between local businesses, councils, and chambers of commerce.
- **Focus on Sustainability:** Promote green retailing, eco-friendly practices, and sustainable infrastructure as a point of differentiation and growth.

4.4 YOUTH ENGAGEMENT OUTCOMES

Engaging young people plays an important role in future planning. As part of the Community Strategic Plan (CSP), council undertook two initiatives:

- **Youth Survey:** Gathered insights on wellbeing, youth services, and matter important to the future of Ku-ring-gai.
- **Presentation and workshops at Lindfield Learning Village:** Explored youth engagement, and ideas for the future.

These findings will shape strategies to support young people and inform the Youth Forum in early 2025.

HIGH LEVEL FINDINGS

Youth Survey

Undertaken September to November 2024, 443 surveys completed

46% felt positive about the future; 34% were neutral; 21% felt negative.

Optimism: Education opportunities, family, and community connections.

Concerns: Housing costs, cost of living, climate change, technology impacts, and inequality.

Aspirations: Staying in Ku-ring-gai for family and community; leaving for housing and jobs.

Lindfield Learning Village Workshops

In November 2024, council staff engaged 180 Year 7 and 8 students through presentations and workshops. 110 students provided feedback on:

- 1. Improving Youth Engagement:**
 - Use social media, incentives, and school-based, interactive methods.
 - Ensure engagement is accessible, meaningful, and impactful.
- 2. Future Priorities:**
 - Environment and climate change.
 - Housing affordability and transport access.
 - Youth support, facilities, and mental health resources.
- 3. Making Ku-ring-gai Better for Youth:**
 - More social spaces, better transport, and improved community facilities.
 - Focus on inclusive initiatives and infrastructure.

Broadly, these outcomes align similarly with those of the wider community. As discussed, more in-depth work around the topics raised will be addressed at the youth forum in early 2025.

5. NEXT STEPS

Council will use the extensive feedback provided by the community and stakeholders 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 no later than 30 June 2025.






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OUR KU-RING-GAI: GROWING TOGETHER

COMMUNITY STRATEGIC PLAN 2035

Draft – April 2025

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Acknowledgements

Ku-ring-gai Council would like to thank the community and other stakeholders for their ideas, expertise and commitment to the development of this plan.

Photography

Photographs featured in this plan include entrants in various Ku-ring-gai Council photography competitions, and contributions from members of the community and staff. Thank you to all the talented photographers featured.

Foreword by the Mayor

Ku-ring-gai is a truly special place and I'm proud to present a new 10-year Community Strategic Plan for the local area which has been developed in consultation with our community.

The Plan provides a shared vision and goals for our Council to achieve on our community's behalf over the next ten years to 2035.

The Engagement Outcomes Report reflects the passion and dedication of residents who generously shared their time and insights to help develop the Plan. The feedback received through public forums, surveys and conversations has been invaluable in guiding our strategic direction.

The Community Strategic Plan has also been shaped by customer service satisfaction surveys, extensive community feedback on the NSW Government's new housing policies and insights from Councillors and Council staff on the challenges and opportunities for the future.

What is clear is that our community cherishes Ku-ring-gai's green spaces and natural environment. Protecting these while also addressing the challenges of sustainable development is a top priority for residents.

Council have heard your concerns about infrastructure and the need for places to work, learn and socialise. We recognise the importance of interconnected transport links between Ku-ring-gai's centres. Council also wants to foster a strong sense of community and social inclusion, ensuring Ku-ring-gai remains a place where everyone is welcome and supported. Finally, you have emphasised your need for transparency and genuine engagement with Council where your voices are heard and valued.

This Community Strategic Plan is a direct result of your input. It outlines our shared vision for the future and the strategies that Ku-ring-gai Council, government and non-government partners, local businesses, community groups and residents will pursue to realise this vision.

As outlined in the Plan, Council will work with the community to protect and enhance Ku-ring-gai's bushland, waterways and biodiversity and lead the way in sustainable resource management and the transition to net-zero emissions. Council will support housing diversity to accommodate our changing population, while protecting the heritage, natural environment and unique character that makes Ku-ring-gai so special. We aim to ensure this growth is supported by improved infrastructure and town centres that are lively communal and commercial spaces. Council will promote a safe, inclusive and connected community and local arts and culture.

Our Council is committed to providing strong community leadership and advocacy on behalf of our residents. We are also committed to ensuring the organisation's long-term financial sustainability so we can continue delivering the high quality services our residents expect.

Our sincere thanks to everyone who has contributed to the Community Strategic Plan. Through your input, you are helping us to make Ku-ring-gai an even better place to live, work and raise a family.

Councillor Christine Kay

MAYOR

Our Ku-ring-gai: Growing together

The Ku-ring-gai Community Strategic Plan (CSP) is a long-term, high-level plan that outlines the community's vision and aspirations for the future of the area. It has been developed in accordance with the *Local Government Act 1993* and the NSW Government's Integrated Planning and Reporting (IP&R) framework.

Ku-ring-gai is poised for significant transformation over the coming years. We anticipate a significant increase in population, driven by regional growth and NSW Government housing policies. This growth requires careful planning to ensure our infrastructure, housing and services meet the changing needs of our diverse community.

This CSP aims to identify what the community wants to protect during this period of change, what new opportunities it wants to pursue and how it wants to be involved in these changes.

Through extensive community consultation, Ku-ring-gai Council has identified key priorities for the future: protecting the natural environment, managing balanced growth, enhancing infrastructure, fostering social cohesion, and ensuring transparent governance.

It provides Council with a clear strategic direction to align its services, policies and programs with community needs and priorities, as well as state and regional planning priorities. It also acts as a guide for government agencies, investors, businesses, community groups and residents in their planning and delivery of services for the area and opportunities for collaboration and partnerships with Council.

Who is responsible for the Community Strategic Plan?

While Ku-ring-gai Council has a responsibility in preparing the CSP on behalf of the local government area, it is not wholly responsible for its implementation. Other stakeholders, such as NSW Government agencies, non-government organisations, business, industry and community groups are also involved in the delivery of the Plan. Council has the following roles:

Advocate: Council lobbies NSW and Commonwealth government agencies to improve services, facilities and outcomes for the Ku-ring-gai community.

Facilitate: Council fosters collaboration between stakeholders to improve services, facilities and outcomes for the Ku-ring-gai community.

Partner: Council works alongside government agencies and other organisations to provide services and infrastructure, facilities and programs.

Educate: Council raises awareness and educates the community and other stakeholders on important issues.

Deliver: Council delivers services directly and maintains the facilities and infrastructure used by the community

Further information about Council's role and partners in delivering the outcomes and strategies in this plan is provided in the following sections.

About Ku-ring-gai¹

Our location

The Ku-ring-gai local government area (LGA) is a predominantly residential region located 16 km from the CBD on Sydney's leafy North Shore. Ku-ring-gai extends to the Northern Beaches Council area in the east, Willoughby City and the City of Ryde in the south, and Hornsby Shire in the west, with a total area of around 85 km². The area is characterised by its expansive natural bushland, and is bounded by the Garigal, Lane Cove and Ku-ring-gai Chase national parks.

Our history and heritage

First Nations history is evident through more than 100 heritage sites across Ku-ring-gai. European settlers first arrived in the region in the early 1800s and these early rural settlements were sustained by timber, farming and orchards. Ku-ring-gai's development increased with the opening of the North Shore railway line in 1890 that attracted new homeowners to the area. Local Government was established in 1906 with the formation of Ku-ring-gai Shire Council. The shire became a municipality in 1928. First established in NSW in 1945 by local resident Annie Wyatt, the National Trust is now Australia's leading heritage conservation charity.

101 recorded Aboriginal heritage sites

997 heritage items and 46 heritage conservation areas

Increasing migration over the course of the 20th century brought increasing diversity to the population. Access to quality education, desirable housing, the natural environment and established transport infrastructure continue to play a role in attracting new residents to the area.

Our population

Ku-ring-gai is home to 127,000 residents.

Median age is 42 years

The community is becoming increasingly diverse

55% of residents born in Australia and 43% born overseas, including:

- 10% born in China
- 6% born in the United Kingdom
- 3% born in South Africa

64% of residents only use English at home and 33% use another language, including:

- Mandarin (13%)
- Cantonese (6%)
- Korean (3%)

Higher proportion of children and older residents compared to Greater Sydney.

4% of the population report needing daily assistance due to disability.

¹ Unless otherwise stated, all population, housing, education and work data in this section is sourced from Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id. Note that this data is rounded, excludes "not stated" "other dwelling types" and may not sum to 100%. Estimated number of residents is sourced from the ABS Estimated resident Population (ERP) in June 2023.

Our homes

46% of households couples with children, 9% are one parent families and 17% are lone person households.

76% of households purchasing or fully own their home. 19% renting privately.

42,700 dwellings:

- 67% free standing houses
- 24% flats, apartments and other high density dwellings
- 9% semi-detached, townhouses and other medium density dwellings

Our education and work

54% of people have a Bachelor or higher degree qualification

Three most popular industry sectors (around 43% of total employed population) are:

- professional, scientific and technical services
- health care and social assistance
- financial and insurance services.

64% of employed people work in professional and managerial roles.

48% of households earn \$3,000 or more per week

SEIFA Index of Advantage and Disadvantage is 1,165 (3rd highest in NSW).

20% of population perform voluntary work

Our economy

Ku-ring-gai's local retail and services are anchored around seven local centres and fifteen neighbourhood hubs providing essential goods and services.

The area also hosts a metropolitan hospital, large educational and health

sectors, a commercial business park and a growing small to medium-sized business sector.

38,900 local jobs

15,200 local businesses

Gross Regional Product (GRP) of \$8.56 billion

Source: National Institute of Economic and Industry Research, 2023.

Engaging with our community

The Community Strategic Plan reflects the collective aspirations of the community. To ensure this plan truly represents the community's voice, Ku-ring-gai Council undertook a comprehensive engagement process.

Meaningful engagement is essential for building trust, fostering transparency and ensuring that our policies and services are aligned with the needs and priorities of our residents. By actively listening to and incorporating community feedback, we gain invaluable insights that shape our strategic direction and lead to more effective and sustainable outcomes. This collaborative approach ensures that our vision for Ku-ring-gai is a shared one.

To ensure our strategic directions and priorities truly reflect the community's vision, Council conducted an extensive engagement program in line with our community engagement policy and strategies. This included independent research surveys, a targeted community engagement program, as well as consultation with the community on changes to NSW Government housing policy and other insights from the past 3 years of engagement on other planning and policy matters.

Community research

In 2024, Ku-ring-gai Council commissioned Micromex Research to conduct a randomised telephone survey of 500 residents to identify strengths and community priorities for the area, assess community wellbeing indicators, identify the community's overall level of satisfaction with Council performance and explore resident satisfaction with contacting Council and methods of communication². The research results provide invaluable insights into the priorities and concerns of Ku-ring-gai residents, directly informing the development of the Community Strategic Plan.

Key results from community research:

- 84% of residents are satisfied with the performance of Council
- 80% of residents are satisfied with the level of communication Council has with the community
- 99% of residents rate their quality of life as good, very good or excellent
- 92% of residents are satisfied with the ease of moving in and around the area
- Residents identified the natural environment, sense of community, safety and access to public transport as key strengths of the area
- Residents identified development, housing and population growth as priority areas over the next 10 years
- Residents reported high levels of satisfaction with collection of domestic waste, control of litter, libraries and protection of natural areas and bushland.
- Key service areas for improvement were roads, long-term planning, footpaths and community consultation and engagement.

Source: Ku-ring-gai Council Community Research 2024. Measures of satisfaction refer to the aggregate percentage score of the top three scores for satisfaction or support (i.e. somewhat satisfied, satisfied and very satisfied). Key service areas for improvement refers to service areas where residents have rated them as very high in importance, but satisfaction with these services is rated as significantly lower.

² For full details, see Ku-ring-gai Council Community Research 2024: www.krg.nsw.gov.au.

Community engagement

We partnered with Captivate Consulting to lead a structured engagement process, which included five community workshops, both recruited and opt-in, reaching 99 residents. Council attracted over 2,900 visits to the engagement website and 181 residents responded to the community engagement survey. A dedicated business engagement workshop was held, along with a business survey that received over 30 responses. Pop-up engagement sessions and information stalls were set up at Council locations, increasing accessibility and providing opportunities for direct interaction³.

Other engagement

Other community engagement undertaken over the last 2 years, which informed the review of strategic directions and priorities for Ku-ring-gai's future, included:

- Housing scenarios consultation 2024 (responses to NSW Government's TOD controls)
- Business forum in October 2024
- Draft Affordable Housing Policy consultation 2025
- Celebrating multicultural Ku-ring-gai community survey 2024
- Ku-ring-gai Recreation Needs Study 2023.

Through this comprehensive engagement process, we have strived to ensure that the CSP truly reflects the aspirations of our community.

Public exhibition

Following council approval in April 2025, the draft plans will be placed on public exhibition, providing residents with an opportunity to review how their feedback has been incorporated and provide further submissions. Further information on feedback during the public exhibition process to be included.

³ For full details, see Engagement Outcomes Report: Stakeholder Engagement to Inform the Community Strategic Plan. [Community Strategic Plan Ku-ring-gai](#)

What we heard

Promotions and reach:

- Media release notified to 30 outlets in November 2024
- Newsletters via Yoursay e-News, Ku-ring-gai e-News, Business Connections e-News and Sustainability e-News (approx. 85,927 subscribers)
- Business Bulletin to 21,978 registered ABNs in Ku-ring-gai
- Social media Facebook post to 17,000 subscribers

We listened:

- Representative telephone survey with 500 residents by independent researcher (May/June 2024)
- Online resident survey "Better planning between Roseville, Lindfield, Killara and Gordon stations" (November/December 2024)
- Youth workshop at Lindfield Learning Village in November 2024
- Youth survey 2024
- 5 community forums with 99 participants in November/December 2024. Telephone survey for community members unable to attend forums
- Online engagement hub attracted 2,941 site views
- Resident survey (online and hardcopies at libraries and events) completed by 181 residents
- Business forum in October 2024
- 2 pop-up information stalls at events in December 2024

We will check back in:

- Public exhibition of the Plan in April / May 2025
- Submissions invited from residents, business and other stakeholders
- Community poll on the plan's vision and long-term strategies
- Information available on Council's website

The following key themes emerged over the course of the engagement period, and strategies and actions have been incorporated into the Community Strategic Plan (CSP) and supporting plans to address each of them.



Housing, development and planning

The NSW Government faces the challenge of supporting access to suitable and affordable housing across the state. With rising demand and changing housing needs, local governments have a critical role in addressing supply and affordability.

During community engagement, residents expressed concerns about the impact of proposed development on the area's character and heritage, and a need for balanced development that is sympathetic to the local environment. Community survey results show that 38% of residents cite development as their top priority concern, reflecting a strong desire for balanced growth. While 81% of residents feel their current housing needs are being met, only 55% are confident their future housing needs will be met, emphasising uncertainty about the future.

In response to these challenges, the CSP and supporting plans include strategies and actions to actively respond to NSW Government housing policies and targets, while integrating environmental and heritage considerations into urban planning and decision-making to protect what makes Ku-ring-gai special. The plan includes a strong focus on strategic planning for growth, ensuring that residents are actively consulted in planning processes and actively lobbying the NSW Government so that local concerns are heard.



Protecting our natural environment

Community engagement reinforced that the Ku-ring-gai community highly values its natural environment, green spaces, parks and bushland. Residents enjoy the area's leafy streets, diverse wildlife and outdoor recreation opportunities. However, there is growing concern about development threatening these natural assets. Residents want stronger protection for green spaces and endangered forests, and sustainable urban development practices. They also want Council to proactively address climate change and sustainability.

Community survey results show that our natural environment is the core of Ku-ring-gai's identity, with 66% of residents identifying it as the key strength of the area. 94% of residents express satisfaction with Council's protection of natural areas and bushland, demonstrating a strong need to maintain the protection of our natural assets.

That is why our CSP and supporting plans aim to integrate environmental goals into urban development, support the uptake of energy-efficient infrastructure and prioritise the protection of local ecosystems.

Moving around Ku-ring-gai



During community engagement, residents consistently reported that roads, footpaths and adequate parking close to transport hubs is a top priority. Residents emphasised connectivity between home, work, schools and shops highlighting the importance of road infrastructure, public transport and managing the impact of population growth.

Community survey results showed that 92% of residents were satisfied with ease of moving in and around the area. Residents also told us that the condition of local roads and footpaths, traffic management and availability of short stay and commuter parking are very important, but levels of satisfaction are generally lower.

Our CSP and supporting plans therefore focus on collaborative partnerships with the NSW Government to deliver traffic improvements and expand public transport options, as well as promoting active travel and exploring options to fund an expansion of the footpath network.



Infrastructure and community facilities

Our community infrastructure and facilities are vital assets. To ensure they continue to serve our growing and evolving population, we must strategically address the need for renewal and expansion, while navigating funding constraints. Community survey results show that residents place a high value on local parks and gardens, sports grounds, playgrounds and libraries and were generally satisfied with their provision. Our CSP and supporting plans prioritise strategic investment in critical infrastructure, aiming to ensure these meet future needs of residents and are accessible to a growing population.



Community wellbeing and social cohesion

Residents told us they value the strong sense of community and desire a place where neighbours support and interact with one another. Community survey results show that a strong sense of community and safety are key strengths of the area. 93% of residents report they feel safe in their neighbourhood, and 54% of residents reported they have access to community groups and support networks. We know that a feeling of belonging to the community has a significant impact on overall quality of life.

Our community is diverse and evolving. We have the opportunity to strengthen social wellbeing by addressing the needs of our aging population, young families and cultural diversity, while tackling the challenges of social isolation and mental health. Our CSP and supporting plans includes strategies and actions aimed at maintaining an inclusive and supportive community by working with partners to provide services for vulnerable groups, expand volunteering networks, and celebrate the creativity and diversity of our community.



Local centres and economic vitality

Our local centres are the heart of our community. We have the opportunity to enhance these spaces, ensuring they continue to provide essential services, support local businesses and contribute to a vibrant local economy. Our CSP and supporting plans set an intention to progress major urban renewal projects at Lindfield, Turramurra and Gordon.



Governance and community engagement

During community engagement, residents told us they want improved community engagement and transparency from Council. They want to be involved in decision-making processes and feel that their voices are being heard. Residents want Council to be accountable and to make decisions that are in the best interests of the community. Residents noted concerns about the influence of the NSW Government on local planning decisions and expressed a desire for strong advocacy and an opportunity to have input on decisions that impact the area. Community survey results show around 85% of residents reported that consultation and engagement were important, but only 68% reported that they are satisfied. Our CSP and supporting plans therefore include a strong focus on advocacy, transparency and ways that Council aims to improve engagement with the community.



Financial sustainability

Council must take action to maintain its long-term financial sustainability. In an environment of increasing demands and operational costs Council must look at ways of diversifying its revenue streams, find operational efficiencies and innovative ways of delivering its services. Our CSP and supporting plans include commitments to the responsible and efficient use of resources to meet the needs of our community and seeking the support of the community to fund the renewal of ageing infrastructure.



Satisfaction with services

Survey results show that residents are generally satisfied with Council services and programs. Residents are highly satisfied with waste collection services, public space

cleaning, local parks, gardens and playgrounds and Council's support for local festivals and events. However, satisfaction with roads and footpaths conditions is lower, with 66% satisfied with the condition of local road conditions and 67% satisfied with the provision of footpaths. Survey results also show gaps with traffic management, availability of parking, recycling initiatives and street tree maintenance, highlighting opportunities for service enhancements.

DRAFT

About the Community Strategic Plan

The Community Strategic Plan (CSP) is developed in accordance with the *Local Government Act 1993* and the NSW Government's Integrated Planning and Reporting (IP&R) framework. This framework sets out a structured approach to strategic planning, requiring councils to translate their community's vision and objectives into a series of interconnected long, medium and short-term plans.

As required under the IP&R framework, this plan establishes a long-term vision and 10-year strategic direction for the LGA and has been prepared through extensive community consultation. It has also been developed in consideration of federal, state and regional planning priorities.

The Plan serves as the overarching document for Ku-ring-gai Council, guiding the development of supporting plans such as the Delivery Program, Operational Plan and Resourcing Strategy, as prescribed by the IP&R framework.

Guiding principles

The preparation of this plan has been guided by social justice and sustainability principles:

Social justice principles

Equity: There is fairness in decision-making, and prioritising and allocation of resources, particularly for those in need.

Access: All people have fair access to services, resources and opportunities to improve their quality of life.

Participation: Everyone has the maximum opportunity to genuinely participate in decisions that affect their lives.

Rights: Equal rights are established and promoted, with opportunities provided for people from diverse linguistic, cultural and religious backgrounds to participate in community life.

Sustainability principles

Social sustainability (social well-being)

- support cohesive, inclusive, diverse and dynamic communities
- balance health, work and personal commitments

Environmental sustainability (liveability)

- protect the natural, social, cultural and built heritage
- decrease the consumption of resources

Economic sustainability

- maintain a strong and stable local economy
- ensure the delivery of services, facilities and infrastructure is financially sustainable

Quadruple Bottom Line

The Plan addresses social, environmental, economic and civic leadership considerations to ensure that it reflects a balanced set of objectives, and that Council monitors and reports on its performance against each of these. The contribution that each objective makes to the Quadruple Bottom Line (QBL) is indicated by one or more icons under each objective, as illustrated below.



SOCIAL



CIVIC
LEADERSHIP



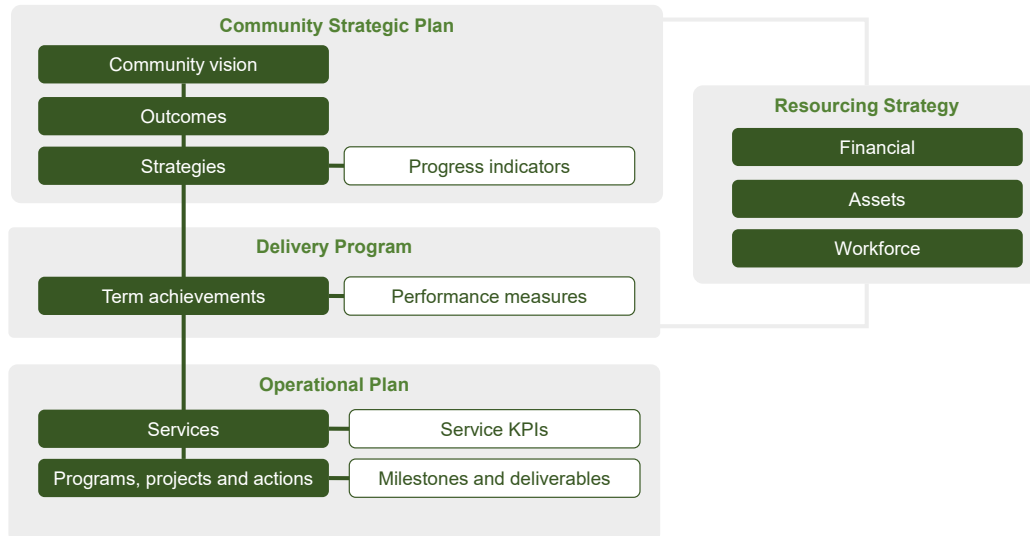
ECONOMIC



ENVIRONMENTAL

Delivering the plan

Under the IP&R framework, all NSW councils are required to implement their Community Strategic Plan (CSP) through a Delivery Program and Operational Plans as outlined below:



The **Delivery Program** is Council's four-year commitment to implementing the strategies outlined in the CSP. It articulates what Council aims to undertake during its term of office to achieve the community's vision. It includes clear performance measures to track progress and is subject to annual reviews to ensure its ongoing relevance and effectiveness.

The **Operational Plan** is the annual plan that details the specific actions Council will undertake in the coming financial year to implement the Delivery Program. It outlines the detailed programs, projects and actions that will be performed, along with associated responsibilities and deliverables. This plan provides the community with a clear and transparent overview of Council's day-to-day operations and service delivery.

The **Resourcing Strategy** demonstrates how Council will allocate its resources to achieve the objectives outlined in the Community Strategic Plan and Delivery Program. It includes the Long-Term Financial Plan, the Workforce Management Plan and the Asset Management Plan.

Monitoring and reporting on progress

Under the Integrated Planning and Reporting (IP&R) framework, councils are required to rigorously monitor and report on their progress in achieving the objectives outlined in their Community Strategic Plan, Delivery Program and Operational Plan. This ensures transparency, accountability and continuous improvement in local government service delivery.

As outlined in the above diagram, each of our plans include a series of measures that are used to monitor and report on progress:

- Progress indicators for each strategy in the Community Strategic Plan provide a high-level view of how well the community is moving towards its long-term goals.
- Performance measures in the Delivery Program help to track progress against the specific achievements Council has committed to during its four-year term.

- The Operational Plan will include service delivery key performance indicators (KPIs), and programs, projects and actions describe what Council aims to deliver over each financial year.

Council will prepare biannual progress reports to the elected council and the community, detailing progress against the term achievements in the Delivery Program, service delivery KPIs and other deliverables in the Operational Plan.

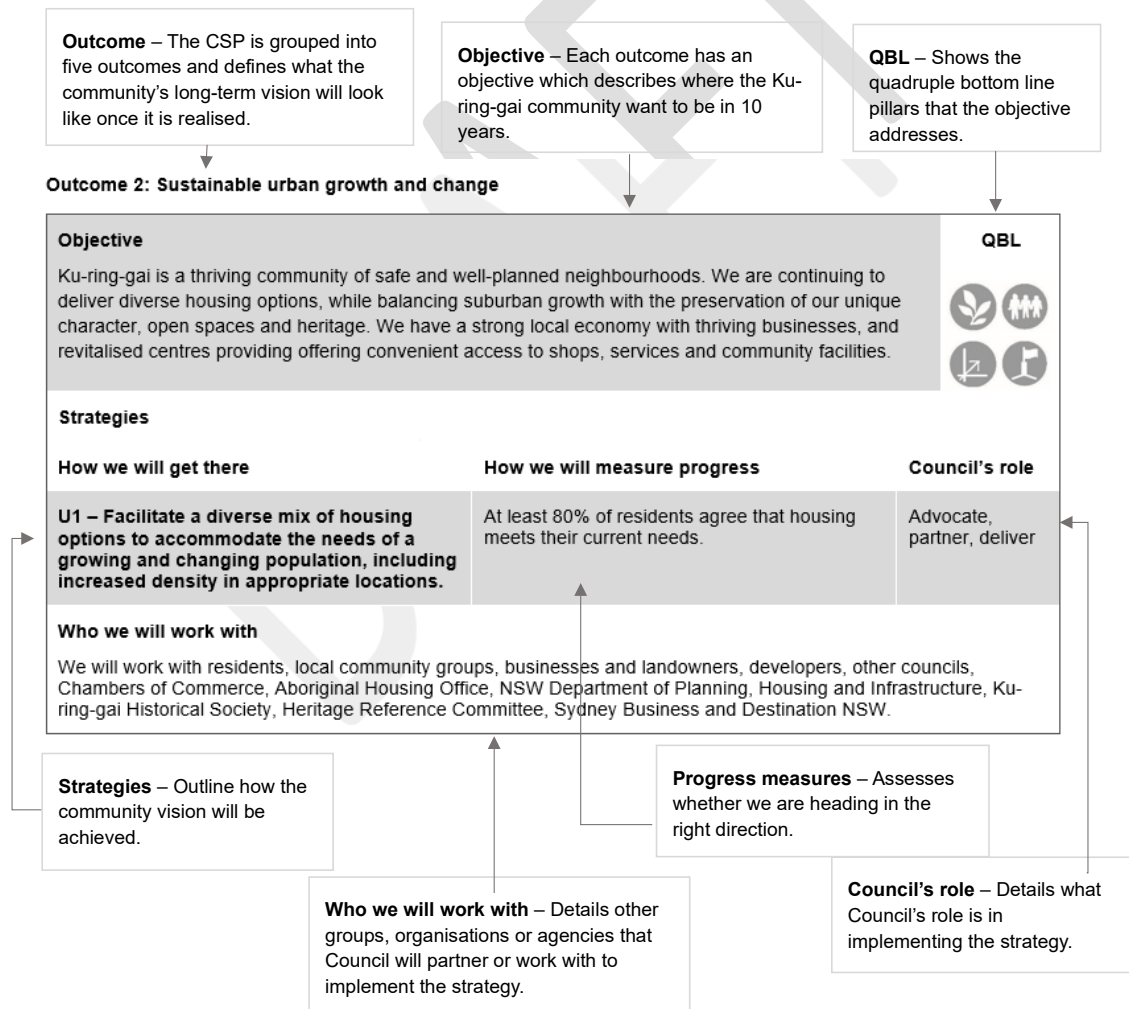
Council must also produce an annual report that includes performance against the Delivery Program and Operational Plan, financial statements as well as other statutory information.

Council also publishes a State of Our Ku-ring-gai Report after the end of each council term to provide a summary of its term achievements.

All these reports are available on Council's website.

Council conducts a regular data collection and analysis to track progress against these measures and deliverables, along with an annual strategic review of the Delivery Program and Operational Plan to assess their effectiveness and identify areas for improvement.

How to read the plan



Our community vision


Our Ku-ring-gai: Growing together

Our vision is for a thriving and connected community where we balance growth and change with the protection of our natural environment and heritage and work together to ensure a vibrant and inclusive future.


Our outcomes

- Our unique natural environment is protected and enhanced
- Sustainable urban growth and change
- Infrastructure and assets support community needs
- An inclusive, connected and safe community
- Leadership and service excellence


Outcome 1: Our unique natural environment is protected and enhanced

Objective Ku-ring-gai's bushland, waterways and biodiversity is being protected and a healthy tree canopy enhances our suburban landscape. Ku-ring-gai is a leader in sustainable resource management and environmental stewardship and is on track to achieve net-zero emissions.			QBL 
Strategies			
How we will get there	How we will measure progress	Council's role	
E1 - Maintain and improve our bushland, waterways and biodiversity, and the health and function of local ecosystems.	Monitor the urban tree canopy in Ku-ring-gai. (43.6% Vegetation > 3metres in 2022).	Deliver, educate, partner, facilitate	
E2 - Support the community to transition to net zero emissions.	Total community greenhouse gas emissions are trending downwards on a pathway to Net Zero by 2040.	Deliver, educate, partner, facilitate	
E3 - Improve community resilience to the impacts of climate change and extreme weather events.	Increase the proportion of residents who feel adequately informed and prepared to deal with emergency events (baseline 70%).	Deliver, educate, partner, facilitate	
E4 - Support the community to reduce its consumption of resources and engage in the circular economy.	Increase the proportion of household waste diverted from landfill above 60%.	Deliver, educate, partner, facilitate	
E5 - Foster a culture of environmental stewardship across the community through education, engagement and partnerships.	Increase the community's awareness of Council's environmental and sustainability programs (new measure).	Deliver, educate, partner, facilitate	
Who we will work with			
We will work with local community and environmental groups, universities, neighbouring councils, electricity and gas utilities, contracted waste services providers, Sydney Water, NSW National Parks and Wildlife Service, NSW Rural Fire Service, Fire and Rescue NSW, NSW State Emergency Service, Hornsby Ku-ring-gai Local Emergency Management Committee, NSW Department of Climate Change, Energy, the Environment and Water, Commonwealth Department of Industry, Science, Energy and Resources, Northern Sydney Local Health District (Planetary Health team), National Climate Change Adaptation Research Facility, NSW Environmental Protection Authority and Resilient Sydney.			



Outcome 2: Sustainable urban growth and change

Objective Ku-ring-gai is a thriving community of safe and well-planned neighbourhoods. We are continuing to deliver diverse housing options, while balancing suburban growth with the preservation of our unique character, open spaces and heritage. We have a strong local economy with thriving businesses, and revitalised centres providing convenient access to shops, services and community facilities.			QBL 
Strategies			
How we will get there	How we will measure progress	Council's role	
U1 – Facilitate a diverse mix of housing options to accommodate the needs of a growing and changing population, including increased density in appropriate locations.	Increase the proportion of residents who agree that housing meets their current needs (baseline 81%).	Advocate, partner, deliver	
U2 - Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change.	Increase the proportion of residents who are satisfied with the design and attractiveness of public places and spaces in the Ku-ring-gai area (baseline 69%).	Advocate, partner, deliver	
U3 - Facilitate the transformation of local centres as vibrant residential, business and community hubs through partnerships and appropriate mixed-use development.	Increase the proportion of residents who are satisfied with retail and commercial services at local centres (new measure).	Partner, facilitate, deliver	
U4 - Protect Ku-ring-gai's heritage and character through appropriate planning controls.	Maintain the proportion of residents who are satisfied with the protection of heritage buildings and conservation areas at or above 80%.	Advocate, educate, deliver	
U5 - Work with partners to support local businesses and strengthen Ku-ring-gai's local economic base.	Increase the proportion of businesses that are satisfied with Council's role in encouraging local industry and business (new measure).	Advocate, facilitate, partner, deliver	
Who we will work with We will work with residents, local community groups, businesses and landowners, developers, other councils, Chambers of Commerce, Aboriginal Housing Office, NSW Department of Planning, Housing and Infrastructure, Ku-ring-gai Historical Society, Heritage Reference Committee, Sydney Business and Destination NSW.			


Outcome 3: Infrastructure and assets support community needs

Objective All residents have access to modern and accessible sport, recreational and community facilities that support active lifestyles. The area is connected by a high-quality road and footpath network that supports active transport alternatives. Public transport connects our neighbourhoods and access to Greater Sydney.		QBL 
Strategies		
How we will get there	How we will measure progress	Council's role
A1 - Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.	Measure to be confirmed	Advocate, facilitate, partner, deliver
A2 - Provide, upgrade and maintain open space, recreation and sporting facilities to meet the needs of current and future user groups and a growing population.	Maintain the proportion of residents who are satisfied with the provision and maintenance of sporting ovals, grounds and leisure facilities at or above 90%.	Advocate, facilitate, partner, deliver
A3 - Provide, upgrade and maintain community buildings and facilities to meet the needs of current and future user groups and a growing population.	Maintain the proportion of residents who are satisfied with the condition of Council's community buildings and facilities at or above 90%. Maintain the proportion of residents who are satisfied with the availability of community buildings and facilities at or above 85%.	Advocate, facilitate, partner, deliver
A4 - Provide, upgrade and maintain Ku-ring-gai's local road and footpath network, traffic facilities and other road infrastructure.	Increase the proportion of residents who are satisfied with the condition of local roads (baseline 68%). Increase the proportion of residents who are satisfied with the condition of existing footpaths (baseline 65%).	Advocate, partner, deliver
A5 - Work with the NSW government and partners to improve local integrated transport connections, public transport and the regional road network.	Maintain the proportion of residents who are satisfied with their ability to move in and around Ku-ring-gai at or above 90%.	Advocate, partner, deliver, educate
Who we will work with We will work with residents, community groups, local sporting clubs, groups and organisations, NSW Office of Sport, other councils, National Disability Insurance Agency, Office of Local Government, NSW Department of Planning, Housing and Infrastructure, Transport for NSW, private bus companies and bicycle user groups.		

Outcome 4: An inclusive, connected and safe community

Objective Ku-ring-gai will be a safe, inclusive and connected community where diversity is valued. We cherish our rich history while welcoming new residents to the area. Strong community networks combat social isolation and support services are available for people who need them.			QBL  
Strategies			
How we will get there	How we will measure progress	Council's role	
C1 - Work with partners to promote a diverse and inclusive community that cares and provides for all residents.	Increase the proportion of residents who have access to community groups and support networks (baseline 56%).	Advocate, partner, facilitate, deliver	
C2 - Support communities that understand, value and accept each other and embrace our evolving cultural identities.	Maintain the proportion of residents who are satisfied with local programs that support people from diverse cultural backgrounds at or above 85%.	Facilitate, partner, deliver, educate	
C3 – Facilitate and deliver community risk and safety programs that enhance neighbourhood connections and community responses to emergency events.	Maintain the proportion of residents who feel safe in their neighbourhood at or above 90%.	Facilitate, partner, deliver, educate	
C4 – Cultivate lifelong learning, foster local arts and creativity and celebrate our cultural diversity.	Increase the proportion of residents who are satisfied with local opportunities for cultural and artistic participation (baseline 78%).	Facilitate, partner, deliver, educate	
C5 - Ku-ring-gai has a volunteer community that contributes to shared goals, builds strong social networks and empowers individuals.	Increase the proportion of residents who feel they belong to the community (baseline 75%).	Facilitate, partner, deliver, educate	
Who we will work with We will work with residents, local community, business, youth sport and recreational groups, local schools, neighbouring councils, NSW Police, NSW Rural Fire Service, Fire and Rescue NSW, NSW State Emergency Service, Ambulance NSW, Hornsby Ku-ring-gai Local Emergency Management Committee, Hornsby Ku-ring-gai Bush Fire Management Committee, Flood Risk Management Committee, Neighbourhood Watch NSW, NSW Department of Communities and Justice, Ku-ring-gai Hornsby Volunteer Service, NSW Department of Education, NSW Health (Northern Sydney Local Health District), Office of Sport (NSW), National Disability Insurance Scheme, Northern Sydney Regional Organisation of Councils, Multicultural NSW, Create NSW, Destination NSW and the Office of Local Government.			

Outcome 5: Leadership and service excellence

Objective Ku-ring-gai Council is a high-performing organisation and a strong civic leader. Council builds strategic partnerships with other councils, government agencies, not-for-profit and community groups. Council has a focus on innovation and customer service to deliver continuously improving services to the community.		QBL 
Strategies		
How we will get there	How we will measure progress	Council's role
L1 - Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.	Increase the proportion of residents who have trust and confidence in Council (new measure).	Deliver
L2 - Support the long-term financial sustainability of Council through sound financial and asset management.	Council meets key financial benchmarks (in annual audited Financial Statements). Council demonstrates progress towards meeting asset management performance benchmarks (in annual audited Financial Statements).	Deliver
L3 - Deliver services effectively and efficiently on the basis of equity, community priorities and best value within available resources.	Increase the proportion of residents who are satisfied with Council's overall performance (baseline 87%). Monitor operational expenses per resident.	Deliver
L4 - Provide a high-quality customer experience that meets expectations.	Increase the proportion of residents who are satisfied with the quality of advice provided when contacting Council (baseline 76%). Increase the proportion of residents who are satisfied with the timeliness of service provided when contacting Council (baseline 82%).	Deliver
L5 - Provide high quality community engagement and communications to enhance collaboration, participation and decision-making.	Increase the proportion of residents who are satisfied with Council's consultation and engagement (baseline 68%).	Deliver
Who we will work with We will work residents, local community groups and businesses, other councils, Office of Local Government, Independent Pricing and Regulatory Tribunal of NSW, NSW Ombudsman, State Records NSW, Information and Privacy Commission NSW, and Independent Commission Against Corruption.		

Contact us

For assistance or information regarding any of Council's services or facilities please contact us.

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8.30 am – 5.00 pm (AEST), Monday - Friday

Website

krq.nsw.gov.au

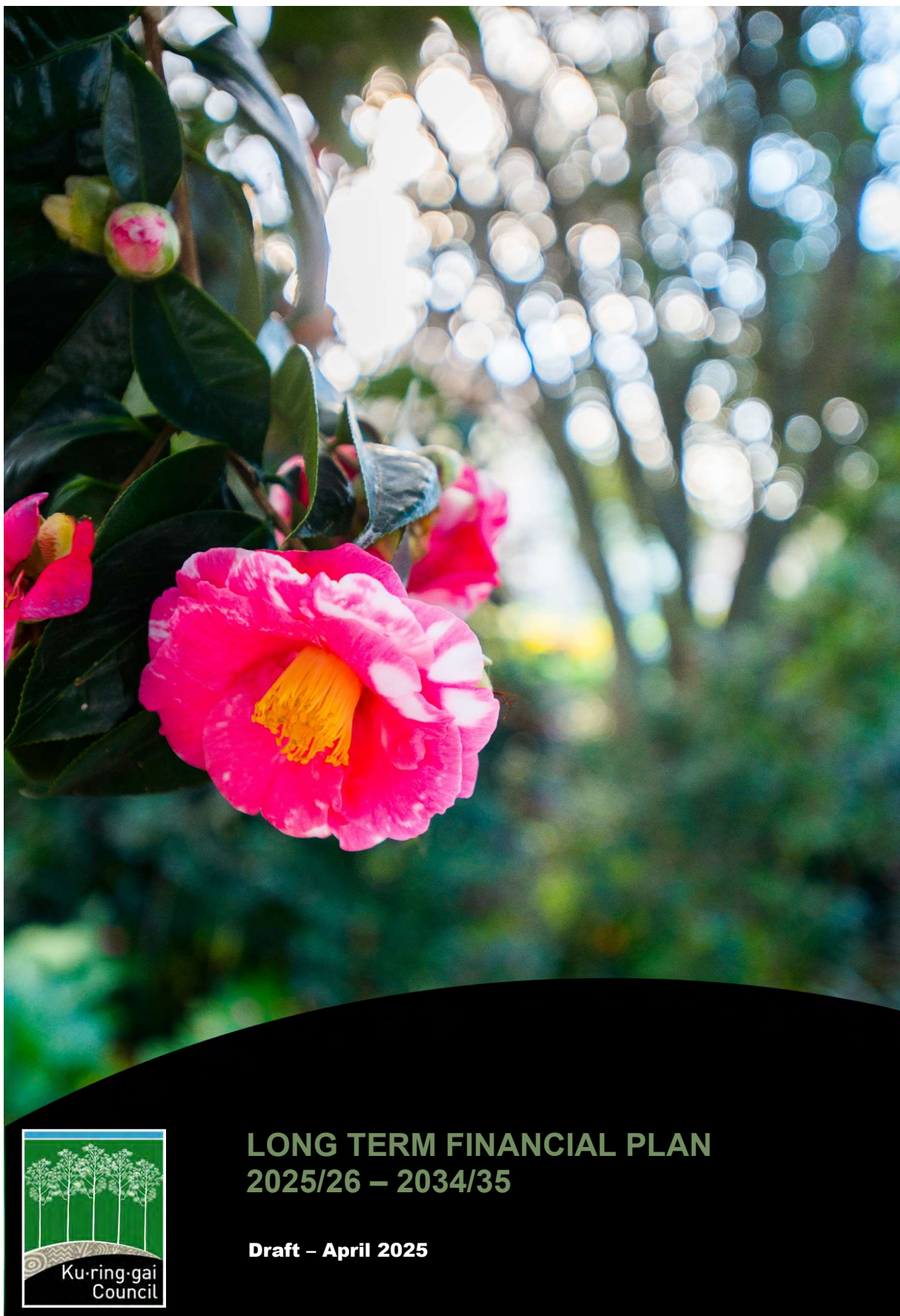
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Executive summary

Ku-ring-gai Council's Long Term Financial Plan (LTFP) contains a set of long-range financial projections based on an informed set of assumptions. It is designed to reflect the financial impacts of providing

g current levels of service and the planned programs of capital works.

The plan is informed by the Community Strategic Plan and Delivery Program and focuses on community needs and Council's strategic priorities.

The LTFP includes an analysis of:

- Council's financial objectives, and methods of monitoring financial performance.
- Existing and emerging challenges to Council's financial position
- Assumptions used to develop the plan
- Financial scenarios, including two scenarios which rely on a Special Rate Variation (SRV)
- Sensitivities which are most likely to affect the plan
- Detailed financial tables

The LTFP contains a core set of assumptions. These assumptions are based on Consumer Price Index (CPI) forecasts, interest rate expectations, employee award increases, loan repayment schedules, special price forecasts for certain Council specific items, planned asset sales and other special income and costs.

Overview

The LTFP covers the financial years 2025/26 to 2034/35. It recognises its current and future financial capacity, to continue delivering services, facilities and infrastructure to the community while commencing new initiatives and projects to achieve the goals set down in its Community Strategic Plan.

Financial planning over a 10-year time horizon is challenging and relies on a variety of assumptions that will undoubtedly change during this period. The LTFP is therefore closely monitored, and regularly revised, to reflect these changing circumstances.

While Council remains in a satisfactory financial position, long term financial sustainability continues to be a significant challenge for Council and local governments across Australia.

This is largely due to rising costs generated by increasing community demand for services, aged facilities and infrastructure and restricted revenue that does not keep up with those costs.

To ensure long-term financial sustainability, it is crucial to explore additional recurrent revenue sources that strike a balance between the community's capacity and willingness to pay and the demand for services, facilities, and infrastructure. Addressing these challenges requires careful consideration and decisions regarding the revenue and expenditure pathway, especially amidst changing circumstances.

The LTFP notes that Council's financial position, and its current infrastructure backlog, will worsen without additional sources of funding. It also notes that Council is currently running an efficient operation, with a population to staffing level which is the second lowest in Sydney.

The financial challenges and risks facing Council include the following:

Normal Operations

- Limited revenue growth poses significant challenges for Council in keeping pace with rising costs. In 2025/26, rates revenue is projected to increase by 6.1%, in line with the rate peg set by the NSW Independent Pricing and Regulatory Tribunal (IPART). From 2026/27 onwards, a rate peg of 3% is assumed, yet Council anticipates a series of underlying operating deficits. This situation primarily flows from cost increases in asset depreciation, labour and material and contracts, outweighing increases in Council's revenue sources.

Asset Management

- Council has insufficient existing funding streams to sustainably manage and improve its existing infrastructure assets and meet community expectations. Council's infrastructure asset portfolio is large (\$1.8 billion assets) and is continuously increasing which puts pressure on future maintenance and renewal budgets. Unless additional funding is identified the condition of Council's assets is expected to deteriorate and the infrastructure backlog will continue to increase significantly.

Debt Management

- The \$13.5 million loan required to fund construction of the St Ives Indoor Sports Centre is proposed to be partly repaid from a SRV.
- The \$30.36 million loan required to fund construction of the Marian Street Theatre is proposed to be repaid from a SRV.

Three scenarios are outlined in detail in the LTFP for consideration, as outlined below:

A Base Case, which projects a 'business as usual' scenario leading to accelerated asset degradation

Under this scenario:

- Council will record annual operating deficits averaging \$2.3 million (excluding capital grants and contributions).
- Council's infrastructure backlog (cost to bring unsatisfactory assets to a satisfactory condition) would grow by 81.8% to \$200.98 million over 10 years, as Council would have no additional funds to address infrastructure needs.

There would be a noticeable decline in the quality and adequacy of Council's infrastructure, with additional infrastructure service failures. This would be most pronounced in the stormwater and building asset classes.

SRV Option 1 – Renew infrastructure

Under this scenario:

- A SRV of 19.9% above the cap would apply, providing approximately \$17.3 million in additional revenue per annum, commencing in 2026/27.
- Council would record operating surpluses averaging \$13.86 million (excluding capital grants and contributions).
- These surpluses would be able to be re-invested into the renewal of existing stormwater, building, recreation and open space and footpath infrastructure.
- Compared to the Base Case scenario, Council would be able to undertake an additional \$157.37 million in capital expenditure over 10 years.
- Council's infrastructure backlog would decrease by 57.5% to \$47.03 million over 10 years.

- In addition, Council would use the SRV revenue to partially fund repayments on a \$13.5 million loan for the St Ives Indoor Sports Centre.
- The impact on an average ratepayer would be approximately \$372 per annum (or \$7.15 per week) above the rate peg.

SRV Option 2 – Enhance infrastructure

Under this scenario:

- A SRV of 29.6% above the cap would apply, providing \$25.8 million in additional revenue per annum, commencing in 2026/27.
- Council would record operating surpluses averaging \$19.6 million (excluding capital grants and contributions).
- With these surpluses, Council would be able to fund the additional existing infrastructure renewal and loan repayments envisaged in SRV Option 1, along with funding new footpaths, and the construction and operation of the Marian Street Theatre project.
- Compared to the Base Case, Council would be able to spend an additional \$227.43 million in capital expenditure over 10 years.
- Council's infrastructure backlog would decrease by 51.9% to \$53.19 million.
- The impact on an average ratepayer would be approximately \$554 per annum (or \$10.65 per week) above the rate peg.

All scenarios also cater for:

- Adequate cash reserves to pay current liabilities
- Debt repayments within the relevant performance measure, and a clear timeline for the extinguishing of debt.

About the Ku-ring-gai Council area

The Ku-ring-gai Council area covers some 85 square kilometres and, in 2023, had an estimated residential population of 127,000.

By 2035, as Sydney continues to grow and new NSW Government housing policies come into effect, our population is estimated to grow by 14% to 144,664.

Ku-ring-gai is also home to 15,158 local businesses, with the largest sectors being health care and social assistance, education and training and professional, scientific and technical services.

Ku-ring-gai Council services are delivered to the community via five departments together with the General Managers unit (Civic) and Major Projects unit. Each discrete service is provided by one of the twenty-two business/service units that operate across the departments.¹

Some of the unique features of the Ku-ring-gai LGA, which need to be considered by this LTFP, include that Ku-ring-gai has:

- On a per capita basis, the highest level of open space of any Sydney council
- A socio-economic advantage rating which in 2021 was the third highest in Australia
- A heavy reliance on residential, as distinct to business rates
- A relatively low population density of 1,487 people per square kilometre, which is below the metropolitan average.

This LTFP further explains how the above and other local features influence Council's financial position.

¹ See page 123 of Council's 2023/24 Annual Report

Long Term Financial Plan (LTFP) objectives and performance monitoring

Council's overall guiding principle, in preparing this LTFP, is to maintain a healthy financial position, underpinned by a sound income base and commitment to control and delivery of services, facilities and infrastructure demanded by the community in an effective and efficient manner.

For this LTFP, Council has worked to outline a new and updated set of financial objectives, which are explained further in the table below.

Table 1 – Council's financial objectives

MAINTAIN LONG TERM FINANCIAL SUSTAINABILITY
Deliver a balanced budget and operating surpluses to funds capital works
Meet key financial performance measures including liquidity and cash reserves
Deliver community-aligned services
MANAGE INFRASTRUCTURE ASSETS AND CAPITAL WORKS
Establish priority for funding and infrastructure needs
Meet key infrastructure and asset performance measures
Ensure sufficient maintenance and renewal of Council assets
Assess and adjust the current capital works plan for feasibility and affordability
Secure funding for significant projects
MANAGE DEBT RESPONSIBLY
Ensure debt is affordable and within limits
Monitor and supervise debt levels and consider refinancing
Identify and plan sources of repayment
BE FINANCIALLY RESPONSIBLE AND ACCOUNTABLE
Act with integrity and ethically in all financial matters
Make informed and careful decisions in all financial matters
Provide clear and accurate financial information
Accept responsibility and be accountable for financial decisions

Performance monitoring

Council reviews and updates its LTFP on an annual basis as part of the annual exhibition of its Integrated Planning and Reporting framework. This includes reviewing the revenue and expenditure assumptions which underpin the LTFP.

Council monitors progress on its Annual Budget and the LTFP by undertaking quarterly budget reviews. These reviews examine major operating and budget variations, provide updated Operating Result and Cash and Investments statements along with information on contracts and consultancy expenses.

Terminology

For the purposes of this document, when this document refers to a “Sydney council average”, this is a reference to data collected from councils that the NSW Office of Local Government defines as Metropolitan or Metropolitan Fringe, excluding councils which did not provide data or the City of Sydney Council, which is regarded as an outlier.

References to “performance measures” is a reference to “performance benchmarks” for financial and asset outcomes as outlined in the Integrated Planning & Reporting Handbook. These benchmarks are also incorporated in Council’s Financial statements.

Existing and emerging challenges to Council’s financial position

This section outlines the existing and emerging challenges impacting Council’s financial position, which this LTFP seeks to address.

Local government sector-wide financial sustainability challenges

Two recent Parliamentary reports have illustrated local government sector-wide funding and financial sustainability challenges.

In February 2025, the Australian Parliament’s Standing Committee on Regional Development, Infrastructure and Transport published an interim report into local government sustainability.²

Observations from this report, which are directly relevant to this LTFP, are that:

- Councils are increasingly being required to provide a more diverse range of services and manage increasingly complex infrastructure assets (including services and assets formerly provided by State and Federal governments).
- Councils are facing increasing costs managing the impacts of extreme weather events. Each of these events typically costs Council several hundred thousand dollars in clean-up expenses, which are not always recoverable from the NSW Government.
- To support needed new housing supply, councils are expected to fund a widening gap between developer contributions and the cost of providing infrastructure.

Separately, in November 2024, the NSW Legislative Council’s Standing Committee on State Development published a report which looked at the ability of local governments to fund infrastructure and services.³

This report agreed with the Australian Parliament’s report that councils are now delivering increasingly diverse services and facing increasing costs due to extreme weather.

It also raised concerns that the existing system of rate revenue capping has not kept pace with the level of income councils need to adequately meet the needs of their communities.

It concludes that “the ongoing financial challenges councils are experiencing cannot be overcome through fiscal discipline alone and are threatening the long-term sustainability of the sector”.

² Find out more at www.aph.gov.au/Parliamentary_Business/Committees/House/Regional_Development_Infrastructure_and_Transport/Localgovernmentsustainability

³ Find out more www.parliament.nsw.gov.au/committees/inquiries/Pages/inquiry-details.aspx?pk=3040

Cost-shifting

Both of the above Parliamentary inquiries raised concerns about the financial position of councils being undermined by the NSW or Australian Governments shifting costs on to councils.

The NSW Legislative Council's Standing Committee on State Development recommended that the NSW Government identify opportunities to reduce activities which shift cost burdens from the NSW Government to local councils, and also undertake greater consultation with councils before implementing any cost-shifting.

The Australian Parliament inquiry recommended the creation of a new tripartite agreement between all three levels of government, that ends the cost shifting onto councils.

Ku-ring-gai Council has identified some \$13.3 million worth of costs, applied in 2022/23, which were as a result of NSW Government cost-shifting. This primarily includes:

- \$3.5 million in emergency services levy payment
- \$5.5 million in waste levy, the difference between the levy Council pays on its waste disposal and received grants
- \$1 million shortfall between capped statutory development application fees, and the cost of processing these applications
- \$0.2 million in under-funding for the mandatory pensioner rate rebate

These costs represent an average impact of \$287 per current Ku-ring-gai ratepayer.⁴

Ku-ring-gai rating challenges

Rates on unimproved land values are Council's most important revenue source, comprising around half of Council's operational revenue in 2023/24.

However, Ku-ring-gai's relatively large areas of non-rateable public open space and low population density, along with its inability to rely on large amounts of funding from business rates, means the council is less able than many other local government areas to fund services and key infrastructure such as roads and open space improvements. This comparative disadvantage is exacerbated by ongoing capping on rates revenue by the NSW Government.

Low rates per capita

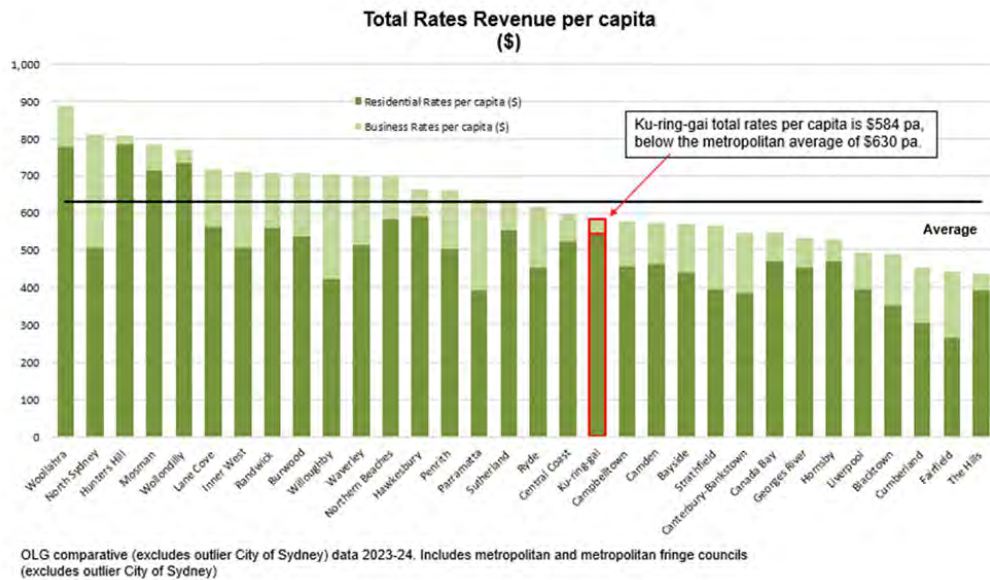
Ku-ring-gai Council's total rates revenue per capita in 2023/24 was \$584, which was 7.3% below the metropolitan and metropolitan fringe average of \$630. This figure is an indication that Council has comparatively less capacity, compared to most other Sydney council areas, to service the needs of its population through its rates revenue.

The largely comes about because Ku-ring-gai is, unlike many other council areas, unable to rely on significant business rating revenue. Ku-ring-gai in 2023/24 earned \$40 in business rates per capita, compared to a Sydney council average of \$132. Furthermore, in 2023/24, Council's total business rating revenue of \$5.14 million was well below the Sydney average of \$21.2 million in the same year.

In the local government sector, business rate income is regarded as a significant financial benefit, as the rate paid per dollar of business rateable land is often higher than residential land.

⁴ Based on 46,280 rates assessments as at March 2025

Table 2 – Ku-ring-gai Council's 2023/24 total rates revenue per capita compared to other Sydney councils

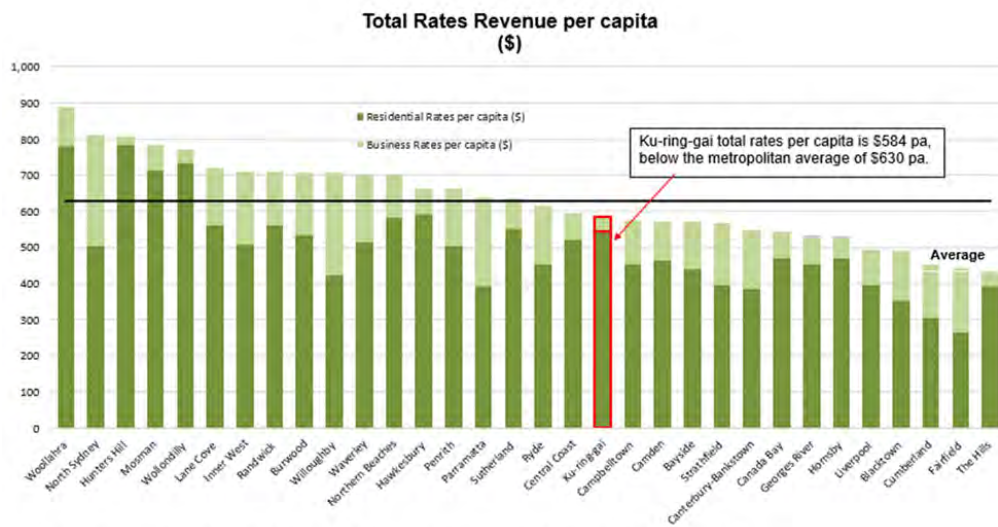


Comparatively low available rates per kilometre of road

Road length is a direct driver of council costs (for cleaning, maintenance, renewal and traffic management). Road length also correlates with the amount of area that is developed for human habitation, requiring support from local government services and infrastructure. Therefore, rates per km of road is a useful proxy measure of service efficiency and levels of resourcing compared to other councils.

Ku-ring-gai Council's rates per km of road (\$153,678) is 27% below the Sydney council average (\$209,798). This is an indication of the comparatively lower levels of rates funding that Council has available to maintain services.

Table 3 – Amount of rates revenue per kilometre of road compared to other Sydney councils



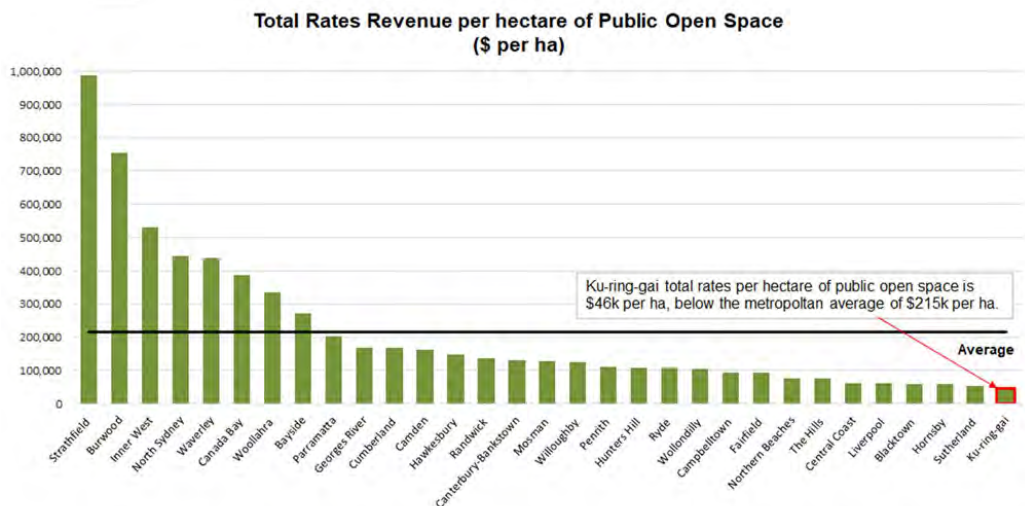
OLG comparative (excludes outlier City of Sydney) data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney)

Comparatively low available rates funding per hectare of open space

Area of open space directly impacts on council costs related to maintenance and upkeep of parks, playing fields and bushland reserves. Rates per ha of open space is also a useful proxy measure of service efficiency and levels of resourcing compared to other councils.

Ku-ring-gai Council's rates per ha is \$46k, which is the lowest rate in Sydney and significantly lower than the average, suggesting under-resourcing.

Table 4 – Amount of rates revenue available for each hectare of public open space compared to other Sydney councils



OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney). No data provided for Blue Mountains and Lane Cove)

Financial Sustainability Review

In 2022/23, and partially in response to some of the above funding challenges, Council commissioned independent consultants to undertake an independent review of its Resourcing Strategy, LTFP and Assets Management Strategy. This review, known as the Financial Sustainability Review, was reported to Council in February 2023.

The review examined the following questions:

- Are the assumptions underpinning Council's financial strategies sound?
- Are the strategies sufficient to maintain Council's assets and infrastructure portfolios and deliver its 10-year capital works plan?
- What options does Council have to deliver its maintenance and works commitments and obligations?

The review found that, Council had:

- Operating expenditure per capita which was below the average amount for major metropolitan councils.
- A relatively efficient staffing structure, with each staff member servicing more residents than any other major metropolitan councils
- An infrastructure backlog which was higher than comparable metropolitan councils
- When coupled with lower operating expense per resident and lower increases in operating expenditure of the past 5 years, it suggests Council has been on an improvement path and further opportunities for improvement may be limited.

Based on its analysis, the review recommended Council take a range of actions, including:

- Reviewing Council services, including for service levels and efficiency and effectiveness
- Updating the portfolio-wide asset condition of buildings and drainage, to better understand the funding requirements in these areas
- Reviewing current contribution plans
- Examining the need for a Special Rate Variation (SRV).

The outcomes and recommendations of the Financial Sustainability Review, and Council's response to these recommendations, have informed the development of Council's 2023/24 and 2024/25 budgets, and this LTFP.

Infrastructure assets

In response to the Financial Sustainability Review, Council has conducted updated reviews on stormwater drainage and buildings.

In addition, data from Council's recent financial statements, and partially in response to the above updated condition reviews, has shown that Council's backlog of necessary infrastructure renewals, and gap between actual and required maintenance, is increasing.

Stormwater drainage condition review

Ku-ring-gai Council is responsible for around 12,000 stormwater drainage pipes which are predominantly located under road reserves and run to a length of nearly 300km. Council is also responsible for around 12,100 drainage pits, headwalls or other inlet structures, and a range of

open drainage channels. In 2023/24, the gross replacement cost (GRC) of stormwater assets was \$512 million.

This stormwater system plays a crucial role draining rainwater from private and public buildings, streets and open space, particularly during heavy rainfall events.

However, Council's stormwater infrastructure has largely not been renewed since being built when the Ku-ring-gai area was first developed between the early to mid -1900s.

In 2022/23, Council conducted a comprehensive revaluation of its stormwater assets which uncovered that these assets were in a more deteriorated state than had been previously assumed. Examples of deterioration included pipe blockages, joint failure and cracking, and tree root and other foreign object intrusion.

Council followed this revaluation with an external review of stormwater assets, which was undertaken in 2023/24. This review involved the collection of additional CCTV data and an independent assessment of the conditions, useful lives and performing a revaluation of stormwater assets.

This review estimated that 43% of Council's stormwater assets were classified as being in a poor or very poor condition, with many of the assets coming to the end of their useful life and not operating as efficiently as they should.

The review introduced a new optimal renewal methodology, resulting in reduced depreciation costs. The methodology identified that stormwater pipes in certain conditions could be renewed more cost-effectively by adding a new inner lining, a process known as re-lining, eliminating the need for full replacement. This approach significantly lowers renewal costs while maintaining the functionality and longevity of stormwater pipes.

Buildings condition review

Council is responsible for some 300 buildings with a gross replacement cost of \$207.36 million, ranging from administration buildings through to bus shelters, amenities blocks, libraries, community halls, childcare centers and carparks.

In response to a Financial Sustainability Review recommendation, Council in 2023/24 engaged independent asset consultants to develop a prioritized capital upgrade program for Council's buildings portfolio and to review the Asset Management Plan (AMP) for its building assets.

This review identified that about 53% of the evaluated buildings needed capital upgrades, with recommended treatment options of either refurbishment or knockdown and rebuild.

These buildings typically require works to address:

- Modern accessibility standards, including through the construction of access ramps, disabled toilets and providing sufficient internal access movement space
- The needs of the rising number of female athletes and users, including the provision of separated changing facilities and toilets
- Significant issues with the building's structure or performance, such as waterproofing failure, poor lighting or degraded internal finishes.

The review resulted in development of a 10-year detailed prioritised program of building upgrade works with estimated costs of around \$163.5 million over 10 years to modernise Council buildings, with most buildings requiring refurbishment and some requiring a knockdown.

Funding gap for asset maintenance

The Financial Sustainability Review highlighted a funding gap for the asset maintenance program. While maintenance is currently funded from general revenue, the existing allocation is insufficient to sustain the program and meet required performance measures, requiring additional funding sources.

Council has also faced challenges in keeping up with its maintenance program in the past.

The table below shows the gap between actual and required maintenance since 2021/22. Maintenance under-spending is most pronounced in the stormwater and roads asset classes

Table 5 – Gap between required and actual maintenance since 2021/22

Year	Required maintenance (\$000s)	Actual maintenance (\$000s)	Gap
2021/22	\$18,320	\$17,456	\$864
2022/23	\$17,720	\$16,200	\$1,520
2023/24	\$18,740	\$17,230	\$1,510
Total	\$54,780	\$50,886	\$3,894

The relevant performance measure is for councils to spend at least 100% of the amount that is required to maintain assets. This is known as the Asset Maintenance Ratio.

In 2023/24, Ku-ring-gai Council's Asset Maintenance Ratio was 91.9% and therefore Council did not meet the relevant measure.

Rising infrastructure backlog

After considering the updated asset condition reports, the cost to bring all Council's key asset classes in a very poor, or poor, condition to a satisfactory condition increased from just over \$20 million in 2017/18 to \$104.9 million in 2023/24. This increase resulted from detailed analysis of condition data across some asset classes, aligning the data with increased infrastructure costs, and comprehensive asset revaluations to ensure greater accuracy.

Furthermore, in 2023/24, the cost of bringing infrastructure to a satisfactory standard represented 9.12% of the net carrying amount of these assets, which was well above the relevant performance measure of 2% or less (known as the Infrastructure Backlog Ratio).

From 2017/18 to 2022/23, the cost to bring Council's infrastructure assets to agreed service levels increased from \$70.7 million to \$323.3 million. These figures represent the cost of bringing assets in an unsatisfactory condition (that is very poor and poor) to an excellent condition. Following an external review of Council's stormwater assets, this figure reduced to \$227.5 million in 2023/24. The reduction was driven by the adoption of the optimal renewal methodology, which significantly lowers renewal costs while preserving the functionality and longevity of stormwater pipes.

From 2018/19 to 2023/24, the percentage of Council's assets in a poor (renewal required) or very poor (urgent renewal/upgrading required) condition has increased from 6.2% to 20.1%.

The above figures illustrate Council's increasing challenge to renew infrastructure to meet community expectations and NSW Government performance measures.

Community research

In 2024, Council commissioned independent research on the community perception of its services and facilities. This research involved interviews with 501 randomly-selected Ku-ring-gai residents, with the results from these interviews weighted so that they reflected the adult age and sex characteristics of the Ku-ring-gai population.⁵

As part of this research, Council asked respondents whether they would be willing to pay higher rates to support improvements in a range of areas. The table shows the areas which had the highest levels of support in response to this question.

Table 6 – Percentage of residents who are at least somewhat supportive of a rate rise to support improvements in certain asset areas

Area	Percentage of respondents who were at least somewhat supportive of a rate rise
Parks and sportsgrounds	74%
Roads	73%
Footpaths	69%
Stormwater drainage	62%
Public toilets	59%
Swimming pools	56%
Theatres	54%
Other cultural facilities	53%
Community buildings	52%

Challenges delivering new infrastructure to support growth and changing community needs

In late 2023, the NSW Government announced major Statewide planning reforms, which had a significant effect on Ku-ring-gai.

The first of these reforms involved the creation of Transport Oriented Development precincts from Roseville to Gordon stations. Council estimates that these reforms will generate some 23,000 new dwellings and an increased population of 46,000. This means the new residents who will eventually live in these precincts will increase the LGA's overall 2023 population by 36%.

The second of the reforms, known as the Low and Mid-Rise reform, was exhibited in early 2024 and will progressively come into operation across 2025. This reform will see additional dual

⁵ See [Community feedback report Ku-ring-gai](#)

occupancy, terrace, townhouse and small apartment building development in other well-located areas across the LGA. The precise dwelling yield from this reform is not known at this stage.

To better meet the infrastructure needs of this increased population, Council will review its local infrastructure contributions plan, which outlines how Council requires the development industry to contribute to the cost of delivering infrastructure that supports new development. By undertaking this review, Council will seek to ensure that the plan is aligned with the infrastructure needs of new residents in the precincts.

However, in doing this Council will be limited by the NSW Government's development contribution framework.

Firstly, Council can generally only levy contributions for the infrastructure needs of the new residents, as distinct to the needs of existing residents. This means some new infrastructure will need to be funded by both development contributions and other revenue sources, such as rates.

Secondly, outside of town centres, Council's contribution rate per new dwelling is limited to \$20,000. This cap was first issued in a Ministerial Direction in 2009, and the maximum figure has not been inflated at any time over the last fifteen years. Land acquisition and construction costs have increased significantly since this time. This situation places greater pressure on Council's other revenue sources to fund infrastructure for these new residents.

Thirdly, Council, in reviewing its contributions plan, will be limited as to the types of infrastructure it can levy for if it wants to maintain comparable to current contributions rates. For instance, Council will only be able to levy for the land for community facilities, but not the construction of these facilities, which will need to be funded through other means.

Furthermore, while Council will gain additional rate revenue from new dwellings, it will also face additional costs servicing the needs of residents in these dwellings. This revenue will also tend to exacerbate the LGA-specific rating structure disadvantages explored earlier in this chapter.

Council has factored additional rate revenue from dwelling growth into its scenario planning and determined that under a 'business as usual' scenario (known as a Base Case), Council will run operating deficits and have difficulty adequately managing local infrastructure, even with this additional revenue.

Given the above, it is imperative that Council considers alternative financial scenarios to manage the infrastructure for not only existing community members, but also future members.

Scenario planning

The LTFP is a model to consider scenarios for the funding of operating and capital expenditure.

Detailed forecasts of all sources of operating revenue and expenditure are utilised to derive the maximum surplus available to apply to Council's rolling program of capital investments in new or refurbished infrastructure.

Three ten-year financial scenarios have been prepared, to apply for the years from (and including) 2025/26 to 2034/35. These scenarios are:

- Base Case (business as usual)
- Special Rate Variation Option 1 - Renew infrastructure (this is Council's preferred scenario)
- Special Rate Variation Option 2 - Enhance infrastructure

These scenarios are explained in the following pages.

Subject to Council's decision, a detailed community engagement plan will be developed to gather feedback on the recommended scenarios. The outcomes of this process will help determine the preferred financial direction for the future.

The draft Delivery Program and Operational Plan meanwhile, have been prepared in accordance with Council's preferred scenario Special Rate Variation (SRV) Option 1 – Renew infrastructure from 2026/27 onwards.

Revenue and expenditure assumptions applicable to all scenarios

The scenarios are based on a range of revenue and expenditure assumptions, as outlined below. A full list of these assumptions is available at **Appendix A**.

In addition, the Sensitivity Analysis available on page 47 tests different outcomes from changes to some key assumptions listed below.

Revenue assumptions

Rates revenue peg

Council will increase rates revenue by 6.1% in 2025/26, in line with the rate peg applied by the NSW Independent Pricing and Regulatory Tribunal (IPART).

From 2026/27 onwards, Council is assuming the IPART will grant a rate peg of 3%, plus a 0.3% population growth component based on historical growth forecasts. Two out of the three scenarios include SRVs above this assumed rate peg percentage.

Council has also incorporated, into its scenarios, assumptions that NSW Government-initiated housing reforms will generate additional rate revenue from an increase in dwellings, above historical growth forecasts. Across the life of the LTFP, Council is forecasting an average annual growth in rates revenue of 4.1% due to this situation.

Fees and charges

Council derives approximately 13% from user charges.

The 2025/26 Fees & Charges have been reviewed to ensure closer alignment with increases in costs. This resulted in an average increase of 3.9% for a variety of non-statutory fees as reflected in the fees & charges schedule (2025/26). Fees and charges are expected to increase in line with

projected CPI for future years; an average of 2.5% per year in 2026/27 and 2027/28 then 2.4% per year is forecast over the remaining forecast period.

Charges for domestic waste have been increased by 7% in 2025/26 to reflect increased domestic waste management contractor costs. From 2026/27 the charges for domestic waste are assumed to increase by 2.5%

Investment revenue

Investment revenue has been estimated based on current cash levels and future expected earnings of the Bank Bill Swap Rate (BBSW) + 1.1% over the 10 year period.

The forecast annual interest rate is 4.7% in 2025/26, gradually decreasing to an average 3.7% for the remaining years to 2034/35.

Grants for recurrent and capital purposes

Grants are forecast to increase by 2.9% in 2025/26 followed by 2.5% in 2026/27 to 2027/28 and 2.4% for the remaining years in line with the CPI.

Operating grants and contributions are expected to remain static across the next decade.

Council's main form of grant assistance is the Australian Government's Financial Assistance Grant (FAG), which is distributed to councils via State Governments. FAGs consist of two components both of which are distributed to councils: a general purpose component and a local road component. Council is projecting a FAG grant of \$4.7 million in 2025/26.

Capital grants and contributions are volatile over the forecast period as they can relate to specific one-off major projects.

Asset sales

The LTFP assumes asset sales of \$1.2 million from 2025/26 to 2034/35. These asset sales will be used to help fund works identified in the Ku-ring-gai Contributions Plan 2010.

Some of the works in the Plan, however, will also cater for the existing population and therefore require both general Council funding (known as a co-contribution) as well as funding from development contributions. Asset sales will contribute towards this general Council funding.

Expenditure assumptions

Employee costs

Labour costs are projected to increase by 3.8% for each year during the life of the LTFP.

These cost projections are based on:

- The 3% increase outlined in the Local Government Award in 2025/26, and then projecting the same increase for the remaining years of the LTFP.
- An assumption worker's compensation insurance costs will also increase by 3% per annum
- In addition, 0.8% is allowed for performance incentive payments, linked to Council's performance management system, for each year of the LTFP.

The labour costs also include an increase in compulsory superannuation rates by 0.5% to 12%, which will apply from 2025/26.

Operational and capital materials and contracts

Expenditure in this area is estimated to increase by 2.9% in 2025/26, followed by 2.5% in 2026/27 and 2027/28 and 2.4% for remaining years which is in line with CPI forecasts.

Borrowing costs

Borrowing costs have been estimated based on 95 basis points over 90 day BBSW (Bank Bill Swap Rate) per annum, rising to a maximum rate of 4.5%. The average annual interest rate is 3.8% for the ten years to 2034/35.

Depreciation expense

Depreciation is the gradual allocation of the cost of using an asset over its useful life. It reflects the consumption of the asset's service potential in providing services to the community each year. Depreciation forecasts relate to existing assets and to new and upgraded assets.

It is forecast that Council's depreciation expense will increase by an average of 3.8% each year because of new depreciation associated with Council's large capital works program and the large increase in gross replacement cost of existing assets that is recognised each time a revaluation is undertaken. Funding depreciation in future will remain a challenge for Council as the asset portfolio continues to increase.

Other expenses

Other expenses increase by an average of 2.5% per year from 2025/26 and include items like statutory levies, donations, sponsorships and other sundry expenditure.

Both revenue and expenditure

Consumer Price Index (inflation)

A Consumer Price Index (CPI) of 2.9% for 2025/26, followed by 2.5% for 2026/27 and 2027/28 and 2.4% increase in CPI for all remaining years, has been built into the LTFP for a range of revenue and expenditure measures in line with the Access Economics forecast.

Major projects referenced in scenario planning

Four major projects have been referenced in scenario planning. These are listed below. Other major projects being delivered during the LTFP are listed on page 50.

St Ives Indoor Sports Centre

In 2021, the Department of Education completed a two court, indoor basketball facility in the grounds of the St Ives High School. In 2022, Council gained development approval for a second stage of this facility, which joins and extends with the first stage and will have an additional two indoor basketball courts, associated ancillary rooms, café, and car parking.

The school will have use of all four courts during school hours and the community will have use of all four courts after school hours. Construction works are underway, with an anticipated opening in early 2026.

The project's revised budget is \$31.2 million, of which \$13.5 million is being funded by a loan which is now in place. Recent LTFPs, and this LTFP, refer to the need for a SRV from 2026/27 to fund repayments related to this loan, of around \$1.7 million a year. A partial subsidy was secured through the Low-Cost Loan Initiative (LCLI) managed by the Department of Planning, Housing and Infrastructure (DPHI). The total subsidy over the life of the loan secured by Council is \$1.2 million.

Marian Street Theatre

The Marian Street Theatre (MST) building operated as a theatre for more than 40 years until 2013 when it was closed due to significant building code compliance upgrades and repairs being required.

The MST project intends to create a vibrant, multi-use arts venue with a strong focus on drama using multiple rehearsal and performance spaces that collectively create a “theatre ecosystem”.

The project was previously planned to be funded from asset sales, however this is no longer considered to be a realistic funding source.

Should Council adopt to continue with this project the LTFP assumes a SRV is required to fund repayments on a loan which would fund the project’s capital cost (\$30.36 million) from 2026/27 onwards, and an annual operational subsidy of around \$770,000 from 2028/29 onwards.

Major Town Centre Projects

Council is planning for major town centre projects (also known as the hub projects) over the next ten years and beyond in Lindfield, Turramurra and Gordon that will provide civic improvements and community facilities. These projects will proceed under all scenarios.

The Long-Term Financial Plan (LTFP) assumes that the capital and operating costs of these projects will be funded through a combination of development contributions, land contributions from the site, and additional rate revenue generated from new dwellings. The future direction of these projects will depend on the impact of housing reforms and zoning provisions, as their viability may rely on factors such as allowable building heights and density.

Cultural and Environmental Education Centre, St Ives Showground

The primary function of the Cultural and Environmental Education Centre (CEEC) project at St Ives Showground will be the delivery of environmental education, aimed at facilitating increased environmental awareness in the community and influencing positive behavioural change for the benefit of the environment. This project will proceed under all scenarios.

The CEEC project is partially funded from development contributions and the existing environmental levy as part of Council’s rates, with future operational costs funded from general fund.

Cash Reserves

Council has a number of cash reserves which are held for the following reasons:

- Legal constraint (externally restricted) - e.g. Section 7.11 and Section 7.12 Development Contributions, Domestic Waste Reserve
- To manage cash flow for abnormal items and thus reduce impact on service delivery.
- Specific revenue - e.g. contribution to works, unexpended grants.

External reserves can only be used for the purpose for which funds were collected. Internal projects reserves are used solely to provide for future expenditure on assets renewal and other capital projects.

Cash reserves are carefully managed to achieve optimum investment income and to be available when needed for unplanned expenditure. Internal cash reserves are kept at a sustainable level for all future years of the LTFP.

Base Case (business as usual)

Explanation

This scenario is based on Council's current level of service as per the 2025/26 budget expanded over ten years and adjusted for various price forecast indexes. Rates revenue will increase in line with the NSW Government rate peg.

Under this scenario, Council will deliver a series of underlying operating deficits from 2026/27 onwards. This situation primarily flows from cost increases in asset maintenance, depreciation, labour and material and contracts, outweighing increases in Council's revenue sources.

These ongoing deficits will mean Council will not be able to invest additional funds into asset maintenance and renewal, leading to a significant increase in Council's infrastructure backlog and a continued under-spending on maintenance.

As a result, Council will be unable to maintain and renew existing infrastructure to meet community needs or key statutory benchmark expectations. This will lead to a noticeable decline in the quality and adequacy of Council existing infrastructure, including additional infrastructure service failures.

Council will, however, maintain adequate liquidity levels to meet its debts and liabilities as they fall due, while also ensuring the capacity to discharge its current debt and fund several major one-off asset upgrades.

The financial tables applicable to this scenario are available at **Attachment B**

Financial and infrastructure outcomes

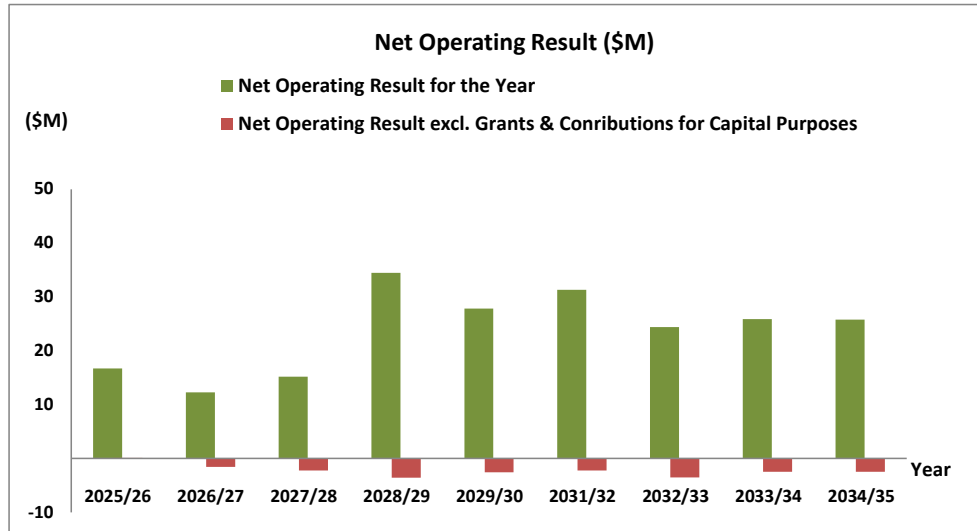
Operating results

Under the Base Case scenario, Council is projected to achieve a modest operating surplus of \$114,000 in 2025/26, excluding grants and contributions for capital purposes. However, from 2026/27 onward, Council is expected to experience annual operating deficits (excluding capital grants) averaging \$2.3 million for the term of the LTFP.

It is also a consequence of Council's operating budget bearing the burden of an annual \$1.7 million loan repayment for the St Ives Indoor Sports Centre, in the absence of a Special Rate Variation (as was intended) to fund this cost.

A significant outcome of this situation is that Council will have no ability to invest surpluses into reserves, which could be allocated to fund renewal and upgrade of existing infrastructure and new infrastructure.

Table 7 – Operating Result outcomes under Base Case scenario



Performance measures

Under the Base Case scenario, Council will fail to meet a range of performance measures, which is in a sign that Council will not be delivering a level of financial sustainability to support associated good service level and infrastructure outcomes.

In particular Council's:

- Operating Performance Ratio, which measures the ability to contain costs within allocated revenue, will fall short of the benchmark (0%) and deteriorate by an average of 1.4% per year from 2026/27, as operating deficits are projected in future years. This indicates an ongoing challenge in balancing revenue and expenses, which could impact Council's ability to fund some services, asset maintenance and other projects.
- Building and Infrastructure Asset Renewal Ratio, which measures the rate of asset renewal against depreciation, will decline from 106.6% in 2025/26 to 57.8% in 2034/35. With the benchmark set at 100%, this sharp decrease suggests that Council will struggle to maintain asset renewal at the pace required, leading to significant deterioration key assets and facilities.
- Infrastructure Backlog Ratio, which measures the cost to bring assets to a satisfactory condition against the net carrying amount of these assets, will increase from 10.3% in 2025/26 to 17.2% in 2034/35. The benchmark of less than 2% indicates that Council will continue to face a growing infrastructure backlog in future years.

While Council's Asset Maintenance Ratio (which measures actual versus required maintenance) will remain stable, it will still be below the benchmark of 100% in all years of the LTFP. In other words, Council will continue to spend less than is required on asset maintenance, leading to a greater unwanted deterioration of those assets.

Council's Unrestricted Current Ratio, which is a measure of liquidity, will remain above the financial measure of 1.5:1 by averaging 2.4:1 during the life of the LTFP. This is an indication that Council will be able to maintain adequate cash levels to meet current liabilities, but not to undertake significant investments needed to maintain and renew infrastructure.

Table 8 – Base Case performance against performance measures

Financial Stability Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Operating Performance Ratio	0.0%	-1.0%	-1.5%	-2.0%	-1.4%	-1.3%	-1.3%	-1.7%	-1.2%	-1.2%	>= break-even	Benchmark not met
Own Source Revenue	85.8%	87.2%	85.7%	77.9%	81.3%	79.7%	80.9%	83.4%	83.5%	84.0%	>60%	Meets benchmark
Unrestricted Current Ratio	2.56	2.40	2.24	2.16	2.18	2.22	2.33	2.65	2.70	2.80	>1.5	Meets benchmark
Asset Management Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Building & Infrastructure Asset Renewal Ratio	106.6%	75.7%	68.1%	66.1%	59.3%	58.4%	59.1%	83.7%	86.4%	57.8%	>100%	Benchmark not met
Infrastructure Backlog Ratio (CTS)	10.3%	10.7%	11.4%	12.2%	13.3%	14.4%	15.6%	15.9%	16.1%	17.2%	<2%	Benchmark not met
Asset Maintenance Ratio	94.1%	93.3%	93.1%	93.0%	93.4%	93.6%	93.7%	93.5%	93.1%	91.7%	>100%	Benchmark not met

Impact on infrastructure assets

Council is already facing a large infrastructure backlog. Under the Base Case scenario, this backlog is projected to increase significantly, further exacerbating the challenge of addressing critical infrastructure renewals.

The cost to bring poor and very poor infrastructure assets to a satisfactory condition will increase from \$110.56 million in 2025/26 to \$200.98 million in 2034/35. Meanwhile the cost to bring these same assets to a new condition would increase from \$233.69 million in 2025/26 to \$325.08 million in 2034/35.

The impact of this situation would include:

- A further deterioration in Council's buildings, and the ongoing inability of many of these buildings to respond to community expectations, particularly in the areas of accessibility and adequate facilities for female athletes and users.
- Service failures in Council's stormwater system, including:
 - Increased flooding, causing road detours and also impacts on homes and businesses.
 - The more frequent forming of potholes and sinkholes and road subsidence requiring costly repairs.
 - Pollution and contamination through unwanted sediment and large debris backlogs entering local waterways.
- More footpaths which present as trip hazards
- Less funds being available to upgrade recreational facilities.

Projected income

Council's revenue would increase from \$182 million in 2025/26 to \$244 million over the ten years, which (after excluding the impact of capital grants and contributions) increases by an average of 3.2% per year.

Council rate revenue would rise in line with the IPART rate peg and no additional SRV is forecasted. However, Council has projected that recent housing reforms will lead to additional rate revenue through an increase in the number of dwellings, estimated at an average annual growth of 4.1% from 2026/27. However, the uptake of further development remains uncertain, making accurate forecasting challenging. The additional revenue will be allocated to cover the increased expenditure associated with the population growth from these developments. These forecasts will require close monitoring and adjustments as more accurate data becomes available.

Projected operational expenditure

Operating expenditure is forecast to increase from \$165 million in 2025/26 to \$218 million over the 10-year period, an average increase annual increase of 3%. No additional funding will be allocated to asset maintenance or to address the increased costs of depreciation.

Materials and contracts represent Council's largest expense, an average of 41% over the forecast period, followed by employee costs at 34% and depreciation at 18%.

The following additional operating expenditures, beyond the assumed increases, are included in the projections for the years following 2025/26:

- Borrowing costs for St Ives Indoor Sports Centre with annual repayment of \$1.7 million funded from general revenue and a part subsidy secured through the Low-Cost Loan Initiative (LCLI) managed by the Department of Planning, Housing and Infrastructure (DPHI). The total subsidy over the life of the loan secured by Council is \$1.2 million.
- Operating costs for Lindfield Major Town Centre project (also known as the Lindfield Village Hub). These costs will average \$2 million per annum from 2029/30, funded from general revenue. Additional rates revenue is assumed to be received from supplementary rating, ie dwelling growth to partly cover this cost.

Projected capital expenditure

Council projects a total capital expenditure of \$634.73 million over the life of the LTFP. The largest category, 35% is allocated to Streetscape & Public Domain, followed by 33% for Roads & Transport and 16% for Parks & Recreation which includes acquisition of community funded by development contributions.

Assumptions around capital expenditure, asset valuations and asset management are covered in the Asset Management Strategy and have been incorporated into the LTFP.

A summary and breakdown of future capital expenditure by asset category for the next 10 years is provided in the table and chart below.

Table 9 - Projected capital expenditure under Base Case scenario

\$ '000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Planning, Community & Other	2,666	6,496	2,447	3,613	3,699	3,788	4,441	5,782	6,129	7,511	46,572
Roads & Transport	15,109	17,231	20,178	19,955	16,934	26,066	25,739	24,299	26,853	16,679	209,043
Streetscape & Public Domain	11,903	7,706	26,163	39,722	33,745	25,221	19,496	15,710	25,380	17,980	223,026
Parks & Recreation	30,878	11,083	7,851	9,289	4,785	6,281	6,214	6,195	6,970	13,968	103,514
Stormwater Drainage	2,600	1,764	1,808	1,851	1,896	1,941	1,988	2,035	2,084	2,134	20,101
Council Buildings	6,636	3,015	1,469	1,504	1,541	1,578	1,615	1,654	1,694	1,735	22,441
Trees & Natural Environment	2,026	4,428	808	771	314	322	330	338	346	354	10,037
Total Projects	71,818	51,723	60,724	76,705	62,914	65,197	59,823	56,013	69,456	60,361	634,734

Liquidity measures

Working capital is a measure of Council's liquidity and ability to meet its obligations as they fall due. It is one of the primary measures of the overall financial position, which allows for unforeseen expenditure, reductions in revenue or other unplanned events.

The working capital is projected at \$9.3 million for 2025/26 and increases by an average 1% p.a. during the forecast years to allow for increases in expenditure in future years. This level of working capital highlights an adequate liquidity position with Council being able to meet its short term liabilities when they fall due.

Cash reserves are projected to remain at sustainable levels initially; however, ongoing operating deficits and continued investment in infrastructure are expected to reduce these reserves over time.

Debt management

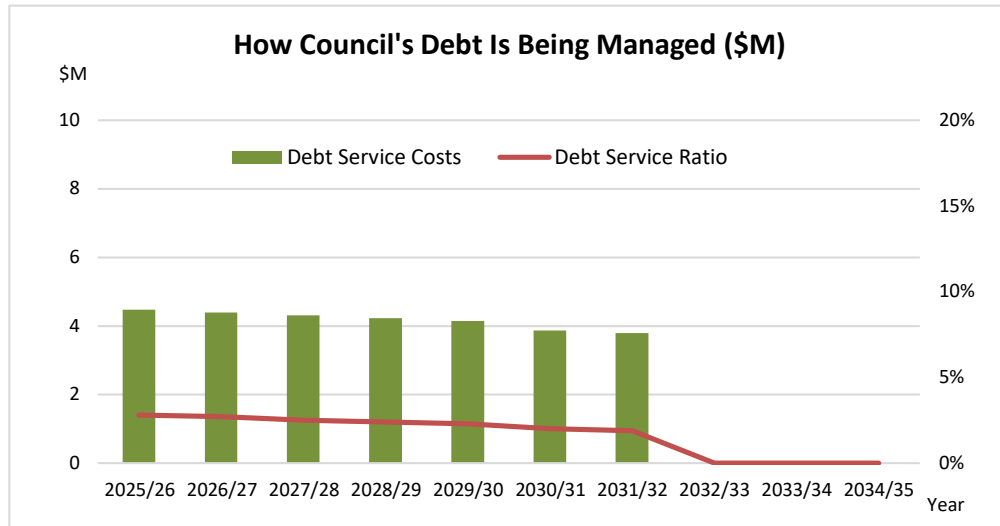
In this scenario, Council's outstanding debt is projected to reduce to \$21 million by the end of 2025/26 and will be fully discharged by the end of 2031/32. This includes the repayment of the following loan balances:

- \$11.3 million for the acquisition of Council's investment property at 828 Pacific Highway, Gordon. The building is leased and is expected to generate sufficient revenue over the life of the Plan to fully repay the outstanding debt.
- \$8.8 million loan to fund Council's contribution to the new St Ives Indoor Sports Centre. Under the Base Case scenario this loan will be repaid over 10 years using general funds offset by the LCLI subsidy.

The LTFP includes provisions for debt repayments to be made according to the repayment schedules outlined in the terms of each individual loan.

The following chart show Council's projected outstanding debt and the net debt service cost for the next 10 years. Total debt service cost includes total interest plus principal repayments. Current loans will be repaid by the end of 2031/32.

Table 10 – Council's debt service costs and ratio under Base Case



Special Rate Variation option 1 - Renew infrastructure

Explanation

Under this scenario, Council would in 2026/27 increase rates by 19.9% above the rate peg (assumed at 3% in 2026/27). From 2027/28 onwards, rate revenue would increase in line with the rate peg announced by IPART.

The SRV would have the effect of providing an additional and ongoing \$17.3 million per annum. The impact on an average ratepayer would be approximately \$372 per annum (or \$7.15 per week) above the rate peg.

The main purpose of the SRV is to strengthen Council's financial position and help address the growing infrastructure backlog, with a primary focus on renewing existing stormwater, buildings, recreational and open space and footpath assets. The SRV is also projected to fund loan repayments on the St Ives Indoor Sports Centre.

Should this scenario be adopted, the proposed annual breakdown of SRV's annual yield of \$17.3 million is as follows:

- \$5.9 million to stormwater renewal in line with the prioritisation program undertaken in 2023/24 and informed by the independent review
- \$6.7 million for buildings renewal and modernisation in line with the prioritisation program undertaken in 2023/24 and informed by the independent review
- \$2.1 million for recreational facilities to improve sports fields, parks and other open space facilities
- \$1.2 million for footpath renewal in line with the priorities identified in the Asset Management Strategy.
- \$1.5 million to fund loan repayments (net of LCLI subsidy) for the construction of the St Ives Indoor Sports Centre (original loan \$13.5 million)

The financial tables which are applicable to this option are available at **Attachment C**.

Financial and infrastructure outcomes

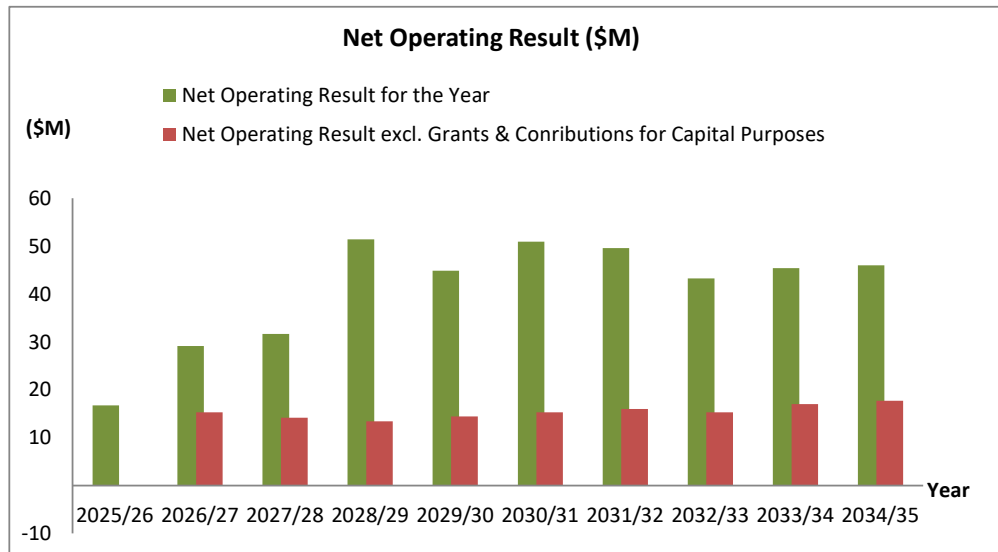
Operating result

Under this scenario, as with the Base Case scenario, Council is projected to achieve an operating surplus of \$114,000 in 2025/26, excluding capital grants and contributions.

However, with the introduction of a Special Rate Variation (SRV) from 2026/27, Council is expected to generate average annual surpluses of \$13.9 million from 2025/26 to 2034/35 which will be directly invested and targeted towards infrastructure renewal works.

The chart below shows the forecast operating result before and after capital grants and contribution items.

Table 11 – Operating results under SRV option 1 - Renew Infrastructure scenario



Response to financial and assets benchmarks

Under this scenario the:

- Operating Performance Ratio will be well above the benchmark of 0% for all years from 2026/27. This is due to an additional average \$17.3 million per year to be diverted to infrastructure maintenance and renewal.
- Building and Infrastructure Asset Renewal Ratio will remain above 100% in all years, which is an indicator that Council is renewing assets at the same pace as they are depreciating thus addressing the infrastructure backlog faster.
- Infrastructure Backlog Ratio will improve from 10.3% in 2025/26 to 3.6% in 2034/35, although not reach the benchmark of less than 2%.

While Council's Asset Maintenance Ratio (which measures actual versus required maintenance) will remain stable, it will still be below the benchmark of 100% in all years of the LTFP. In other words, Council will continue to spend less than is required on asset maintenance. To address this, a transfer of funds from the renewal budget to asset maintenance may be necessary.

Council's Unrestricted Current Ratio, which is a measure of liquidity, will remain above the OLG benchmark of 1.5:1 by averaging 2.4:1 during the life of the LTFP.

Table 12 – SRV Option 1 - Renew infrastructure scenario performance against performance measures

Financial Stability Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Operating Performance Ratio	0.0%	8.2%	7.3%	6.8%	7.1%	7.2%	7.3%	6.9%	7.4%	7.5%	>= break-even	Meets benchmark
Own Source Revenue	85.8%	88.3%	86.9%	79.6%	82.8%	81.3%	82.4%	84.7%	84.9%	85.3%	>60%	Meets benchmark
Unrestricted Current Ratio	2.56	2.42	2.26	2.17	2.19	2.23	2.34	2.67	2.73	2.84	>1.5	Meets benchmark
Asset Management Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Building & Infrastructure Asset Renewal Ratio	106.6%	132.7%	124.5%	121.8%	114.7%	113.2%	113.4%	137.4%	139.6%	110.3%	>100%	Meets benchmark
Infrastructure Backlog Ratio (CTS)	10.3%	9.3%	8.5%	7.7%	7.2%	6.6%	6.1%	5.0%	3.9%	3.6%	<2%	Benchmark not met
Asset Maintenance Ratio	94.1%	93.3%	93.1%	93.0%	93.4%	93.6%	93.7%	93.5%	93.1%	91.7%	>100%	Benchmark not met

Impact on infrastructure assets

Under this scenario, Council will invest a total of \$17.3 million per year additional funds to renew its stormwater, footpath, recreational asset and building asset classes. The scenario will not fund additional road renewal given that roads have sufficient funding under the current LTFP term.

This will result in the cost to bring poor and very poor infrastructure assets to a satisfactory condition falling from \$110.56 million in 2025/26 to \$47.03 million in 2034/35, a decrease of 57.5%. Meanwhile the cost to bring these same assets to a new condition would reduce from \$233.69 million in 2025/26 to \$167.20 million in 2034/35, a decrease of 28.5%.

The reduction in Council's infrastructure backlog during the life of the LTFP indicates that, with the permanent inclusion of a SRV in Council's rate base, Council will be able to, beyond the life of the plan, eliminate the backlog and maintain ongoing sustainable infrastructure renewal practices.

Projected income

Council's revenue has been forecast to increase from \$182 million in 2025/26 to \$266 million over the ten years, which (after excluding the impact of capital grants and contributions) increases by an average of 4.1% per year.

Major increases in revenue are due to rates and annual charges (including a SRV of 19.9% above the cap from 2026/27), user fees and charges and other revenue including rent income from Council's investment property.

The SRV will generate additional \$17.3 million rate income in average per year from 2026/27.

Some 91% of this revenue will be allocated to infrastructure renewal works and the remaining 9% of the SRV will fund repayment of loan for St Ives Indoor Sports Centre. After the loan is repaid, 100% will be allocated to infrastructure renewal from 2032/33.

Projected operational expenditure

Operational costs will remain unchanged compared to the Base Case scenario.

Projected capital expenditure

Council will allocate a total of \$792.1 million for capital expenditure over the life of the LTFP.

Due to the introduction of a SRV, Council will be able to increase capital expenditure by \$157.37 million over the period from 2026/27 to 2034/35, compared to the Base Case scenario.

During the 10-year life of the LTFP, and compared to the Base Case, capital expenditure will significantly increase on stormwater drainage (up by 291% to \$78.65 million), council buildings (up by 296% to \$88.92 million) and parks and recreation (up 20% to \$124.35 million).

Assumptions around additional capital expenditure, asset valuations and asset management are covered in the Asset Management Strategy and have been incorporated into the LTFP.

A summary of future capital expenditure by asset category under this scenario is provided in the table and chart below. The highlighted asset categories will benefit from additional funding under the proposed scenario.

Table 13 - Projected capital expenditure under SRV Option 1 - Renew infrastructure scenario (significant expenditure changes from Base Case highlighted in green)

\$ '000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Planning, Community & Other	2,666	6,496	2,447	3,613	3,699	3,788	4,441	5,782	6,129	7,511	46,572
Roads & Transport	15,109	18,391	21,367	21,173	18,181	27,342	27,046	25,638	28,224	18,083	220,554
Streetscape & Public Domain	11,903	7,706	26,163	39,722	33,745	25,221	19,496	15,710	25,380	17,980	223,026
Parks & Recreation	30,878	13,183	10,004	11,493	7,042	8,592	8,581	8,618	9,451	16,509	124,351
Stormwater Drainage	2,600	7,664	7,855	8,044	8,237	8,435	8,637	8,844	9,056	9,274	78,646
Council Buildings	6,636	9,715	8,337	8,537	8,742	8,951	9,166	9,386	9,612	9,842	88,924
Trees & Natural Environment	2,026	4,428	808	771	314	322	330	338	346	354	10,037
Total Projects	71,818	67,583	76,981	93,353	79,960	82,651	77,697	74,316	88,198	79,553	792,110

Liquidity measures

Council's liquidity measures, under this scenario, are unchanged from the Base Case scenario.

Borrowings

As with the Base Case scenario, Council will extinguish its debt by 2031/32.

Special Rate Variation Option 2 - Enhance infrastructure

Explanation

Under this scenario, Council would in 2026/27 increase rates by 29.6% above the rate peg (assumed at 3% in 2026/27) . From 2027/28 onwards, rate revenue would increase in line with the rate peg announced by IPART.

The SRV would have the effect of providing an additional and ongoing \$19.6 million per annum.

This scenario will deliver all the financial and infrastructure benefits of SRV Option 1, along with delivering for the following additional funding on an annual basis:

- \$4 million for new footpaths
- \$4.5 million to service loan repayments to enable the construction of the Marian Street Theatre project, and the annual operating subsidy for the project.

The financial tables which are applicable to this option are available at **Attachment D**.

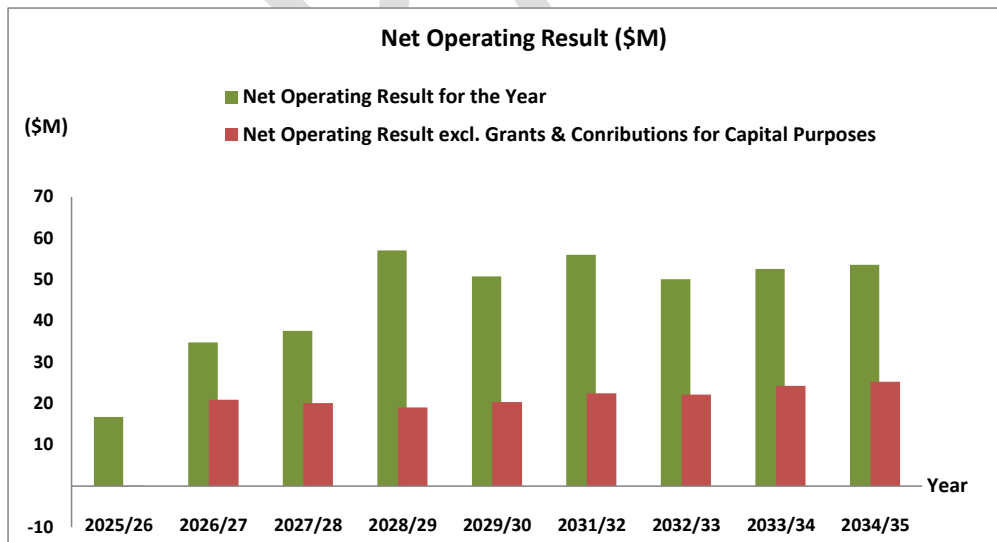
Financial and infrastructure outcomes

Operating result

It is assumed in the LTFP that additional rates, if approved, will commence from 2026/27 resulting in average surpluses of \$19.6 million which will fund infrastructure renewal works.

The chart below shows the forecast operating result before and after capital grants and contribution items.

Table 14 – Operating results under SRV Option 2 - Enhance infrastructure scenario



Performance measures

This option delivers a response to performance measures, which is similar to the SRV Option 1 response to these measures.

Table 15 – SRV Option 2 - Enhance infrastructure scenario performance against performance measures

Financial Stability Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Operating Performance Ratio	0.0%	10.8%	10.0%	9.3%	9.6%	9.7%	9.9%	9.5%	10.1%	10.2%	>= break-even	Meets benchmark
Own Source Revenue	85.8%	88.7%	87.4%	80.3%	83.4%	82.0%	83.0%	85.3%	85.4%	85.9%	>60%	Meets benchmark
Unrestricted Current Ratio	2.56	1.51	2.08	1.99	2.00	2.04	2.14	2.42	2.47	2.58	>1.5	Meets benchmark
Asset Management Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Building & Infrastructure Asset Renewal Ratio	106.6%	129.6%	121.3%	118.5%	111.4%	109.7%	109.8%	132.8%	134.8%	106.3%	>100%	Meets benchmark
Infrastructure Backlog Ratio (CTS)	10.3%	9.1%	8.3%	7.6%	7.1%	6.6%	6.2%	5.2%	4.1%	3.8%	<2%	Benchmark not met
Asset Maintenance Ratio	94.0%	89.8%	89.5%	89.3%	89.5%	89.5%	89.4%	89.0%	88.5%	87.0%	>100%	Benchmark not met

Infrastructure backlog and impacts

Under this scenario, Council will deliver the infrastructure benefits of SRV Option 1 however it will also invest additional funds in new footpaths and the Marian Street Theatre project,

This will result in the cost to bring poor and very poor infrastructure assets to a satisfactory condition will reduce from \$110.56 million in 2025/26 to \$53.19 million in 2034/35, a decrease of 51.9%. Meanwhile the cost to bring these same assets to an excellent condition would reduce from \$233.69 million in 2025/26 to \$176.33 million in 2034/35, a decrease of 24.5%.

Projected income

Council's revenue has been forecast to increase from \$182 million in 2025/26 to \$276 million over the ten years, which (after excluding the impact of capital grants and contributions) increases by an average of 4.7% per year.

Increases in revenue are due to rates and annual charges (including a SRV from 2026/27), user fees and charges and other revenue including rent income from Council's investment property. The impact on an average ratepayer would be approximately \$554 per annum (or \$10.65 per week) above the rate peg.

A SRV will generate additional \$25.8 million rates income (excl rate peg) on average per year from 2026/27, of which 79% will be allocated to infrastructure renewal works and new footpaths and 15% to repayment of loan for Marian Street Theatre Upgrade. The remaining 6% of the special rate variation will fund repayment of loan for St Ives Indoor Sports Centre.

After the loans are repaid, 100% will be allocated to infrastructure renewal from 2032/33.

Projected operational expenditure

Operational costs will remain unchanged to SRV Option 1, except an annual increase of \$772,000 in Materials & Contracts from 2028/29 to subsidise operation of Marian Street Theatre.

Projected capital expenditure

Under this scenario, Council would be able to set aside \$862 million for capital expenditure during the life of the LTFP, which represents an increase of \$70 million compared to SRV Option 1.

Under this option spending would significantly increase in two categories: Roads & Transport (up by 18% to \$260 million due to new footpath construction) and Council Buildings (up by 33% to \$118 million due to the Marian Street Theatre project).

Over the 10-year period, this scenario allocates capital expenditure as follows: 56% of capital expenditure to Street & Public Domain and Roads & Transport, 14% to Parks & Recreation, 14% to Council Buildings and 16% to other asset categories.

Assumptions around capital expenditure, asset valuations and asset management are covered in the Asset Management Strategy and have been incorporated into the LTFP.

Table 16 - Projected capital expenditure under SRV Option 2 - Enhance infrastructure scenario (significant expenditure changes compared to SRV Option 1 highlighted in green)

\$ '000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Planning, Community & Other	2,666	6,496	2,447	3,613	3,699	3,788	4,441	5,782	6,129	7,511	46,572
Roads & Transport	15,109	22,391	25,467	25,371	22,480	31,745	31,554	30,254	32,951	22,924	260,246
Streetscape & Public Domain	11,903	7,706	26,163	39,722	33,745	25,221	19,496	15,710	25,380	17,980	223,026
Parks & Recreation	32,144	13,183	10,004	11,493	7,042	8,592	8,581	8,618	9,451	16,509	125,617
Stormwater Drainage	2,600	7,664	7,855	8,044	8,237	8,435	8,637	8,844	9,056	9,274	78,646
Council Buildings	5,371	40,082	8,337	8,537	8,742	8,951	9,166	9,386	9,612	9,842	118,026
Trees & Natural Environment	2,026	4,428	808	771	314	322	330	338	346	354	10,037
Total Projects	71,819	101,950	81,081	97,551	84,259	87,054	82,205	78,932	92,925	84,394	862,170

Liquidity measures

Council's working capital result, under this scenario, is unchanged from the Base Case or SRV Option 1 – Renew infrastructure scenario.

Borrowings

In this scenario, Council assumes a new loan in 2026/27 of \$30.36m to fund the Marian Street Theatre upgrade funded from a special rate variation. Once the loan is discharged, the funds will be reallocated to other asset categories in line with the priorities outlined in Council's Asset Management Strategy.

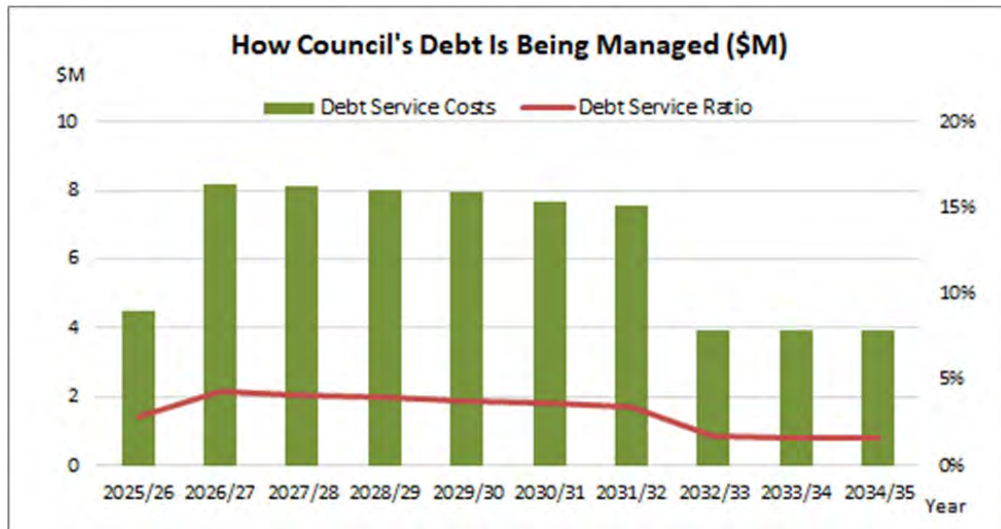
The annual loan repayments on the new loan are \$3.77m. In addition, under this scenario, current loans for Council's investment property at 828 Pacific Highway and the St Ives Indoor Sports Centre will also be serviced.

The LTFP provides for repayments of debt to occur on either a schedule specified by the terms of individual loans or at a time where funds are available, and the overall cost of debt can be reduced by making opportunistic repayments.

The following chart show Council's projected outstanding debt and the Net Debt Service Cost for the next 10 years. Net Debt Service Cost includes total interest plus principal repayments.

Current loans will be repaid by end of 2031/32, and new loan will be repaid by the end of 2035/36.

Table 17 – Council's debt service costs and ratio under SRV Option 2 – Enhance infrastructure



Scenario comparison

The table below provides a comparison of the three scenarios.

Table 18 – Scenario comparison

Scenario	Base Case	Special Rate Variation Option 1 - Renew	Special Rate Variation Option 2 - Enhance
Rate increase in 2026/27	3% (assumed cap)	19.9% above cap	29.6% above cap
Average Operating Result ⁶ from 2025/26 to 2034/35	\$2.3m (deficit)	\$13.9m (surplus)	\$19.6m (surplus)
Infrastructure Backlog in 2025/26	\$110.56m	\$110.56m	\$110.56m
Infrastructure Backlog in 2034/35 ⁷	\$200.98m	\$47.03m	\$53.19m
% change in Infrastructure Backlog from 2025/26 to 2034/35	81.8% increase	57.5% decrease	51.9% decrease
Focus areas for additional funding for renewal of existing infrastructure	None, no additional funding available	Buildings Footpaths Stormwater Recreational assets	Buildings Footpaths Stormwater Recreational assets
Funding for new infrastructure projects which are currently not funded	None, no additional funding available	St Ives Indoor Sports Centre	St Ives Indoor Sports Centre Expansion of new footpath program Completion of Marian Street Theatre upgrade
Ten-year capital expenditure program	\$634.74m	\$792.11m	\$862.17m
Debt extinguished	2031/32	2031/32	2035/36

⁶ Excludes capital grants and contributions.

⁷ This is the cost to bring Council's Very Poor and Poor Assets to a Satisfactory condition.

Capacity of ratepayers to afford a Special Rate Variation (SRV)

The impact of a SRV on ratepayers is an important matter that will be given extensive consideration before any Council decision on the issue.

However, a preliminary analysis of data shows that there is the potential that Ku-ring-gai ratepayers have the capacity to pay a SRV.

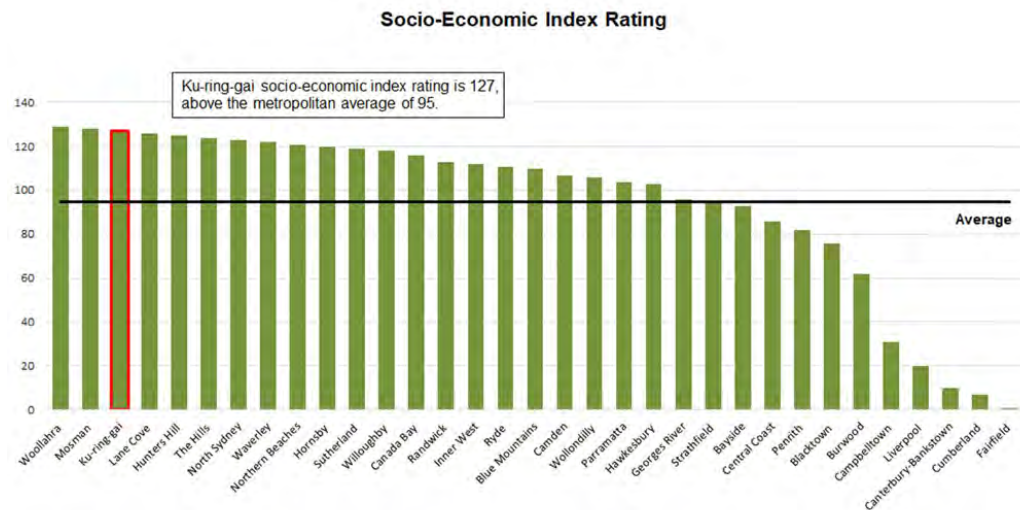
Socio-economic advantage

Australian Bureau of Statistics data shows that the population of the Ku-ring-gai local government area has the third highest level of socio-economic advantage among all Sydney, NSW and Australian local government areas.

Table 19 – Ranking of most advantaged Australian councils under Australian Bureau of Statistics 2021 Index of Relative Socio-economic Advantage and Disadvantage (IRSAD)

Advantage ranking	Council	State
1	Woollahra	NSW
2	Mosman	NSW
3	Ku-ring-gai	NSW
4	Darwin Waterfront Precinct	Northern Territory
5	North Sydney	NSW
6	Waverley	NSW
7	Lane Cove	NSW
8	Peppermint Grove	Western Australia
9	Nedlands	Western Australia
10	Cottesloe	Western Australia

Table 20 – Ku-ring-gai's socio-economic index rating compared to other Sydney councils 2023/24

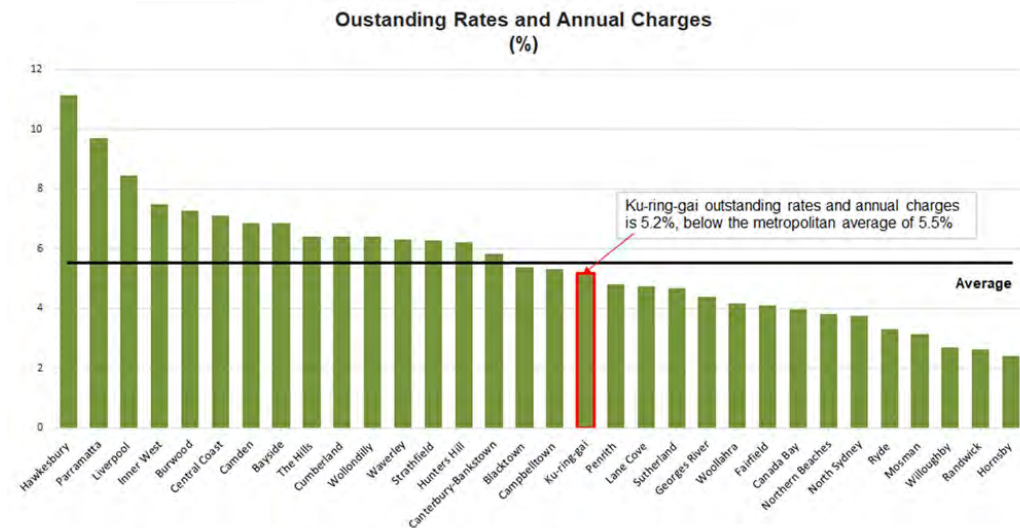


OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney)

Outstanding rates

Ku-ring-gai's percentage of outstanding rates and charges, in 2023/24, was 5.2%, which was slightly below the metropolitan and metropolitan fringe council average of 5.5% in 2023/24, according to Office of Local Government comparative data. Council regularly has below levels of outstanding rates in NSW, an indication of both capacity and willingness to pay.

Table 21 – Percentage of rates and charges outstanding among Sydney councils in 2023/24

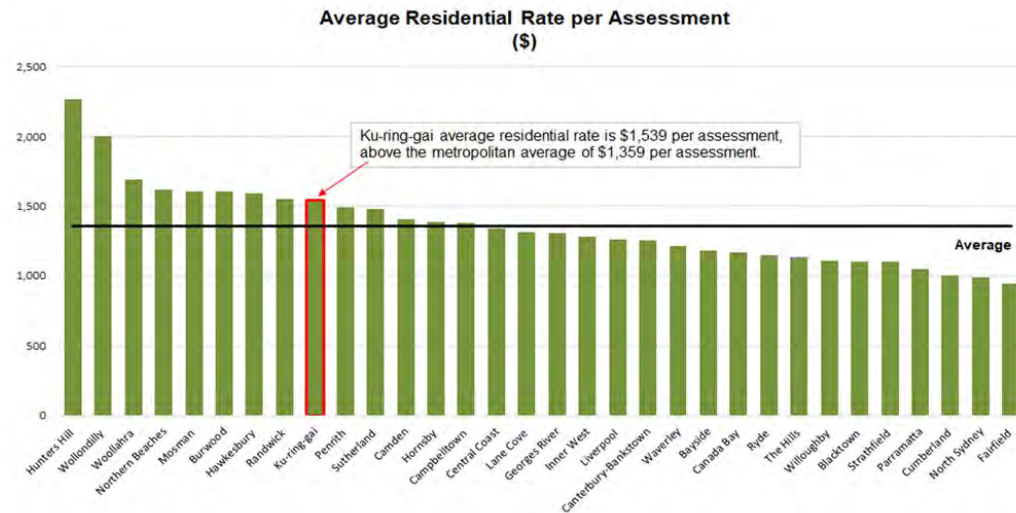


OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Average residential rates

Council's average 2023/24 residential rate of \$1,539, while above the Sydney council average of \$1,359, falls beneath other high socio-economic areas such as Hunters Hill, Woollahra, Northern Beaches, Burwood, Randwick and Mosman. In addition, the table below does not take into account a confirmed SRV in Willoughby which commenced in 2024/25, nor significant SRV applications in North Sydney and Northern Beaches which are proposed to commence in 2025/26.

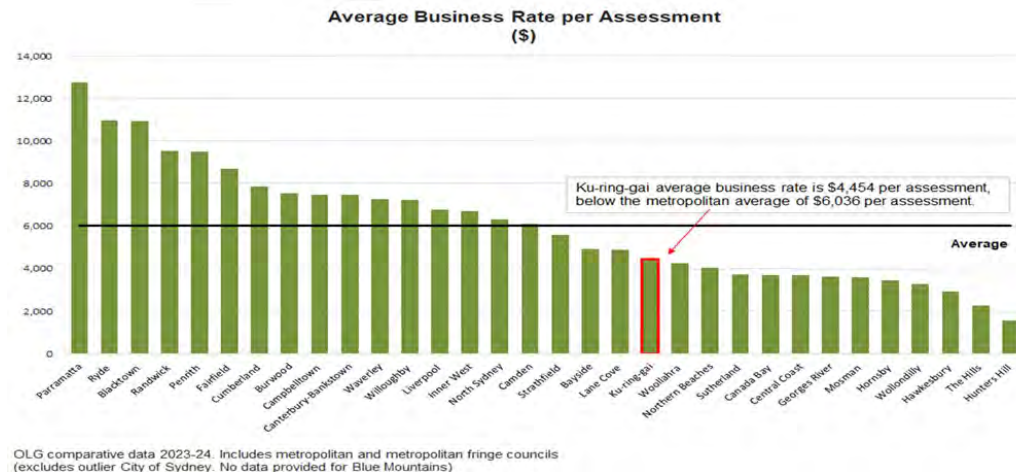
Table 22 – Average residential rate - metropolitan and metropolitan fringe councils in 2023/2



Average business rates

Council's average business rate of \$4,454 in 2023/24, was well below the metropolitan average of \$6,036.

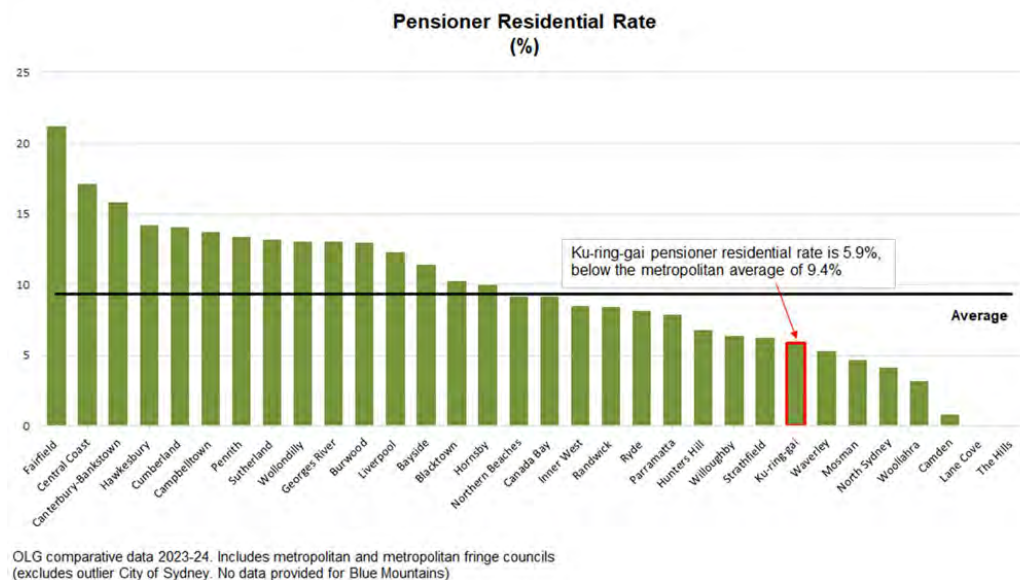
Table 23 – Average business rate among metropolitan and metropolitan fringe councils in 2023/2



Relatively low rate of pensioners paying rates

In 2023/24, on average, some 9.4% of residential ratepayers across Sydney councils were claiming the pensioner rate. In Ku-ring-gai, the figure was 5.9%. Ku-ring-gai's low rate of pensioner ratepayers is therefore a potential indicator of capacity to pay.

Table 24 – Percentage of residential ratepayers who were claiming the pensioner rebate in 2023/24



Hardship provisions

Council has a *Rates, Charges and Sundry Debts – Assistance, Concessions and Recovery Policy*, which is available on Council's website.

The Policy states that Council recognises that ratepayers may at times have difficulty paying their rates and charges and outlines the steps and processes Council will consider in these circumstances.

Council also provides financial assistance to eligible pensioners by reducing rates, charges, and interest on properties occupied as their principal residence. This includes a statutory concession of \$250 under Section 575 of the Act and an additional voluntary concession of 8.5% of total rates and charges, as outlined in the Council's Delivery Program and Operational Plan.

Productivity and cost containment

Council has demonstrated financial discipline over a long period of time, containing the cost of providing services within a culture of continuous productivity improvement.

In exploring the preferred long-term financial scenario, Council will continue to take actions to deliver productivity and cost containment, to seek out efficiencies and find alternative revenue sources, to reduce the overall impact on ratepayers. Council has demonstrated financial discipline over a long period of time, containing the cost of providing services within a culture of continuous productivity improvement.

This chapter explains a number of the actions Council has taken, and will continue to take, to reduce the ratepayer burden.

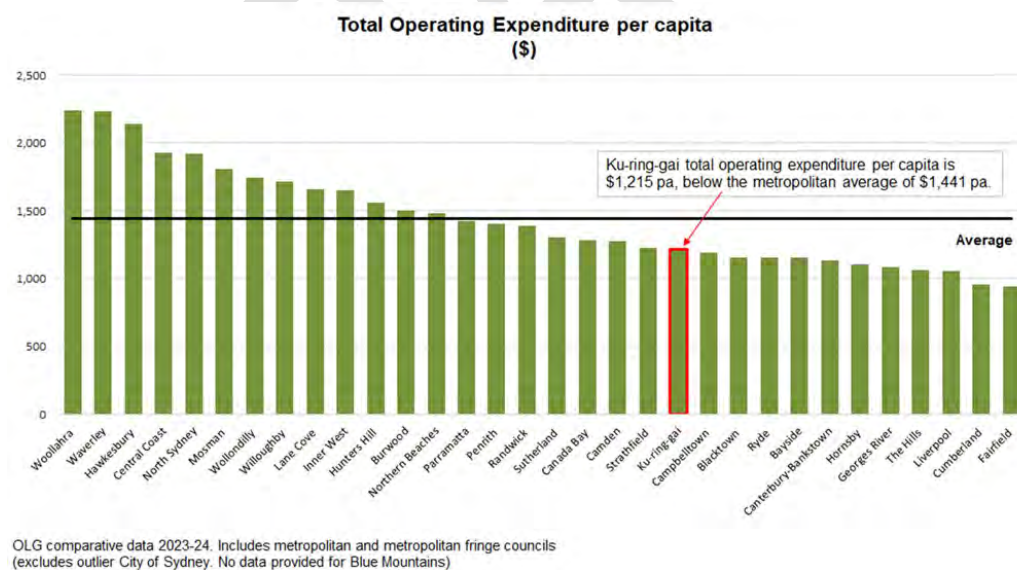
Recent comparative data

Operating expenditure per capita

Expenditure per capita is considered a factor of efficiency because it reflects how effectively a council delivers services and manages resources relative to its population.

In 2023/24, Ku-ring-gai Council had an operating expenditure per capita of \$1,215, which was 16% less than the Sydney average of \$1,441, and is a further indicator of efficiency. This suggests that the council is managing its operations and delivering services more cost-effectively compared to the average across Sydney

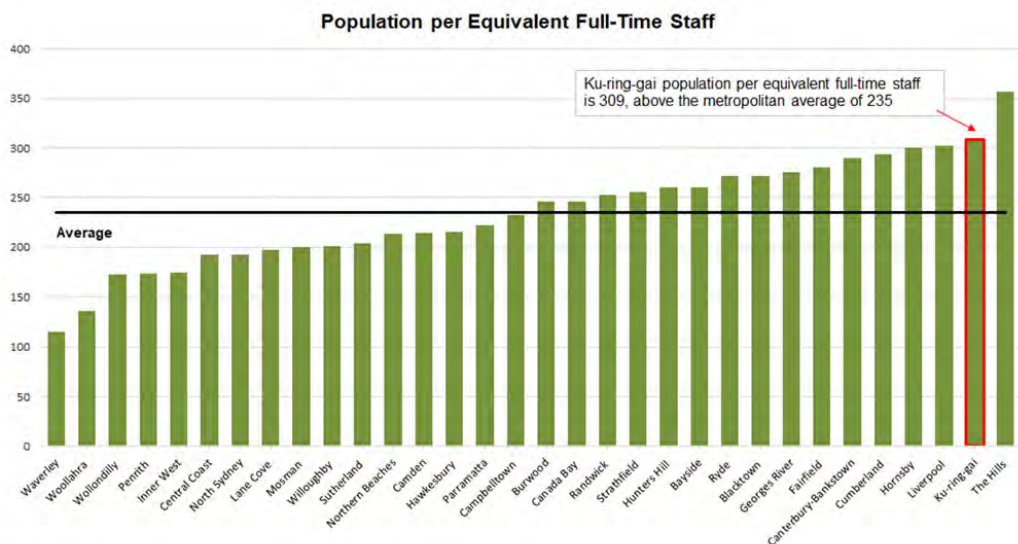
Table 25 – Operating expenditure per capita among Sydney councils 2023/24



Ratio of residents to staff

Each individual Ku-ring-gai Council full-time equivalent staff member in 2023/24 serviced 309 residents, which is the second highest of any Sydney council and well above the Sydney average of 235 residents. The Financial Sustainability Review indicated this was a sign of efficiency.

Table 26 – Number of residents for each full-time equivalent staff member among metropolitan councils in 2023/24



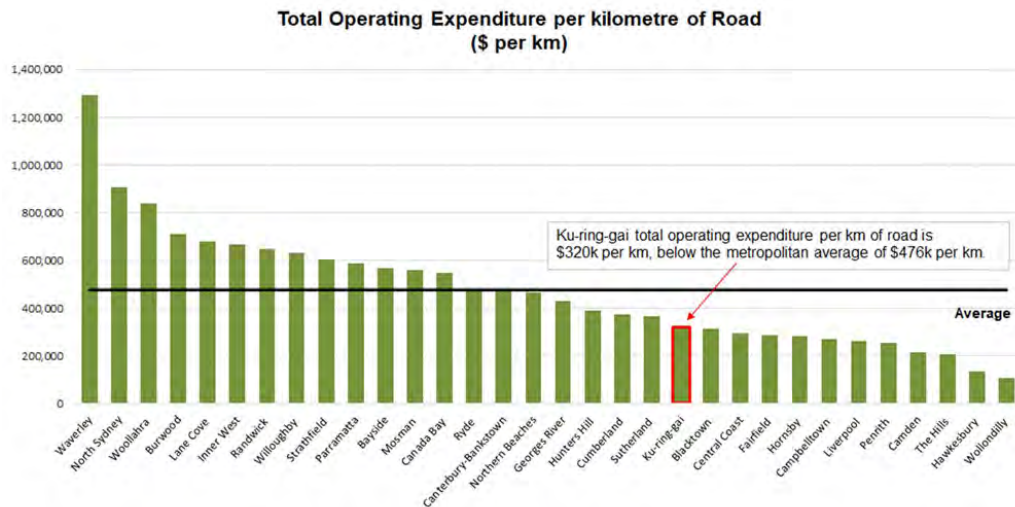
OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Operating Expenditure per km of road

Operating expenditure per km of road includes all operating expenditure, not just the amount spent on roads. It is a useful indicator for urban metropolitan councils as the length of road generally correlates to the amount of area that is developed for human habitation, requiring support from local government services and infrastructure.

Ku-ring-gai operating expenditure per km of road is \$320,000 which is 32% below the metropolitan average of \$476,000 per km or road.

Table 27 – Total Operating Expenditure per kilometre of road among metropolitan councils in 2023/24

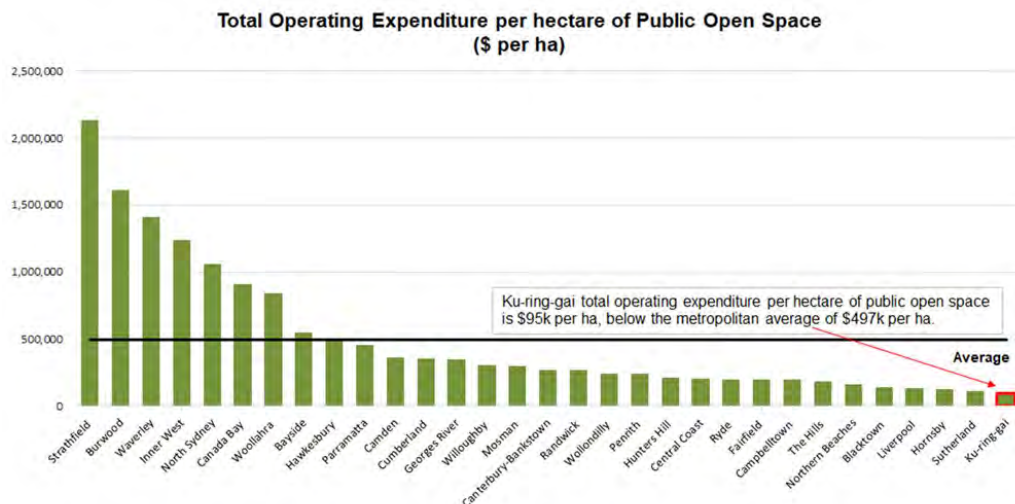


OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Operating expenditure per ha of open space

In addition, Ku-ring-gai Council's spending on Open Space is significantly lower than the group average, at 80% less per hectare. With an expenditure of \$95,486 per hectare, Ku-ring-gai ranks last among thirty-one councils, compared to the group average of \$496,516 per hectare. However, this also reflects the financial challenge posed by having a vast area of open space to service with comparatively lower rates revenue.

Table 28 – Total Operating Expenditure per hectare of Public Open Space among metropolitan councils in 2023/24



OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains and Lane Cove)

Service reviews

To further encourage service delivery improvement across Council operations a targeted service review framework commenced development.

The framework includes a service review program to systematically review Council services, identify opportunities to improve efficiency and effectiveness, and support the delivery and evaluation of necessary changes.

The program will also include the identification of key performance indicators and benchmarks to measure and track productivity and performance over time. Council's 2023/24 annual report stated that work has commenced on a number of planned service reviews.

Service reviews are nearing completion for Council's community engagement and communications, development application (DA) processing, compliance & regulation and sports field services. Reviews are planned to commence shortly for Council's community development and other key services.

The outcome and progress of service reviews will be reported to Council and included in Council's Biannual Report on the Delivery Program and Operational Plan as well as the Annual Report.

Savings, productivity and revenue measures

Council has implemented a range of measures to increase revenue and improve efficiency.

Some revenue measures have included:

- Increasing rental returns from property management through adaptive re-use of existing buildings, the removal of historical subsidy arrangements and renewals in line with market valuation.
- Improving revenue from tennis court bookings, through increased utilisation, an improved online booking system and automated court allocation service
- Reviewing and adjusting fees and charges to reflect the costs of providing the services supported by these fees (such as golf course fees to align with other comparable courses within the region and to reflect the increase in maintenance costs)
- Actively pursuing grant opportunities to support asset upgrades, programs and other initiatives

A sample of savings and productivity measures have included:

- Strict budget control by freezing volume increases, requiring departments to operate within their allocated budgets, redirecting savings to fund capital works and maintain affordability
- Actively managing debt by moving from variable to fixed-rate loan interest rates, to reduce loan costs by managing the risk of increasing rates
- Securing a loan subsidy for a major project through the LCLI (Low Cost Loan Initiative) managed by the Department of Planning, Housing and Infrastructure (DPHI)
- Implementing technology enhancements through a printer replacement program that reduced printing costs and a transition to a new Teams phone systems, which eliminated traditional hardware and generated ongoing savings. Transitioned to a cloud based software system to reduce the need for on-premises infrastructure and provide simplified software management.

- Introducing a new Application for convenient and efficient payment of rates by ratepayers, along with a new Waste Application to improve the customer experience and reduce enquiries on waste collection.
- Delivering library collection management and technology systems efficiencies
- Transitioning to electronic business papers
- Improving asset management initiatives through detailed analyses and strategic planning for:
 - Stormwater Management (covered earlier in this report): By optimising the pipe relining methodology, Council achieved cost savings in the replacement of drainage assets and reduced depreciation expenses.
 - Building Portfolio: A comprehensive review enhanced understanding of long-term funding needs and resulted in the development of a prioritised capital upgrade program for Council's buildings.
- Continuing to be part of the shared service for internal audit service, which provides services for six Councils. This enables economies of scale in the provision of internal audit services and improved efficiency.

Council will seek to quantify and further explain these and other measures, and explore new measures, if it decides to progress a SRV.

Alternatives to a Special Rate Variation (SRV)

Service reductions

While Council will continue to look for better ways of delivering services, and is continually examining its service delivery program, it does not believe that wholesale service reductions is a viable alternative to a SRV.

Under SRV Option 1 – Renew Infrastructure, the SRV would yield an additional \$17.3 million in revenue in 2026/27, and largely be put towards infrastructure renewal, which is equivalent to a third of Council's employee costs in the same year.

The areas subject to service reductions would need to be considered through a consultative budget process, and would inevitably results in the removal of services which are currently rated as important by community members.

In addition, the significant reduction in staffing which would come about through the service reductions would severely inhibit the ability of Council to deliver the infrastructure renewal which is needed, nor attract additional or new staff to undertake this work.

Debt and borrowing

Under this LTFP, Council is only proposing to take on additional debt (for the Marian Street Theatre project) where there is a concurrent new revenue stream to service this debt. If Council does not proceed with this project, it will seek to retire its existing debt by 2031/32.

Taking out new borrowings to deal with broader financial sustainability and infrastructure provision issues without identified sources of repayment is not considered to be a prudent approach.

This is because borrowing would:

- Worsen Council's Operating Results, by adding debt repayments
- Require future generations to pay for today's expenditure
- Not be linked to an individual asset or project; and
- Not address the underlying business fundamentals.

Further asset sales

The issue of asset sales was examined in Council's Financial Sustainability Review, published in February 2023. It noted that the asset sale strategy originally envisaged in 2016, involving the sale of \$111 million in assets to improve Council's financial sustainability and to undertake major projects, was not likely to be implemented at that time (due to a lack of support for the sale of particular assets). It also raised concerns about asset sales being used as a basis for long-term financial sustainability.⁸ As such, further asset sales are not proposed as an alternative to a SRV. However, future asset sales to fund major projects remain an option for Council to explore.

Further revenue and efficiency measures

The previous chapter outlines a range of revenue and efficiency measures. It is unlikely that further revenue and efficiency measures will be sufficient to overcome the very significant infrastructure backlog which has been forecast in this LTFP.

⁸ Ku-ring-gai Council Financial Sustainability Review, by Morrison Low, published January 2023, pages 14-17

Sensitivity analysis

The following table lists the major assumptions affecting the LTFP results and shows the impact of varying them. This impact is classified as Low, Moderate or Significant in terms of quality and quantum of service delivery to constituents.

	Impact	Comment
Revenue		
<i>Inflation/CPI</i>	<i>Low</i>	Changes in inflation will affect both revenue and expenditure, but increases in the assumption are likely to be negative for the projected operating surplus.
<i>Rates Income – Rate Peg</i>	<i>Moderate to Significant</i>	<p>The official rate peg for 2025/26 announced by IPART was 6.1%. It is assumed the rate peg will increase by 3.0% for all remaining years, along with a 0.3% population increment.</p> <p>Changes in rate pegging will affect revenue forecasts, and these will have a large impact on the LTFP Model. Non-achievement of property and rates income growth forecasts will directly affect provision of new infrastructure and the rate at which existing infrastructure can be renewed.</p>
<i>Investment Earnings</i>	<i>Moderate</i>	Council's investments portfolio is subject to fluctuations in interest rates. An adverse movement in interest rates will reduce investment income and impact on capital expenditure and service levels, with only a minor offset through savings in variable interest loan costs. Council is forecasting an increase in interest earning in the short term a decrease in interest earnings and has adjusted the future budgets accordingly.
<i>Proceeds from Asset Sales</i>	<i>Moderate</i>	<p>The LTFP assumes sale of assets (\$1.2 million) for the 10 years fund Council's co-contribution in its S7.11 Development Contributions Plan.</p> <p>If these asset sales are not realised, either cuts to services and other capital would have to be made or alternatively the s7.11 projects requiring Council co-contributions would have to be deferred or deleted from the program.</p>
<i>Grants</i>	<p><i>Low for specific purpose grants.</i></p> <p><i>Moderate/Significant for general purpose grants (FAG)</i></p>	<p>The LTFP model includes operational grants and capital grants that have already been awarded. The Council does not have a strong reliance on specific purpose grants revenue in comparison with other sources of revenue. Programs funded by specific purpose grants may not be offered by the Council if the grants were eliminated.</p> <p>The general-purpose (including local roads) component of the Council's Financial Assistance Grant (FAG) is \$4.7 million. If this grant were reduced or eliminated, the Council would need to consider significantly reducing capital expenditure and operating service levels.</p>

	Impact	Comment
Revenue		
Expenditure		
<i>Employee Costs</i>	<i>Significant</i>	<p>This is one of Council's largest costs. The number of employees in operating activities is assumed to remain constant with cost increases in line with forecast or known Award changes. This volume assumption is at risk from possible future changes to conditions, further devolvement of functions from other levels of government and from growth in Council services requiring additional staffing.</p> <p>The Award increase assumptions are at risk as Council has no direct control over this. The current estimate of 3.0% although in line with the rate peg in future years it exceeds other cost increases, which puts pressure on balancing future budgets.</p>
<i>Borrowing costs</i>	<i>Moderate</i>	<p>Council's outstanding loan balance will reach \$21.0m in 2025/26.</p> <p>The outstanding loans are discharged by 2031/32 from future net revenue generated from leasing out the investment property at 828 Pacific Highway, Gordon, and a proposed special rate variation. This carries a moderate risk in terms of delays in realising income if the current building (investment property) in future is leased out at a lower occupancy rate than predicted in the LTFP. There is also a moderate risk in terms of the SRV if this is not approved by IPART.</p>

The following table illustrates monetary sensitivity to variations in the assumptions.

Income & Expenditure Categories	Assumption	2025/26 Base \$'000	Sensitivity to a 10% Variation in the Assumption \$	Sensitivity to a 20% Variation in the Assumption \$
Income:				
Rates	6.10%	82,885	505,599	1,011,197
Annual Charges (DW & others)	7.00%	27,178	190,246	380,492
Fees & Charges	3.90%	23,956	93,428	186,857
Operating Grants	2.90%	9,188	26,645	53,290
Interest on Investments	4.67%	8,204	38,313	76,625
Other Income	2.90%	13,895	40,296	80,591
Expenditure:				
Employee Costs	3.80%	54,159	205,804	411,608
Borrowing Costs	4.45%	1,139	5,069	10,137
Materials & Contracts	2.90%	68,500	198,650	397,300
Depreciation	(1.44%)	29,525	(42,438)	(84,876)
Other Expenditure	2.90%	11,869	34,420	68,840

The sensitivity analysis shows that rates income and employee costs would have the greatest impact if there is a future variation from the LTFP assumptions.

If there are adverse variations in the future from the LTFP assumptions, adjustments will need to be made to operations and capital programs to maintain financial sustainability. The sensitivity analysis brings into sharp focus the need to manage employee numbers and costs.

Capital Works projects

Council will progress a large number of projects during the life of the LTFP. A sample of these projects are listed below.

Werona Avenue and Heritage Square, Gordon

This project involves upgrade works to Werona Avenue on the eastern side of Gordon and upgrade works to Heritage Square on St Johns Avenue. The works will complement the recently completed St Johns Avenue Streetscape works. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. Construction is planned to commence in late 2025/early 2026.

Bedes Forest Expansion, St Ives

Council adopted a concept plan for the park in 2022 and is currently finalising construction drawings for this new park on the corner of Yarabah Avenue and Stanley Street, St Ives. The park will be almost 8,000 square metres in area, once completed, and will provide a diversity of activity areas including open grass, a playground, basketball facilities, a community garden, as well as an extensive nature play area. Construction is planned to commence in late 2025/early 2026.

Robert Pymble Park

The Robert Pymble Park Master Plan was adopted by Council in March 2020. The Landscape Masterplan aims to conserve, protect, and enhance the landscape character of Robert Pymble Park while improving the amenity and aesthetics of the park.

The first stage of the Master Plan works being the upgrade of the playground was completed in February 2023. Works are on-going for the delivery of the remaining masterplan works which will be undertaken between 2025-2026.

Gordon (North) Streetscape Improvements

This project involves upgrade works to streets in the northern part of Gordon local centre including Fitzsimons Lane, Merriwa Street and the Pacific Highway. The area has undergone extensive renewal in the past 10 years which has brought a large number of new residents. Improved pedestrian safety and amenity have become a priority. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. There have been some significant delays with the detailed design of this project which has pushed construction back, the Construction phase is now planned to commence in late 2025.

Lindfield Streetscape Improvements

This project involves upgrade works to streets on the eastern side of Lindfield including Lindfield Avenue and Tryon Road. The works will complement the recently completed Lindfield Village Green and will focus on improving pedestrian safety by managing traffic and parking conflicts and improving access to the rail station. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. New traffic signals at the intersection of Lindfield Avenue and Tryon Road will replace the existing signals. New traffic signals at the intersection of Strickland Avenue and Pacific highway are also proposed to support the delivery of the Lindfield Village Hub. Construction is planned to commence in 2025.

Pymble Streetscape Improvements

This project involves upgrade works to Grandview Street, Pymble local centre. The works will focus on improving pedestrian conditions and providing outdoor dining areas through footpath extensions and traffic calming measures. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. The project will be handed over to Operations in 2025 to prepare detail design and tender documentation. Construction is planned to commence in 2028.

St Ives Streetscape Improvements

This project involves upgrade works to streets and parks of St Ives local centre including Stanley Street, Porters Lane, Rosedale Road as well as Rotary and Memorial Parks. The works will focus on improving pedestrian conditions and improving conditions for bicycle user. Small parks will be renewed to create environments where residents and workers can rest and linger. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture.

Council adopted the St Ives Public Domain Plan in February 2023. The project will be handed over to Operations in 2025 to prepare detail design and tender documentation. Construction is planned to commence in 2028.

Turramurra Streetscape Improvements

This project involves upgrade works to Rohini Street in Turramurra local centre. The works will focus on improving pedestrian conditions through improved pedestrian crossing points and providing outdoor dining areas. A key focus of the plan will be to upgrade the bus interchange to improve safety, capacity and functionality. Staff are currently working with representatives from TfNSW to finalise the interchange design and funding. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. Construction is planned to commence in 2035.

Roseville Streetscape Improvements

This project involves upgrade works to Hill Street, Roseville. The works will focus on improving pedestrian conditions through footpath widening and traffic calming measures. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. Construction is planned to commence in 2036.

Appendix A - LTFP Forecasts and Assumptions

LTFP FORECASTS AND ASSUMPTIONS

REVENUE ASSUMPTIONS	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
FORECASTS - ACCESS ECONOMICS										
Consumer Price Index (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
BBSW - 90 Day	3.5%	2.9%	2.8%	2.7%	2.6%	2.5%	2.5%	2.4%	2.4%	2.4%
INCOME ASSUMPTIONS										
Rates										
Rates Pegging Forecast	6.1%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Rates Population Growth	0.0%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Total Rates Change	6.1%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Fees and Charges										
Domestic Waste Price Increase	3.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Pensioner Rebate Growth	7.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Stormwater Management Charge (rates growth only)	1.0%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
Trade Waste - Annual Charges	0.0%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Interest Income	7.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Interest Income - Rate based on 90 Days BBSW	4.7%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.5%	3.5%	3.5%
Grants Income										
Recurrent Grants (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Capital Grants (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Proceeds from Assets Sales										
Asset Sales	0	84	389	0	0	279	380	0	87	0
EXPENDITURE ASSUMPTIONS										
Labour Costs										
Workers Compensation (= Emp Costs)	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
Superannuation										
Material & Contracts - Operational Expenditure	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Operating Expenses (CPI)										
Street Lighting Charges (IPART Decision)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Building Electricity Charges (IPART)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Water Charges (IPART Determination)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Fire Levy (CPI)	18.0%	6.8%	6.8%	6.8%	6.8%	2.4%	2.4%	2.4%	2.4%	2.4%
Planning Levy (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Materials & Contracts - Capital Expenditure										
Borrowing Costs	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Loan Rate (95 bps over 90 BBSW or max of 4%)										
Loan Rate (95 bps over 90 BBSW or max of 4%)	4.5%	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%

Appendix B - Base Case (Business as usual) financial tables

10 Year Financial Plan for the Years ending 30 June 2035

Projected Income Statement

Scenario 1 - Base Case (Business as usual)

\$'000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Income from Continuing Operations												
Rates & Annual Charges	98,307	103,059	110,063	113,841	117,941	122,458	128,104	133,469	138,034	142,917	147,806	153,032
User Charges & Fees	22,959	23,199	23,956	24,655	25,369	26,075	26,696	27,332	27,983	28,650	29,334	30,033
Interest & Investment Revenue	9,321	7,094	8,204	5,805	5,103	4,417	3,985	3,797	3,878	3,964	3,994	4,022
Other Revenues	15,214	14,121	13,895	14,270	14,655	15,039	15,434	15,839	16,255	16,682	17,121	17,572
Grants & Contributions for Operating Purposes	9,982	10,221	9,188	9,390	9,380	9,544	9,733	9,977	10,148	10,365	10,643	10,655
Grants & Contributions for Capital Purposes	20,176	15,502	16,594	13,813	17,456	38,016	30,404	35,652	33,573	27,943	28,355	28,281
Other Income:												
Net gains from the disposal of assets	- 1,070	-	-	59	281	-	-	207	284	-	66	-
Total Income from Continuing Operations	174,889	173,196	181,900	181,833	190,185	215,549	214,356	226,273	230,155	230,521	237,319	243,595
Total Income excluding Proceeds from Asset Sales & Capital Income	155,783	157,694	165,306	167,961	172,448	177,533	183,952	190,414	196,298	202,578	208,898	215,314
Expenses from Continuing Operations												
Employee Benefits & On-Costs	46,974	51,016	54,159	55,803	57,917	60,111	62,389	64,752	67,206	69,752	72,395	75,138
Borrowing Costs	1,322	1,278	1,139	998	856	705	555	405	261	150	150	150
Materials & Contracts	64,297	63,295	68,500	70,211	72,213	73,939	76,704	79,513	81,412	83,358	85,350	87,391
Depreciation & Amortisation	25,949	27,884	29,525	30,721	31,853	32,955	33,741	34,964	36,270	37,504	38,807	40,304
Other Expenses	5,062	5,962	5,130	5,257	5,390	5,518	5,652	5,787	5,926	6,068	6,213	6,362
Other Operational Projects Expenses	9,598	13,199	6,739	6,579	6,756	7,871	7,491	7,511	7,752	9,278	8,512	8,464
Total Expenses from Continuing Operations	153,202	162,634	165,192	169,569	174,985	181,099	186,532	192,932	198,827	206,110	211,427	217,809
Net Operating Result for the Year	21,687	10,562	16,708	12,264	15,200	34,450	27,824	33,341	31,327	24,411	25,892	25,786
Net Operating Result for the year before Grants & Contributions provided for Capital Purposes	1,511	-4940	114	-1549	-2256	-3566	-2580	-2311	-2246	-3532	-2463	-2495

10 Year Financial Plan for the Years ending 30 June 2035

Projected Balance Sheet

Scenario 1 - Base Case (Business as usual)

\$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
ASSETS												
Current Assets												
Cash & Cash Equivalents	11,587	25,690	26,018	24,441	24,743	22,730	26,415	28,628	33,033	37,929	41,793	45,956
Investments	94,697	67,600	52,900	48,300	40,800	34,700	31,500	30,400	30,700	31,900	28,200	29,200
Receivables	15,063	14,179	15,147	14,900	15,631	19,246	18,433	19,625	19,683	19,189	19,636	19,947
Inventories	276	225	225	225	225	225	225	225	225	225	225	225
Other	2,904	3,214	3,104	3,074	3,130	3,103	3,102	3,112	3,105	3,106	3,108	3,107
Non-Current Assets Held for Sale	2,850	-	-	25	108	-	-	72	96	-	21	-
Total Current Assets	127,377	110,908	97,393	90,965	84,637	80,003	79,675	82,062	86,842	92,350	92,983	98,434
Non-Current Assets												
Investments	106,337	82,549	64,674	59,115	49,836	42,358	38,557	37,057	37,493	38,912	34,413	35,583
Receivables	71	71	71	71	71	71	71	71	71	71	71	71
Infrastructure, Property, Plant & Equipment	2,714,777	2,750,903	2,793,382	2,814,528	2,843,414	2,887,428	2,916,698	2,946,883	2,970,413	2,989,115	3,019,818	3,039,993
Investment Property	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734
Intangible Assets	567	440	325	210	95	36	36	-	-	-	-	-
Right of Use Asset	1,407	1,310	1,240	1,160	1,070	973	876	779	682	585	488	391
Total Non-Current Assets	2,873,893	2,886,008	2,910,426	2,925,819	2,945,220	2,981,600	3,006,972	3,035,524	3,059,393	3,079,417	3,105,525	3,126,772
TOTAL ASSETS	3,001,270	2,996,916	3,007,819	3,016,783	3,029,857	3,061,603	3,086,647	3,117,586	3,146,235	3,171,767	3,198,507	3,225,206
LIABILITIES												
Current Liabilities												
Payables	37,538	28,273	25,356	24,986	25,831	26,142	26,424	26,969	27,253	27,773	27,994	28,253
Borrowings	3,281	3,281	3,338	3,397	3,460	3,525	3,593	3,465	3,540	-	-	-
Provisions	12,655	13,199	13,701	14,221	14,762	15,323	15,905	16,509	17,137	17,788	18,464	19,165
Total Current Liabilities	53,474	44,753	42,395	42,604	44,053	44,990	45,922	46,944	47,930	45,560	46,458	47,419
Non-Current Liabilities												
Payables	1,549	1,484	1,419	1,354	1,289	1,224	1,159	1,094	1,029	964	899	834
Borrowings	24,317	21,036	17,641	14,185	10,663	7,073	3,412	75	-	-	-	-
Provisions	310	323	336	348	362	375	390	404	420	436	452	469
Total Non-Current Liabilities	26,176	22,843	19,396	15,887	12,314	8,672	4,961	1,573	1,449	1,400	1,351	1,303
TOTAL LIABILITIES	79,650	67,596	61,791	58,492	56,366	53,662	50,882	48,517	49,379	46,960	47,809	48,722
Net Assets	2,921,620	2,929,319	2,946,028	2,958,291	2,973,491	3,007,941	3,035,765	3,069,069	3,096,856	3,124,807	3,150,698	3,176,484
EQUITY												
Retained Earnings	949,893	960,455	977,163	989,427	1,004,627	1,039,077	1,066,900	1,100,241	1,131,569	1,155,980	1,181,872	1,207,658
Revaluation Reserves	1,971,727	1,968,864	1,968,865	1,968,865	1,968,864	1,968,864	1,968,864	1,968,827	1,965,287	1,968,827	1,968,826	1,968,826
Council Equity Interest	2,921,620	2,929,319	2,946,028	2,958,291	2,973,491	3,007,941	3,035,765	3,069,069	3,096,856	3,124,807	3,150,698	3,176,484
Total Equity	2,921,620	2,929,319	2,946,028	2,958,291	2,973,491	3,007,941	3,035,765	3,069,069	3,096,856	3,124,807	3,150,698	3,176,484

10 Year Financial Plan for the Years ending 30 June 2035

Projected Cash Flow Statement

Scenario 1 - Base Case (Business as usual)

\$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	97,602	103,943	109,095	114,088	117,210	118,842	128,916	132,277	137,976	143,411	147,359	152,721
User Charges & Fees	24,574	23,199	23,956	24,655	25,369	26,075	26,696	27,332	27,983	28,650	29,334	30,033
Investment & Interest Revenue Received	8,479	7,094	8,204	5,805	5,103	4,417	3,985	3,797	3,878	3,964	3,994	4,022
Grants & Contributions	31,398	25,723	25,782	23,203	26,836	47,560	40,137	45,629	43,721	38,308	38,998	38,936
Bonds, Deposits, Retention amounts received	4,444	-	-	-	-	-	-	-	-	-	-	-
Other	24,011	13,863	14,005	14,300	14,598	15,067	15,434	15,830	16,261	16,681	17,120	17,573
Payments:												
Employee Benefits & On-Costs	- 49,275	- 50,459	- 53,645	- 55,270	- 57,363	- 59,536	- 61,792	- 64,133	- 66,563	- 69,085	- 71,703	- 74,419
Materials & Contracts	- 78,903	- 72,560	- 71,417	- 70,581	- 71,368	- 73,627	- 76,422	- 78,967	- 81,128	- 82,839	- 85,129	- 87,132
Borrowing Costs	- 1,322	- 1,278	- 1,139	- 998	- 856	- 705	- 555	- 405	- 261	- 150	- 150	- 150
Bonds, Deposits, Retention amounts refunded	- 3,397	-	-	-	-	-	-	-	-	-	-	-
Other	- 8,985	- 19,161	- 11,869	- 11,836	- 12,146	- 13,389	- 13,143	- 13,298	- 13,678	- 15,346	- 14,725	- 14,826
Net Cash provided (or used) in Operating Activities	48,626	30,364	42,973	43,366	47,383	64,703	63,256	68,061	68,189	63,594	65,098	66,759
Cash Flows from Investing Activities												
Receipts:												
Sale of investment securities	124,850	115,528	128,685	93,710	117,812	100,347	86,336	79,147	76,628	77,450	80,100	71,929
Sale of Infrastructure, Property, Plant & Equipment	2,690	-	-	84	389	-	-	279	380	-	87	-
Payments:												
Purchase of investment securities	- 125,604	- 64,644	- 96,109	- 83,552	- 101,033	- 86,768	- 79,335	- 76,547	- 77,364	- 80,070	- 71,901	- 74,099
Purchase of investment property	- 334	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	- 48,520	- 63,798	- 71,819	- 51,722	- 60,724	- 76,706	- 62,915	- 65,196	- 59,823	- 56,013	- 69,455	- 60,361
Purchase of Intangible Assets	- 12	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided in Investing Activities	- 46,930	- 12,914	- 39,243	- 41,479	- 43,556	- 63,127	- 55,914	- 62,317	- 60,179	- 58,632	- 61,170	- 62,530
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayments of Borrowings & Advances	- 3,227	- 3,281	- 3,338	- 3,397	- 3,460	- 3,525	- 3,593	- 3,465	- 3,540	-	-	-
Lease Liabilities (Principal Repayment)	- 46	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65
Net Cash provided in Financing Activities	- 3,273	- 3,346	- 3,403	- 3,462	- 3,525	- 3,590	- 3,658	- 3,530	- 3,605	- 65	- 65	- 65
Net Increase/(Decrease) in Cash & Cash Equivalents	- 1,577	14,104	326	- 1,575	302	- 2,014	3,685	2,214	4,405	4,897	3,864	4,163
Plus: Cash & Cash Equivalents - beginning of year	13,164	11,587	25,690	26,018	24,441	24,743	22,730	26,415	28,628	33,033	37,929	41,793
Cash & Cash Equivalents - end of year	11,587	25,691	26,016	24,442	24,743	22,729	26,414	28,629	33,033	37,929	41,793	45,956
Plus: Investments on hand - end of year	201,034	150,149	117,574	107,415	90,636	77,058	70,057	67,457	68,193	70,812	62,613	64,783
Total Cash, Cash Equivalents & Investments	212,621	175,840	143,590	131,857	115,379	99,787	96,471	96,085	101,226	108,742	104,407	110,739

Appendix C – SRV Option 1 – Renew infrastructure financial tables

10 Year Financial Plan for the Years ending 30 June 2035

Projected Income Statement

Scenario 2 - Special Rate Variation Option 1 - Renew Infrastructure

\$'000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Income from Continuing Operations												
Rates & Annual Charges	98,307	103,059	110,063	130,642	135,296	140,386	146,623	152,600	157,796	163,331	168,893	174,815
User Charges & Fees	22,959	23,199	23,956	24,655	25,369	26,075	26,696	27,332	27,983	28,650	29,334	30,033
Interest & Investment Revenue	9,321	7,094	8,204	5,825	5,145	4,468	4,039	3,851	3,943	4,040	4,093	4,150
Other Revenues	15,214	14,121	13,895	14,270	14,655	15,039	15,434	15,839	16,255	16,682	17,121	17,572
Grants & Contributions for Operating Purposes	9,982	10,221	9,188	9,390	9,380	9,544	9,733	9,977	10,148	10,365	10,643	10,655
Grants & Contributions for Capital Purposes	20,176	15,502	16,594	13,813	17,456	38,016	30,404	35,652	33,573	27,943	28,355	28,281
Other Income:												
Net gains from the disposal of assets	- 1,070	-	-	59	281	-	-	207	284	-	66	-
Total Income from Continuing Operations	174,889	173,196	181,900	198,654	207,582	233,528	232,929	245,458	249,982	251,011	258,505	265,506
Total Income excluding Proceeds from Asset Sales & Capital Income	155,783	157,694	165,306	184,782	189,845	195,512	202,525	209,599	216,125	223,068	230,084	237,225
Expenses from Continuing Operations												
Employee Benefits & On-Costs	46,974	51,016	54,159	55,803	57,917	60,111	62,389	64,752	67,206	69,752	72,395	75,138
Borrowing Costs	1,322	1,278	1,139	998	856	705	555	405	261	150	150	150
Materials & Contracts	64,297	63,295	68,500	70,211	73,213	74,963	78,253	81,099	83,036	85,021	87,053	89,134
Depreciation & Amortisation	25,949	27,884	29,525	30,721	31,853	32,955	33,741	34,964	36,270	37,504	38,807	40,304
Other Expenses	5,062	5,962	5,130	5,257	5,390	5,518	5,652	5,787	5,926	6,068	6,213	6,362
Other Operational Projects Expenses	9,598	13,199	6,739	6,579	6,756	7,871	7,491	7,511	7,752	9,278	8,512	8,464
Total Expenses from Continuing Operations	153,202	162,634	165,192	169,569	175,985	182,123	188,081	194,518	200,451	207,773	213,130	219,552
Net Operating Result for the Year	21,687	10,562	16,708	29,085	31,597	51,405	44,848	50,940	49,530	43,238	45,375	45,954
Net Operating Result for the year before Grants & Contributions provided for Capital Purposes	1,511	-4940	114	15,272	14,141	13,389	14,444	15,288	15,957	15,295	17,020	17,673

10 Year Financial Plan for the Years ending 30 June 2035

Projected Balance Sheet

Scenario 2 - Special Rate Variation Option 1 - Renew Infrastructure

\$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
ASSETS												
Current Assets												
Cash & Cash Equivalents	11,587	25,690	26,018	23,427	23,873	21,833	25,558	27,742	32,124	36,999	40,850	45,008
Investments	94,697	67,600	52,900	48,800	41,300	35,300	32,100	31,000	31,500	32,900	29,500	30,900
Receivables	15,063	14,179	15,147	15,934	16,689	20,344	19,569	20,797	20,894	20,440	20,928	21,278
Inventories	276	225	225	225	225	225	225	225	225	225	225	225
Other	2,904	3,214	3,104	3,074	3,130	3,103	3,102	3,112	3,105	3,106	3,108	3,107
Non-Current Assets Held for Sale	2,850	-	-	25	108	-	-	72	96	-	21	-
Total Current Assets	127,377	110,908	97,393	91,484	85,325	80,804	80,554	82,948	87,944	93,670	94,632	100,518
Non-Current Assets												
Investments	106,337	82,549	64,674	59,557	50,396	43,114	39,289	37,934	38,487	40,218	36,137	37,854
Receivables	71	71	71	71	71	71	71	71	71	71	71	71
Infrastructure, Property, Plant & Equipment	2,714,777	2,750,903	2,793,382	2,830,388	2,875,530	2,936,191	2,982,508	3,030,148	3,071,552	3,108,557	3,158,003	3,197,370
Investment Property	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734
Intangible Assets	567	440	325	210	95	36	36	-	-	-	-	-
Right of Use Asset	1,407	1,310	1,240	1,160	1,070	973	876	779	682	585	488	391
Total Non-Current Assets	2,873,893	2,886,008	2,910,426	2,942,120	2,977,896	3,031,120	3,073,513	3,119,666	3,161,527	3,200,165	3,245,433	3,286,420
TOTAL ASSETS	3,001,270	2,996,916	3,007,819	3,033,604	3,063,222	3,111,923	3,154,067	3,202,614	3,249,470	3,293,836	3,340,065	3,386,937
LIABILITIES												
Current Liabilities												
Payables	37,538	28,273	25,356	24,986	25,978	26,291	26,648	27,201	27,490	28,015	28,242	28,506
Borrowings	3,281	3,281	3,338	3,397	3,460	3,525	3,593	3,465	3,540	-	-	-
Provisions	12,655	13,199	13,701	14,221	14,762	15,323	15,905	16,509	17,137	17,788	18,464	19,165
Total Current Liabilities	53,474	44,753	42,395	42,604	44,200	45,139	46,146	47,176	48,167	45,803	46,706	47,672
Non-Current Liabilities												
Payables	1,549	1,484	1,419	1,354	1,289	1,224	1,159	1,094	1,029	964	899	834
Borrowings	24,317	21,036	17,641	14,185	10,663	7,073	3,412	75	-	-	-	-
Provisions	310	323	336	348	362	375	390	404	420	436	452	469
Total Non-Current Liabilities	26,176	22,843	19,396	15,887	12,314	8,672	4,961	1,573	1,449	1,400	1,351	1,303
TOTAL LIABILITIES	79,650	67,596	61,791	58,492	56,514	53,811	51,107	48,749	49,615	47,202	48,058	48,975
Net Assets	2,921,620	2,929,319	2,946,028	2,975,112	3,006,708	3,058,112	3,102,960	3,153,865	3,199,855	3,246,633	3,292,007	3,337,962
EQUITY												
Retained Earnings	949,893	960,455	977,163	1,006,248	1,037,845	1,089,250	1,134,097	1,185,037	1,234,568	1,277,806	1,323,181	1,369,135
Revaluation Reserves	1,971,727	1,968,864	1,968,865	1,968,865	1,968,863	1,968,862	1,968,863	1,968,827	1,965,287	1,968,827	1,968,827	1,968,827
Council Equity Interest	2,921,620	2,929,319	2,946,028	2,975,112	3,006,708	3,058,112	3,102,960	3,153,865	3,199,855	3,246,633	3,292,007	3,337,962
Total Equity	2,921,620	2,929,319	2,946,028	2,975,112	3,006,708	3,058,112	3,102,960	3,153,865	3,199,855	3,246,633	3,292,007	3,337,962

10 Year Financial Plan for the Years ending 30 June 2035

Projected Cash Flow Statement

Scenario 2 - Special Rate Variation Option 1 - Renew Infrastructure

\$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	97,602	103,943	109,095	129,855	134,541	136,731	147,398	151,372	157,699	163,785	168,405	174,465
User Charges & Fees	24,574	23,199	23,956	24,655	25,369	26,075	26,696	27,332	27,983	28,650	29,334	30,033
Investment & Interest Revenue Received	8,479	7,094	8,204	5,825	5,145	4,468	4,039	3,851	3,943	4,040	4,093	4,150
Grants & Contributions	31,398	25,723	25,782	23,203	26,836	47,560	40,137	45,629	43,721	38,308	38,998	38,936
Bonds, Deposits, Retention amounts received	4,444	-	-	-	-	-	-	-	-	-	-	-
Other	24,011	13,863	14,005	14,300	14,598	15,067	15,434	15,830	16,261	16,681	17,120	17,573
Payments:												
Employee Benefits & On-Costs	- 49,275	- 50,459	- 53,645	- 55,270	- 57,363	- 59,536	- 61,792	- 64,133	- 66,563	- 69,085	- 71,703	- 74,419
Materials & Contracts	- 78,903	- 72,560	- 71,417	- 70,581	- 72,221	- 74,649	- 77,896	- 80,546	- 82,748	- 84,496	- 86,825	- 88,870
Borrowing Costs	- 1,322	- 1,278	- 1,139	- 998	- 856	- 705	- 555	- 405	- 261	- 150	- 150	- 150
Bonds, Deposits, Retention amounts refunded	- 3,397	-	-	-	-	-	-	-	-	-	-	-
Other	- 8,985	- 19,161	- 11,869	- 11,836	- 12,146	- 13,389	- 13,143	- 13,298	- 13,678	- 15,346	- 14,725	- 14,826
Net Cash provided (or used) in Operating Activities	48,626	30,364	42,973	59,153	63,903	81,621	80,318	85,632	86,357	82,387	84,547	86,892
Cash Flows from Investing Activities												
Receipts:												
Sale of investment securities	124,850	115,528	128,685	93,730	118,515	101,177	87,467	80,253	77,890	79,041	82,224	74,801
Sale of Infrastructure, Property, Plant & Equipment	2,690	-	-	84	389	-	-	279	380	-	87	-
Payments:												
Purchase of investment securities	- 125,604	- 64,644	- 96,109	- 84,513	- 101,854	- 87,896	- 80,441	- 77,798	- 78,944	- 82,171	- 74,744	- 77,917
Purchase of investment property	- 334	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	- 48,520	- 63,798	- 71,819	- 67,582	- 76,981	- 93,352	- 79,961	- 82,652	- 77,697	- 74,316	- 88,198	- 79,553
Purchase of Intangible Assets	- 12	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided in Investing Activities	- 46,930	- 12,914	- 39,243	- 58,281	- 59,931	- 80,071	- 72,935	- 79,918	- 78,370	- 77,447	- 80,630	- 82,669
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayments of Borrowings & Advances	- 3,227	- 3,281	- 3,338	- 3,397	- 3,460	- 3,525	- 3,593	- 3,465	- 3,540	-	-	-
Lease Liabilities (Principal Repayment)	- 46	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65
Net Cash provided in Financing Activities	- 3,273	- 3,346	- 3,403	- 3,462	- 3,525	- 3,590	- 3,658	- 3,530	- 3,605	- 65	- 65	- 65
Net Increase/(Decrease) in Cash & Cash Equivalents	- 1,577	14,104	326	- 2,590	447	- 2,040	3,725	2,184	4,382	4,875	3,852	4,158
Plus: Cash & Cash Equivalents - beginning of year	13,164	11,587	25,690	26,018	23,427	23,873	21,833	25,558	27,742	32,124	36,999	40,850
Cash & Cash Equivalents - end of year	11,587	25,691	26,016	23,427	23,873	21,833	25,557	27,742	32,124	36,999	40,851	45,008
Plus: Investments on hand - end of year	201,034	150,149	117,574	108,357	91,696	78,414	71,389	68,934	69,987	73,118	65,637	68,754
Total Cash, Cash Equivalents & Investments	212,621	175,840	143,590	131,784	115,569	100,248	96,946	96,675	102,111	110,117	106,488	113,762

Appendix D – SRV Option 2 – Enhance infrastructure financial tables

10 Year Financial Plan for the Years ending 30 June 2035

Projected Income Statement

Scenario 3 - Special Rate Variation Option 2 - Enhance Infrastructure

\$'000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Income from Continuing Operations												
Rates & Annual Charges	98,307	103,059	110,063	138,274	143,180	148,700	155,212	161,472	166,961	172,799	178,673	184,918
User Charges & Fees	22,959	23,199	23,956	24,655	25,369	26,075	26,696	27,332	27,983	28,650	29,334	30,033
Interest & Investment Revenue	9,321	7,094	8,204	5,824	5,142	4,457	4,016	3,821	3,911	4,012	4,076	4,151
Other Revenues	15,214	14,121	13,895	14,270	14,655	15,039	15,434	15,839	16,255	16,682	17,121	17,572
Grants & Contributions for Operating Purposes	9,982	10,221	9,188	9,390	9,380	9,544	9,733	9,977	10,148	10,365	10,643	10,655
Grants & Contributions for Capital Purposes	20,176	15,502	16,594	13,813	17,456	38,016	30,404	35,652	33,573	27,943	28,355	28,281
Other Income:												
Net gains from the disposal of assets	- 1,070	-	-	59	281	-	-	207	284	-	66	-
Total Income from Continuing Operations	174,889	173,196	181,900	206,285	215,463	241,831	241,495	254,300	259,115	260,451	268,268	275,610
Total Income excluding Proceeds from Asset Sales & Capital Income	155,783	157,694	165,306	192,413	197,726	203,815	211,091	218,441	225,258	232,508	239,847	247,329
Expenses from Continuing Operations												
Employee Benefits & On-Costs	46,974	51,016	54,159	55,803	57,917	60,111	62,389	64,752	67,206	69,752	72,395	75,138
Borrowing Costs	1,322	1,278	1,139	2,283	2,033	1,769	1,500	1,227	954	708	568	422
Materials & Contracts	64,297	63,295	68,500	70,211	73,213	75,735	79,043	81,908	83,865	85,870	87,922	90,024
Depreciation & Amortisation	25,949	27,884	29,525	31,397	32,605	33,787	34,656	35,965	37,361	38,690	40,091	41,690
Other Expenses	5,062	5,962	5,130	5,257	5,390	5,518	5,652	5,787	5,926	6,068	6,213	6,362
Other Operational Projects Expenses	9,598	13,199	6,739	6,579	6,756	7,871	7,491	7,511	7,752	9,278	8,512	8,464
Total Expenses from Continuing Operations	153,202	162,634	165,192	171,530	177,914	184,791	190,731	197,150	203,064	210,366	215,701	222,100
Net Operating Result for the Year	21,687	10,562	16,708	34,755	37,549	57,040	50,764	57,150	56,050	50,085	52,567	53,510
Net Operating Result for the year before Grants & Contributions provided for Capital Purposes	1,511	-4940	114	20,942	20,093	19,024	20,360	21,498	22,477	22,142	24,212	25,229

10 Year Financial Plan for the Years ending 30 June 2035

Projected Balance Sheet

Scenario 3 - Special Rate Variation Option 2 - Enhance Infrastructure

\$'000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
ASSETS												
Current Assets												
Cash & Cash Equivalents	11,587	25,890	26,018	22,956	23,390	21,424	25,122	27,287	31,650	36,512	40,360	44,521
Investments	94,697	67,600	52,900	48,700	41,200	35,000	31,700	30,600	31,100	32,600	29,400	31,000
Receivables	15,063	14,179	15,147	16,403	17,170	20,853	20,096	21,340	21,455	21,020	21,527	21,895
Inventories	276	225	225	225	225	225	225	225	225	225	225	225
Other	2,904	3,214	3,104	3,074	3,130	3,103	3,102	3,112	3,105	3,106	3,108	3,107
Non-Current Assets Held for Sale	2,850	-	-	25	108	-	-	72	96	-	21	-
Total Current Assets	127,377	110,908	97,393	91,383	85,223	80,605	80,245	82,636	87,632	93,464	94,641	100,748
Non-Current Assets												
Investments	106,337	82,549	64,674	59,515	50,366	42,854	38,845	37,355	37,935	39,767	35,869	37,968
Receivables	71	71	71	71	71	71	71	71	71	71	71	71
Infrastructure, Property, Plant & Equipment	2,714,777	2,750,903	2,793,382	2,864,079	2,912,569	2,976,597	3,026,299	3,077,340	3,122,161	3,162,597	3,215,486	3,258,307
Investment Property	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734
Intangible Assets	567	440	325	210	95	36	36	-	-	-	-	-
Right of Use Asset	1,407	1,310	1,240	1,160	1,070	973	876	779	682	585	488	391
Total Non-Current Assets	2,873,893	2,886,008	2,910,426	2,975,769	3,014,904	3,071,265	3,116,861	3,166,279	3,211,584	3,253,754	3,302,648	3,347,471
TOTAL ASSETS	3,001,270	2,996,916	3,007,819	3,067,153	3,100,127	3,151,870	3,197,106	3,248,915	3,299,215	3,347,218	3,397,289	3,448,219
LIABILITIES												
Current Liabilities												
Payables	37,538	28,273	25,356	24,986	25,978	26,404	26,763	27,319	27,611	28,138	28,369	28,636
Borrowings	3,281	3,281	3,338	5,884	6,055	6,233	6,420	6,415	6,619	3,213	3,354	3,500
Provisions	12,655	13,199	13,701	14,221	14,762	15,323	15,905	16,509	17,137	17,788	18,464	19,165
Total Current Liabilities	53,474	44,753	42,395	45,091	46,795	47,960	49,088	50,244	51,366	49,139	50,187	51,301
Non-Current Liabilities												
Payables	1,549	1,484	1,419	1,354	1,289	1,224	1,159	1,094	1,029	964	899	834
Borrowings	24,317	21,036	17,641	39,578	33,352	26,941	20,334	13,924	7,101	7,294	3,799	153
Provisions	310	323	336	348	362	375	390	404	420	436	452	469
Total Non-Current Liabilities	26,176	22,843	19,396	41,280	35,003	28,540	21,883	15,422	8,550	8,694	5,150	1,456
TOTAL LIABILITIES	79,650	67,596	61,791	86,372	81,798	76,500	70,970	65,666	59,916	57,833	55,337	52,758
Net Assets	2,921,620	2,929,319	2,946,028	2,980,781	3,018,330	3,075,370	3,126,135	3,183,249	3,239,299	3,289,385	3,341,951	3,395,461
EQUITY												
Retained Earnings	949,893	960,455	977,163	1,011,918	1,049,467	1,106,507	1,157,270	1,214,420	1,270,471	1,320,556	1,373,123	1,426,633
Revaluation Reserves	1,971,727	1,968,864	1,968,865	1,968,863	1,968,863	1,968,863	1,968,865	1,968,828	1,968,828	1,968,829	1,968,829	1,968,828
Council Equity Interest	2,921,620	2,929,319	2,946,028	2,980,781	3,018,330	3,075,370	3,126,135	3,183,249	3,239,299	3,289,385	3,341,951	3,395,461
Total Equity	2,921,620	2,929,319	2,946,028	2,980,781	3,018,330	3,075,370	3,126,135	3,183,249	3,239,299	3,289,385	3,341,951	3,395,461

10 Year Financial Plan for the Years ending 30 June 2035

Projected Cash Flow Statement

Scenario 3 - Special Rate Variation Option 2 - Enhance Infrastructure

\$'000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	97,602	103,943	109,095	137,018	142,414	145,017	155,969	160,227	166,846	173,234	178,166	184,550
User Charges & Fees	24,574	23,199	23,956	24,655	25,369	26,075	26,696	27,332	27,983	28,650	29,334	30,033
Investment & Interest Revenue Received	8,479	7,094	8,204	5,824	5,142	4,457	4,016	3,821	3,911	4,012	4,076	4,151
Grants & Contributions	31,398	25,723	25,782	23,203	26,836	47,560	40,137	45,629	43,721	38,308	38,998	38,936
Bonds, Deposits, Retention amounts received	4,444	-	-	-	-	-	-	-	-	-	-	-
Other	24,011	13,863	14,005	14,300	14,598	15,067	15,434	15,830	16,261	16,681	17,120	17,573
Payments:												
Employee Benefits & On-Costs	-49,275	-50,459	-53,645	-55,270	-57,363	-59,536	-61,792	-64,133	-66,563	-69,085	-71,703	-74,419
Materials & Contracts	-78,903	-72,560	-71,417	-70,581	-72,221	-75,309	-78,684	-81,351	-83,574	-85,343	-87,691	-89,757
Borrowing Costs	-1,322	-1,278	-1,139	-2,283	-2,033	-1,769	-1,500	-1,227	-954	-708	-568	-422
Bonds, Deposits, Retention amounts refunded	-3,397	-	-	-	-	-	-	-	-	-	-	-
Other	-8,985	-19,161	-11,869	-11,836	-12,146	-13,389	-13,143	-13,298	-13,678	-15,346	-14,725	-14,826
Net Cash provided (or used) in Operating Activities	48,626	30,364	42,973	65,029	70,595	88,172	87,133	92,830	93,953	90,404	93,007	95,819
Cash Flows from Investing Activities												
Receipts:												
Sale of investment securities	124,850	115,528	128,685	93,729	118,353	101,018	86,865	79,361	76,861	78,042	81,439	74,416
Sale of Infrastructure, Property, Plant & Equipment	2,690	-	-	84	389	-	-	279	380	-	87	-
Payments:												
Purchase of investment securities	-125,604	-64,644	-96,109	-84,371	-101,703	-87,306	-79,556	-76,771	-77,941	-81,375	-74,341	-78,114
Purchase of investment property	-334	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-48,520	-63,798	-71,819	-101,948	-81,081	-97,551	-84,260	-87,054	-82,205	-78,932	-92,925	-84,393
Purchase of Intangible Assets	-12	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided in Investing Activities	-46,930	-12,914	-39,243	-92,506	-64,042	-83,839	-76,951	-84,185	-82,905	-82,264	-85,740	-88,092
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	30,366	-	-	-	-	-	-	-	-
Payments:												
Repayments of Borrowings & Advances	-3,227	-3,281	-3,338	-5,884	-6,055	-6,233	-6,420	-6,415	-6,619	-3,213	-3,354	-3,500
Lease Liabilities (Principal Repayment)	-46	-65	-65	-65	-65	-65	-65	-65	-65	-65	-65	-65
Net Cash provided in Financing Activities	-3,273	-3,346	-3,403	24,417	-6,120	-6,298	-6,485	-6,480	-6,684	-3,278	-3,419	-3,565
Net Increase/(Decrease) in Cash & Cash Equivalents	-1,577	14,104	326	-3,059	433	-1,965	3,697	2,165	4,363	4,861	3,848	4,162
Plus: Cash & Cash Equivalents - beginning of year	13,164	11,587	25,690	26,018	22,956	23,390	21,424	25,122	27,287	31,650	36,512	40,360
Cash & Cash Equivalents - end of year	11,587	25,691	26,016	22,958	23,390	21,425	25,121	27,287	31,650	36,512	40,360	44,522
Plus: Investments on hand - end of year	201,034	150,149	117,574	108,215	91,566	77,854	70,545	67,955	69,035	72,367	65,269	68,968
Total Cash, Cash Equivalents & Investments	212,621	175,840	143,590	131,173	114,955	99,279	95,666	95,242	100,686	108,879	105,629	113,490



ASSET MANAGEMENT STRATEGY 2025 – 2035

Draft – April 2025

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Summary

This Asset Management Strategy has been developed based on community engagement outcomes, a review of the Council's service delivery practices, financial sustainability indicators, asset management maturity, and the objectives outlined in the Community Strategic Plan.

This Asset Management Strategy has been developed in accordance with the Integrated Planning and Reporting Framework Guidelines. The Strategy demonstrates:

- How Council's asset portfolio will meet the service delivery needs of its community over the next 10 years
- How Council's Asset Management Policy will be achieved
- The integration of Council's asset management with the Community Strategic Plan.

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Introduction

Council delivers a variety of services to the community and, in doing so, must ensure that the assets supporting these services are managed with a whole-of-life asset management approach. The life cycle management approach optimises asset acquisition, maximises use of assets, and manages service and operational costs.

Council demonstrates its commitment to asset management through its Asset Management Policy, Asset Management Strategy, and a suite of Asset Management Plans, which apply to infrastructure assets owned by Council.

Community and organisational goals and objectives have guided the development of this Strategy to ensure the management of Council's assets reflects the broader community's long-term objectives contained in the Community Strategic Plan.

The Community Strategic Plan provides strategic direction, addressing the community's issues to achieve the long-term objectives under the following outcomes:

- Our unique natural environment is protected and enhanced
- Sustainable urban growth and change
- Infrastructure and assets support community needs
- An inclusive, connected and safe community
- Leadership and service excellence

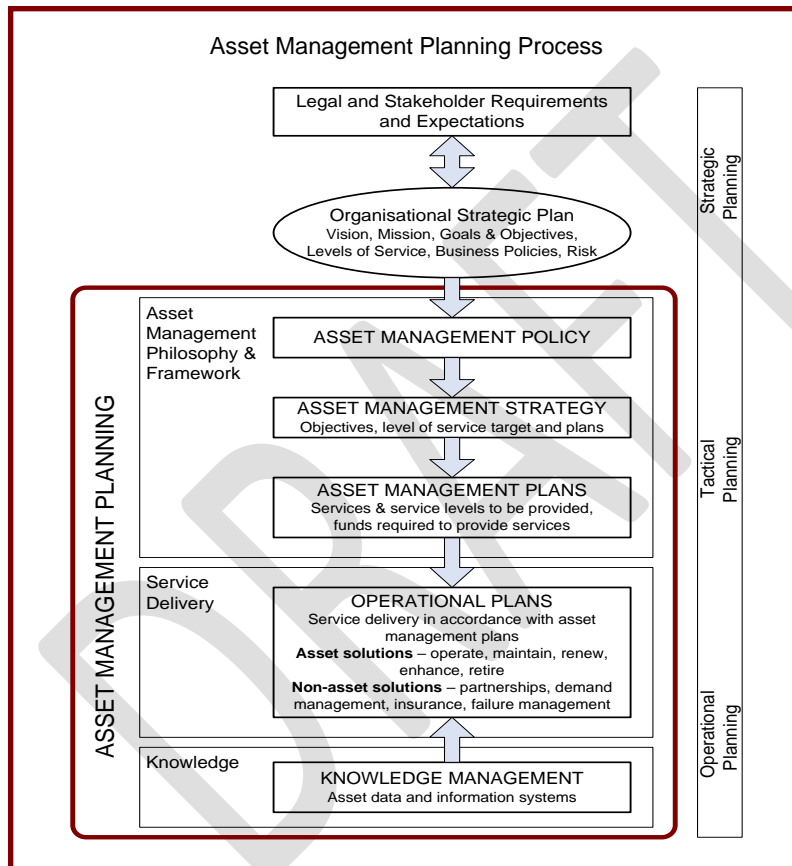
The Asset Management Strategy can be viewed as a first-tier plan, supported by more detailed Asset Management Plans. It provides direction to guide asset management actions into the future and ensures Council continually improves the management of its infrastructure.

It is vital that Council develops and maintains rigorous asset management processes, as asset management is a key driver of the 10-Year Long Term Financial Plan (LTFP).

Asset Management Planning Process

Asset management planning is a comprehensive process to ensure that assets are managed and maintained in a way that enables affordable and economically sustainable service delivery. In turn, affordable service levels can only be determined by assessing the Council's long-term financial sustainability under scenarios with different proposed service levels.

Best-practice asset management planning commences with defining stakeholder and legal requirements and needs, and then incorporating these needs into the organisation's strategic plan, developing an Asset Management Policy, Strategy, Asset Management Plans, and operational plans, linked to a Long-Term Financial Plan.



Asset Management Policy and Objectives

Purpose

The purpose of Council's Asset Management Policy is to guide the strategic management of Council's assets. The Policy defines Council's vision and service delivery objectives for asset management in accordance with legislative requirements, community needs and affordability. The Asset Management Strategy (AMS) has been developed to support the Asset Management Policy.

Objectives

To ensure the long-term financial sustainability of Council, it is essential to balance the community's expectations for services with their ability to pay for the infrastructure assets used to provide services.

Maintenance of service levels for infrastructure services requires appropriate investment over the whole of the asset life cycle. To assist in achieving this balance, Council develops and maintains asset management governance, skills, processes, data, and systems to provide services to our present and future community in the most cost-effective and sustainable manner.

The objectives of the Asset Management Strategy are to:

- Ensure that Council's infrastructure services are provided in an economically optimal manner, with the appropriate level of service to residents, visitors and the environment. This is determined by reference both to:
 - Measured Community satisfaction with Council's services and facilities, and
 - Council's long term financial sustainability.
- Improve the condition of Council's assets over a ten-year period by implementing optimised maintenance and renewal programs based on the holistically applied lifecycle principles, remaining useful life as per asset condition, and available funding.
- Manage assets in a poor condition with appropriate risk management and/or disposal strategies.
- Ensure that any future projects to create or upgrade assets are done with a full understanding of the whole of life costing for the asset and have an assured source of funding for both capital and ongoing costs.
- Meet legislative requirements for all Council's operations.
- Ensure resources and operational capabilities are identified and responsibility for asset management is clearly allocated.
- Provide high-level oversight of financial and asset management responsibilities by reporting to Council on the development, revision and implementation of the Asset Management Strategy, Asset Management Plans and Resourcing Strategy.

To maximise the potential to meet the above objectives, Council will:

- Continually review its Asset Management Strategy and Plans to ensure that:
 - They provide a clear connection between community priorities and available funding.
 - They are aligned with Council's Integrated Planning and Reporting documents.

- Continually improve the quality and scope of existing asset data by ensuring that all assets are assessed, and appropriate useful lives and conditions are assigned to each component.

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Where are we now?

Current situation

Council's core Infrastructure assets consist of roads, footpaths, recreational facilities buildings, and stormwater drainage. The anticipated estimated cost to fully renew all infrastructure currently in an unsatisfactory condition for 2025/26 is \$234 million (\$227 million as of 30 June 2024). This increase is due to a combination of factors, including the increase in value of the asset portfolio and detailed review of some key asset classes which was recommended by The Financial Sustainability Review 2023 (FSR).

The FSR 2023 was an independent, high-level review of Council's Resourcing Strategy and made several recommendations including that further work and investigation be undertaken to confirm asset condition, useful lives and asset backlog for roads, buildings, and drainage. Council has proactively acted on these recommendations and has concluded detailed assessment of two key asset classes - Drainage and Buildings (Operational and Community).

Asset cost, condition and value

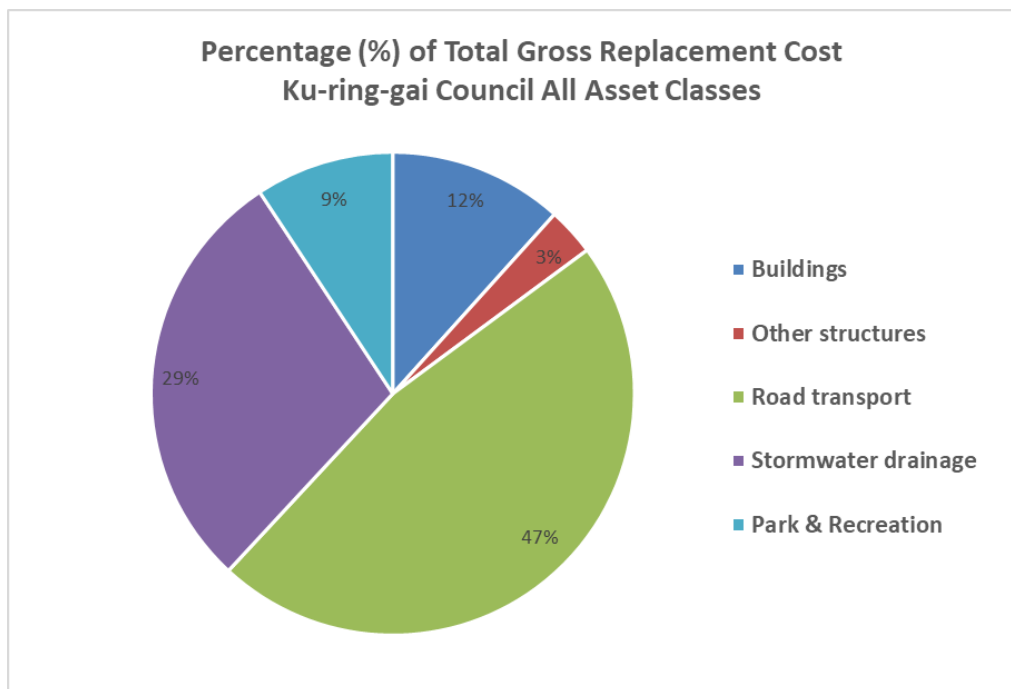
The cost, condition and value of assets are reported each year in financial statements within the Annual Report. In 2023/24 the value and replacement cost of infrastructure assets were reported as follows¹:

Infrastructure Asset Values 2023/24	Net carrying amount (WDV) \$'000	Gross replacement cost \$'000
Buildings	118,497	207,364
Other structures	47,279	56,753
Road and Transport assets	557,988	835,650
Drainage	276,666	511,921
Open space recreational assets	101,793	164,876
Total	1,102,223	1,776,564

In terms of the total cost to replace the infrastructure assets, road and transport assets and drainage constitute the vast majority of Council's infrastructure. Road and transport assets include roads, footpaths, bridges, kerb and gutters, road furniture, road structures and bulk earth works.

Based on community surveys and feedback, road, local parks and gardens, transport assets, and drainage are higher priority asset classes for our community. This Asset Management Strategy has therefore been developed to give priority to those asset classes and to guide funding decisions for all other essential works and priority assets.

¹ Ku-ring-gai Council Annual Report 2023/2024 – Financial Statements Special Schedule Report on infrastructure assets as at 30 June 2024.



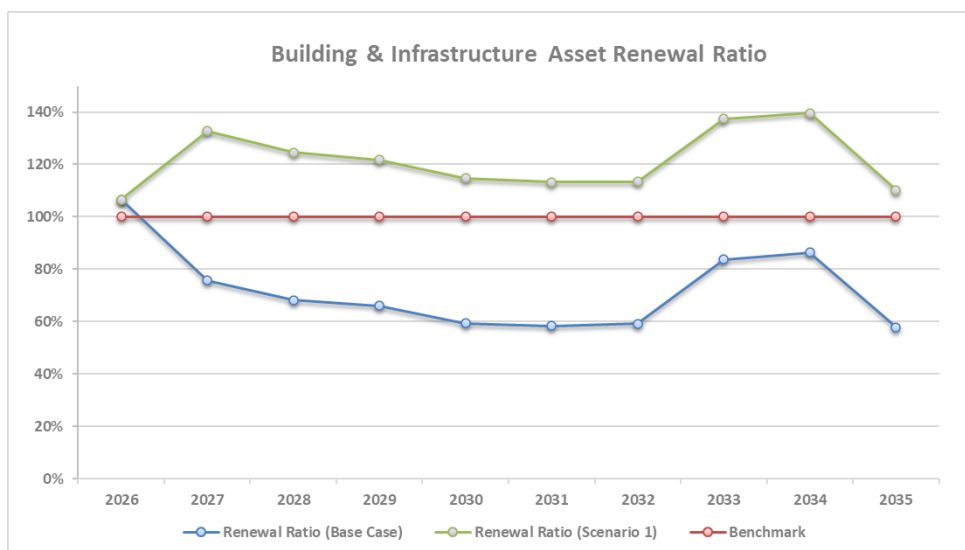
Council Budget

Following a functional assessment of Council's assets, it has been determined that the existing budget (Base Case) is insufficient to meet the long-term renewal needs of footpaths, drainage, recreational facilities, and buildings. Without additional funding, asset deterioration will continue to outpace renewal efforts, leading to higher maintenance costs, declining service levels, an increasing infrastructure backlog, and increased exposure to risk. This will place greater financial strain on Council, limiting its ability to deliver essential services and maintain safe and functional assets for the community.

To address this, the proposed Special Rate Variation (SRV) will commence in 2026/27 subject to Council consideration and approval, providing an additional \$17.3 million over the next 10 years for infrastructure renewal. This investment (SRV Option 1 – Renew infrastructure) will enable proactive asset management, reducing reliance on costly reactive maintenance and preventing assets from falling below acceptable conditions. Without this funding, more assets will deteriorate, increasing long-term financial liabilities and service disruptions.

If current expenditure levels continue under the Base Case, the infrastructure backlog will grow, forcing Council to delay upgrades and essential works. This reactive approach leads to higher operational costs and reduced infrastructure reliability. In contrast, the SRV will ensure a structured and sustainable renewal program, minimising long-term costs and supporting the continued delivery of quality infrastructure.

The following diagrams illustrate the projected infrastructure backlog ratios under both scenarios, demonstrating that securing additional funding is essential to maintaining asset sustainability and ensuring Council can continue delivering safe and reliable services to the community.

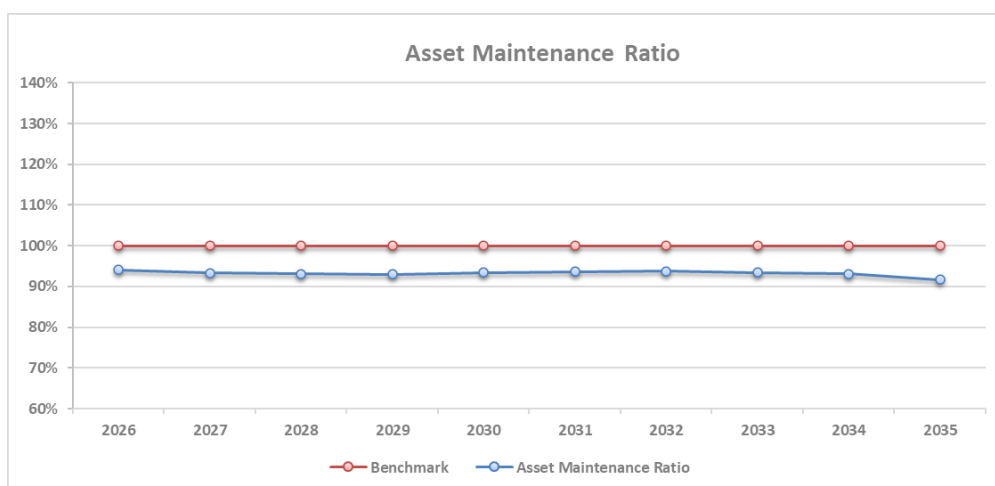


Maintenance expenditure

Maintenance is the activities required or undertaken by Council to preserve the service capacity or durability of the assets as they age. The required maintenance, which is reported in the Special Schedule Report on Infrastructure Assets is the amount that Council should be spending on assets and is based on a percentage of the replacement cost. Actual maintenance includes the budgeted amount that Council will spend on preventative, corrective and reactive maintenance annually.

Council's maintenance ratio was below the benchmark ratio of >100% in 2023/24 mainly as a result of an increasing asset portfolio value. The following table compares the required maintenance to the projected maintenance budget. The asset maintenance ratio in the following chart compares the figures and demonstrates how Council will require additional funding sources to meet the asset maintenance ratio to exceed the benchmark of 100% in each year of the Long-Term Financial Plan.

Asset Maintenance - Required by Asset Class \$'000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	5,016	5,249	5,397	5,549	5,705	5,864	6,028	6,197	6,370	6,548
Road transport	5,715	5,985	6,287	6,604	6,859	7,161	7,470	7,800	8,156	8,472
Stormwater	1,572	1,614	1,659	1,704	1,749	1,796	1,844	1,893	1,943	1,996
Parks & Recreation	7,311	7,635	7,884	8,141	8,357	8,593	8,873	9,231	9,627	10,431
Total REQUIRED	19,615	20,483	21,227	21,998	22,670	23,415	24,215	25,121	26,096	27,447
Actual Maintenance	18,457	19,103	19,772	20,464	21,180	21,921	22,689	23,483	24,305	25,155
Variance (Actual less required)	-1,157	-1,380	-1,455	-1,534	-1,490	-1,493	-1,526	-1,638	-1,791	-2,292



Renewal Expenditure

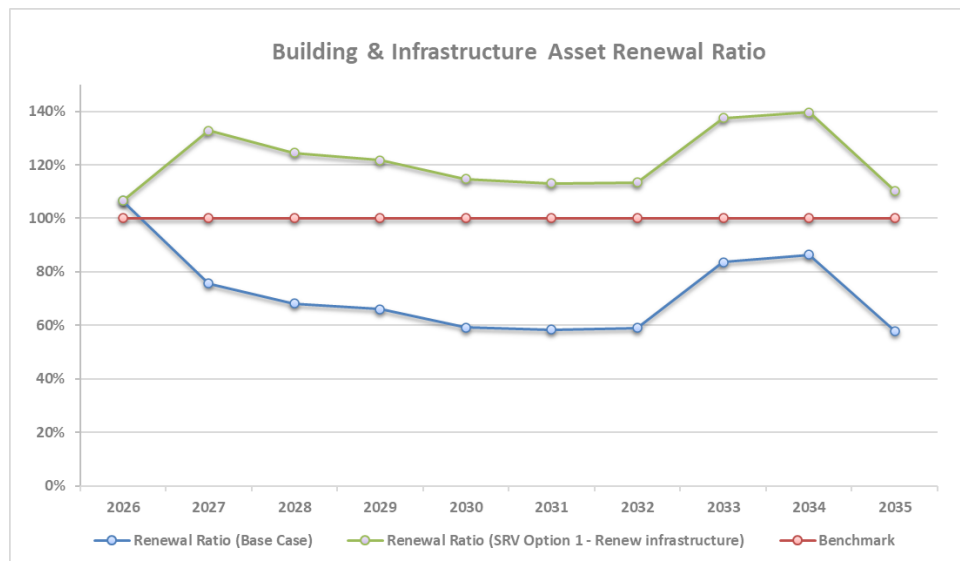
Renewal is the activities to refurbish or replace assets with assets of equivalent or sometimes greater service capacity. Usually this involves restoring assets to a Condition 1 rating. Renewal works are included in Council's Capital Works Program. The tables below display the asset renewal expenditure projected for the next decade in the Long-Term Financial Plan.

Renewal Expenditure \$'000 (Base Case)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	3,406	2,438	1,135	1,163	1,117	1,145	1,174	1,203	1,233	1,264
Road & Transport	16,805	13,441	14,110	15,276	4,377	14,787	15,123	23,927	25,469	6,301
Stormwater	1,981	1,122	1,190	1,219	1,081	1,108	1,136	1,164	1,205	1,376
Parks & Recreation	6,246	4,033	3,225	2,122	1,712	1,599	2,125	2,356	2,728	2,378
Total Renewal	28,438	21,033	19,659	19,781	18,288	18,639	19,557	28,650	30,634	21,320

Renewal Expenditure \$'000 (SRV Option 1 – Renew infrastructure)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	3,406	9,138	8,002	8,202	8,332	8,541	8,754	8,973	9,197	9,427
Road & Transport	16,805	14,601	15,299	16,495	15,627	16,068	16,435	25,272	26,847	17,715
Stormwater	1,981	7,022	7,237	7,418	7,435	7,621	7,811	8,006	8,218	8,565
Parks & Recreation	6,246	6,133	5,378	4,329	3,974	3,917	4,501	4,791	5,224	4,937
Total Renewal	28,438	36,893	35,916	36,444	35,367	36,146	37,501	47,042	49,487	40,644

The asset renewal ratio assesses the rate at which these assets are being renewed against the rate at which they are depreciating. As of 30 June 2024, Council's Buildings and Infrastructure renewal ratio was 86.91%. This is lower than the previous year and below the 100% benchmark set by the Office of Local Government (OLG).

The following chart illustrates Council's strategic commitment to meeting or exceeding the asset renewal benchmark of >100% over the next decade, ensuring that critical infrastructure is maintained at a sustainable level.



Council has recently undertaken a comprehensive review of its stormwater network and conducted a functional assessment of its building assets. These assessments have identified significant renewal needs, prompting additional funding allocations to address infrastructure deficiencies and prolong asset life.

However, as further assessments are being carried out across other asset classes such as roads, footpaths, bridges, and open spaces, new renewal requirements may emerge. This could impact the overall renewal ratio and place increasing pressure on Council's financial capacity to fund essential upgrades and ongoing maintenance. A further assessment of other asset classes will inevitably impact future renewal ratios and Council's ability to fund it.

If these renewal needs are not addressed, asset deterioration will accelerate, leading to increased maintenance costs, reduced service levels, and potential safety risks for the community. Over time, failing to invest in timely renewals could result in higher long-term financial liabilities and diminished infrastructure reliability, ultimately affecting residents' quality of life and Council's ability to deliver essential services effectively.

Managing these renewal demands within available resources will require careful planning and prioritisation to ensure infrastructure remains sustainable and fit for purpose.

Infrastructure backlog

Cost to Satisfactory (CTS)

The estimated cost to bring assets to a satisfactory standard is the amount of money that is required to be spent on an asset that is currently not at the condition determined to be satisfactory by the Council and community, this is commonly referred to as the backlog. This indicator should not include any planned enhancements. However, it is noted that in practical terms, the asset will be renewed at the time of work.

In 2023/2024 Council reported a total cost of \$104.9 million to bring all infrastructure assets to a satisfactory standard being Condition 3 (CTS).

Cost to Agreed level of Service (CTA)

In January 2017, the Office of Local Government (OLG) introduced an additional measure for reporting on the condition of Council's infrastructure assets being the estimated cost to bring assets to agreed level of service set by council.

The cost to bring to the agreed level of service is an estimate of the cost to renew or rehabilitate existing assets that have reached the condition-based intervention level adopted by Council. In other words, the cost to bring all assets that are in an unsatisfactory condition up to Condition 1. This amount is a snapshot at a point in time, being the end of the financial year. To provide flexibility to adequately manage external changes in condition (such as the impacts of varying climatic conditions) and allow good project planning, it is anticipated that Council will have works outstanding to bring to this level of service as a normal part of managing infrastructure assets on behalf of the community.

The table below shows the estimates of backlog infrastructure renewal reported for the last seven years based on the costs to satisfactory. The backlog estimate increased in 2022/23 following the reassessment of the useful life and asset condition of drainage assets.

The table below shows the backlog infrastructure renewal reported since 2017/2018 in Council's annual reports²:

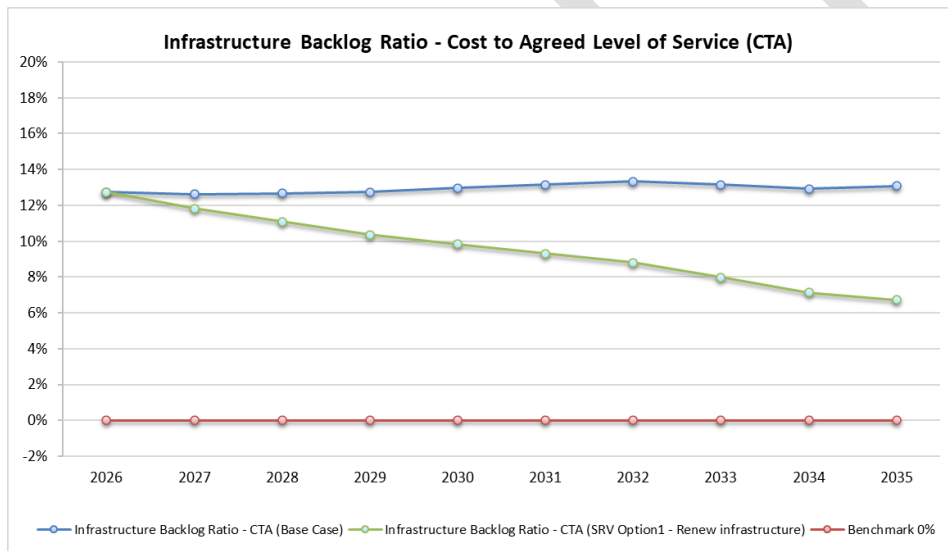
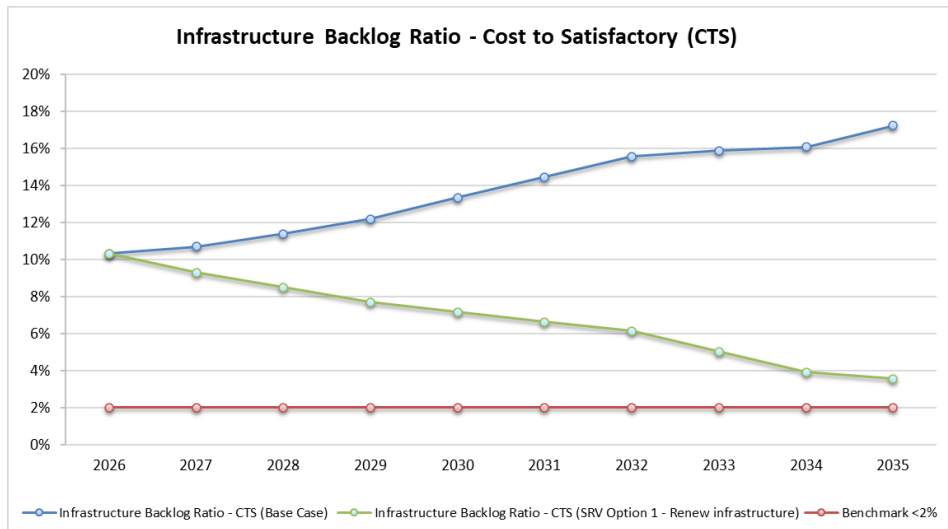
CTS Infrastructure Asset Reported Backlog Cost \$'000	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Total	20,017	17,379	24,716	24,127	28,089	98,079	104,888

The Financial Sustainability Review undertaken in 2022/23 (FSR) outlined the asset expenditure required to address the asset management funding gap. The review outlined recommendations for Council in the short to long term to address the infrastructure gaps and recommended Council considers a Special Rate Variation (SRV) for infrastructure to fund the significant funding gap and continue to remain financially sustainable over the long term (with asset sales no longer an option).

The current projections assumed in the LTFP are based on the recommendations from the FSR and the recent external review of drainage and building assets (funding of a backlog of \$38 million for drainage and \$62 million (CTA) for buildings).

The proposed SRV is planned to commence in 2026/27 and fund asset renewal expenditure the following diagrams show the projected infrastructure backlog ratios for the CTS and CTA based on two scenarios. The Base Case scenario is a projection of current expenditure with no additional SRV funding and Scenario 1 which is an addition of \$17.3 million over the 10-year starting year of 2026/27 of infrastructure asset renewal.

² Ku-ring-gai Council Annual Reports 2017/2018 to 2023/2024, Special Schedule Report on Infrastructure Assets.



The following tables show the estimated cost of the infrastructure backlog for each asset class over a ten-year period for both CTS and CTA. The projections each year are based on the previous year's backlog, adding depreciating and deducting renewal expenditure.

The renewal expenditure is adopted in the Long-Term Financial Plan and will be revised each year to ensure that we reallocate renewal to asset groups with a higher backlog figure.

INFRASTRUCTURE BACKLOG - COST TO BRING TO SATISFACTORY (BASE CASE)										
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	35,301	37,315	40,757	44,300	48,021	51,849	55,788	59,840	64,009	68,299
Road & Transport	31,162	31,356	31,648	31,429	32,622	34,080	35,878	29,516	22,286	24,838
Stormwater	44,099	47,953	51,875	55,909	60,220	64,650	69,198	73,868	78,652	83,428
Parks & Recreation	0	0	1,255	4,046	7,378	10,965	14,195	17,411	20,493	24,410
Total	110,562	116,623	125,535	135,685	148,241	161,544	175,059	180,635	185,440	200,975

INFRASTRUCTURE BACKLOG - COST TO BRING TO AGREED LEVEL OF SERVICE (BASE CASE)										
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	64,300	66,314	69,756	73,299	77,020	80,848	84,787	88,839	93,008	97,298
Roads & Transport	124,242	124,561	124,853	124,634	125,827	127,285	129,083	122,721	115,491	118,043
Stormwater	44,099	47,953	51,875	55,909	60,220	64,650	69,198	73,868	78,652	83,428
Parks & Recreation	1,047	1,622	3,155	5,946	9,278	12,865	16,095	19,311	22,393	26,310
Total	233,688	240,450	249,639	259,789	272,345	285,648	299,163	304,739	309,544	325,079

INFRASTRUCTURE BACKLOG - COST TO BRING TO SATISFACTORY (SRV OPTION 1 – RENEW INFRASTRUCTURE)										
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	35,301	30,614	27,189	23,693	20,199	16,631	12,990	9,272	5,477	1,603
Road & Transport	31,162	30,196	29,299	27,934	28,542	29,312	30,045	23,044	15,741	17,222
Stormwater	44,099	42,053	39,928	37,763	35,720	33,637	31,510	29,338	27,109	24,696
Parks & Recreation	0	0	0	0	0	0	781	1,562	2,148	3,506
Total	110,562	102,863	96,416	89,390	84,461	79,581	75,326	63,215	50,475	47,028

INFRASTRUCTURE BACKLOG - COST TO BRING TO AGREED LEVEL OF SERVICE (SRV OPTION 1 – RENEW INFRASTRUCTURE)										
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	64,300	59,613	56,188	52,692	49,198	45,630	41,989	38,271	34,476	30,602
Roads & Transport	124,242	123,401	122,504	121,067	121,010	121,187	121,673	113,966	105,357	106,496
Stormwater	44,099	42,053	39,928	37,763	35,720	33,637	31,510	29,338	27,109	24,696
Parks & Recreation	1,047	0	0	0	558	1,827	2,681	3,462	4,048	5,406
Total	233,688	225,067	218,620	211,522	206,486	202,282	197,853	185,037	170,990	167,200

New/Upgrade Expenditure

'Capital new' expenditure creates assets which will deliver a service to the community that didn't exist beforehand whilst 'capital upgrade' expenditure enhances an existing asset to provide a higher level of service to the community. New and upgrade works are included in Council's Capital Works Program and are mostly funded by Section 7.11.

The table below shows the ten-year capital new and upgrade expenditure forecasts identified in Council's Long Term Financial Plan.

NEW & UPGRADE										
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	3,731	4,792	757	776	742	760	779	799	819	839
Roads & Transport	10,496	14,449	16,270	16,111	8,145	16,336	14,642	11,992	13,574	8,677
Stormwater	954	1,013	1,422	1,457	818	1,205	860	881	1,018	1,562
Parks & Recreation	18,357	3,927	1,645	1,664	363	746	1,815	3,823	4,597	15,762
Total	33,538	24,180	20,093	20,008	10,068	19,048	18,096	17,494	20,008	26,840

Risk Management

Council's established Enterprise Risk Management Framework required the identification of significant risks and appropriate actions to reduce the level of risk presented to Council and the community. Asset management was one area that was identified as presenting a significant risk to Council, particularly due to the risks posed by the age of assets, their condition, and the availability of resources for maintenance and renewal.

Over the past year, Council has further advanced its risk management capabilities. The comprehensive Enterprise Risk Management (ERM) Framework has now been implemented, encompassing the ERM Policy, ERM Strategy, Risk Appetite Statement, and Risk Register. These elements align with AS ISO 31000:2018 and the OLG Guidelines for Risk Management & Internal Audit in Local Government, and establish the overarching direction for Council's risk-taking boundaries and governance approach.

Council's ERM Framework has now entered the Deliver phase, as per the IDDDS (*Identify, Diagnose, Design, Deliver and Sustain.*) Advisory Model, and continues to be embedded across the organisation. Valuable input and feedback from internal stakeholders—including the General Manager & Directors, Audit Risk and Improvement Committee (ARIC), and external subject matter experts such as InConsult and Statewide Mutual—have informed the development and continuous refinement of the framework.

Actions to support this have included:

- A comprehensive review of Council's risk methodology, leading to consolidation and refinement of defined risks
- A biannual risk review process, using a bottom-up approach to ensure risks at the business unit level are appropriately reviewed and escalated
- Targeted training programs, including Risk Management Training for Leaders and Risk Management Essentials for Staff to enhance organisational risk awareness and capability
- Continued improvements to organisational risk culture, supported by tailored tools such as the Risk Implication Statement, now being embedded into corporate reporting templates to strengthen risk-based decision-making
- Ongoing collaboration with Statewide Mutual to plan for an independent ERM maturity assessment in 2025, ensuring Council remains on track toward its target maturity level.

Council also continues to maintain and enhance its reporting capabilities across ERM, Public Liability, Workers Compensation, and Work Health and Safety. Each risk portfolio is monitored and charted in accordance with the IDDDS model, using a combination of performance and non-performance metrics to track operational resilience.

Essentially, Council's asset management practices integrate risk management principles throughout both strategic and operational processes. However, it is important that the risk management practices are consistent and documented across all of these processes.

Those significant or critical risks outside of risk appetite are monitored with a risk treatment plan to assist in bringing the risk to an acceptable level. Council's organisational risk profile remains positively skewed, with the majority of risks assessed as being within appetite. These insights are reported quarterly to ARIC and the GMD, providing visibility of any notable changes and informing future planning.

Business continuity management (BCM)

Council adopted a Business Continuity Management (BCM) Policy and Framework in February 2024. The Policy and Framework outlines Council's commitment to and objectives around managing disruption-related risks that may impact its ability to deliver services and achieve objectives.

It outlines a structured approach to managing business interruptions and ensures Council can continue to deliver services to stakeholders, while seeking to minimise adverse impacts and losses. Key recent developments in 2024–2025 include:

- In Q4 2024, In Consult began working with Business Unit Managers from critical service areas—Corporate Communications, Library Services, Information Management, and People & Culture—to support the development and review of Business Continuity Sub Plans tailored to each function.
- A face-to-face BCP Exercise was held in February 2025, targeting business unit alternates and extended workgroups. This exercise was designed to test business continuity procedures and enhance Council's overall readiness. An outcomes report will inform future refinement of plans and procedures.

These activities are strengthening Council's capacity to respond effectively to major disruptions, with plans being finalised in consultation with the relevant units and improvement recommendations further embedded into strategic and operational BCM planning processes.

Critical assets

Critical assets are those assets where the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. The following buildings are essential for Council's operations and outcomes and are considered critical assets:

- Council's administration buildings located at 818 Pacific Highway Gordon and 31 Bridge Street Pymble.
- Council works depot located at 5 Suakin Street Pymble.

The risks associated with these assets include public health and safety, business continuity and emergencies. As part of the ongoing revision of Council's Asset Management Plans, further investigation into critical assets and the development of tailored maintenance strategies is underway. These will help ensure continuity of service delivery and safeguard operational resilience.

As part of Council's commitment to ensuring readiness in the event of a major disruption, annual Business Continuity Planning (BCP) training and exercises are conducted. During these sessions, the Crisis Management Team (CMT), Incident Management Team (IMT), and their subordinate staff are regularly trained and exercised on realistic crisis scenarios, including asset-related emergencies. These exercises are designed to test Council's response capability, validate existing procedures, and strengthen communication and decision-making under pressure.

Community Levels of Service

Council commissioned Micromex Research to conduct a community survey in 2024 to identify perceived strengths and weaknesses of Ku-ring-gai Council service delivery, communication, and assess the communities priorities.

Micromex Research asked the community to respond on the importance and satisfaction over a range of asset classes. The consultation identified that in addition to roads, the assets most important to our community are parks and gardens and drainage. Sporting fields and recreational facilities, footpaths and playgrounds were also reported as important.

Identified Community Service Level Priority Assets ³ Independent community research		
Top priority	Secondary priority	Lower priority
Condition of local roads (95%) Provision and maintenance of local parks and gardens (93%) Provision of adequate drainage (90%)	Provision and maintenance of sporting ovals, grounds and leisure facilities (87%) Provision and condition of footpaths (87%) Provision and maintenance of playgrounds (80%)	Availability of community facilities (78%) Availability of commuter parking (77%) Provision and operation of libraries (76%) Access to cycleways, footpaths and walking tracks (72%) Availability and cleanliness of public toilets (70%) Condition of community buildings (65%)

Note: Refers to the aggregate percentage (%) score of the top two scores for importance. (i.e. important & very important)

³ Ku-ring-gai Council Asset Management Community Survey – Micromex – June 2012

Performance against community satisfaction benchmarks

Council regularly commissions independent community research which examines the community's satisfaction with a range of Council services and facilities.

Research undertaken in 2014, 2017, 2019, 2021, and 2024 indicates that the community is generally satisfied with the provision and condition of infrastructure. However, there has been a statistically significant decline in satisfaction with the provision and cleanliness of public toilets and condition of local roads. Community satisfaction research results are included below for key asset categories. Full reports and results are available at www.krg.nsw.gov.au

Resident satisfaction Very satisfied, satisfied and somewhat satisfied	Condition of community buildings 92% (2024) 92% 2021 90% 2019 94% 2017 No data 2014	Provision and operation of libraries 94% (2024) 96% 2021 92% 2019 95% 2017 98% 2014
	Provision and maintenance of sporting ovals, grounds and leisure facilities 88% (2024) 91% 2021 92% 2019 90% 2017 90% 2014	Provision and maintenance of playgrounds 92% (2024) 94% 2021 89% 2019 92% 2017 93% 2014
	Provision and maintenance of local parks and gardens 93% (2024) 94% 2021 90% 2019 91% 2017 92% 2014	Provision and cleanliness of public toilets 78% (2024) 85% 2021 80% 2019 84% 2017 98% 2014
	Condition of existing built footpaths in Ku-ring-gai* 72% (2024) 74% 2021 62% 2019 63% 2017 55% 2014	Provision of footpaths in Ku-ring-gai* 67% (2024) 71% 2021 62% 2019 63% 2017 55% 2014
	Condition of local roads 66% (2024) 74% 2021 76% 2019 68% 2017 54% 2014	Providing adequate drainage 80% (2024) 83% 2021 78% 2019 80% 2017 75% 2014
	Protection of natural areas and bushland 94% (2024) 95% 2021 92% 2019 94% 2017 89% 2014	

* In 2021, the question was changed from 'Quality of footpaths'. Statistics for 2014, 2017 and 2019 are provided for the original question.

Council's vision and outcomes

This Asset Management Strategy is prepared to provide a road map to sustainable asset management and to ensure assets are capable of delivering the community's desired service levels in priority areas in the most cost-efficient manner. This is considered necessary if we are to achieve the vision, aspirations and long-term objectives of our community as identified in our Community Strategic Plan.

The table below shows the link between the Community Strategic Plan and the Asset Management Strategy.

Outcome	Objective	Integration With Asset Classes
Outcome 1: Our unique natural environment is protected and enhanced	Ku-ring-gai's bushland, waterways and biodiversity is being protected and a healthy tree canopy enhances our suburban landscape. Ku-ring-gai is a leader in sustainable resource management and environmental stewardship and is on track to achieve net-zero emissions..	Stormwater Drainage Recreational Facilities
Outcome 2: Sustainable urban growth and change	Ku-ring-gai is a thriving community of safe and well-planned neighbourhoods. We are continuing to deliver diverse housing options, while balancing suburban growth with the preservation of our unique character, open spaces and heritage. We have a strong local economy with thriving businesses, and revitalised centres providing convenient access to shops, services and community facilities.	All asset classes
Outcome 3: Infrastructure and assets support community needs	All residents have access to modern and accessible sport, recreational and community facilities that support active lifestyles. The area is connected by a high quality road and footpath network that supports active transport alternatives. Public transport connects our neighbourhoods and access to Greater Sydney.	All asset classes
Outcome 4: An inclusive, connected and safe community	Ku-ring-gai will be a safe, inclusive and connected community where diversity is valued. We cherish our rich history while welcoming new residents to the area. Strong community networks combat social isolation and support services are available for people who need them.	Buildings Recreational Facilities Footpaths
Outcome 5: Leadership and service excellence	Ku-ring-gai Council is a high-performing organisation and a strong civic leader. Council builds strategic partnerships with other councils, government agencies, not-for-profit and community groups. Council has a focus on innovation and customer service to deliver continuously improving services to the community.	All asset classes

Life Cycle Management

Competent and cost-efficient life cycle management for infrastructure assets commences with developing an accurate understanding of the actual condition of each asset. This requires a regular cycle of assessment of the physical condition of assets, for which funds are required for staff and training. However, this regular process results in more accurate and often lower estimates of real asset renewal costs.

In 2015, Council also undertook a major review of its infrastructure backlog and asset data with Morrison Low Consultants. This has helped to improve and standardise reporting on the actual condition of assets, which in turn is assisting staff to plan far more cost-effective programs for asset renewal and maintenance.

Continuous improvement in the integrity of asset data, particularly asset condition data, is vital to controlling costs for both backlog and future renewal programs. In this regard Council has undertaken a range of projects to improve the quality and accuracy of asset data and standardise records of asset condition.

Specific actions completed in 2016/2017 included:

- A review of procedures for new, renewal and upgraded assets.
- Benchmarking of road and transport assets; and
- Implementation of new capital works system and targeted organisational training.

In 2019/2020, Council staff further interrogated its financial and technical asset management data, processes and systems as follows:

- Reviewed useful lives to establish uniform and accurate application for specific construction types, materials, geographical locations and utilisation;
- Benchmarking useful lives against other councils and industry experts;
- Implementation of the stormwater drainage asset class into the corporate asset management system;
- Reviewed roads condition data based on recent inspection program and updated condition assessment information and indices;
- Analysed financial impact due to changes in asset conditions, useful lives, depreciation and intervention strategies;
- Interrogated recurrent budgets and project budgets to confirm accurate asset classification; and
- Investigated actual asset maintenance expenditure compared with required maintenance, and current asset renewal expenditure with required renewal.

In the 2020/21 financial year, footpath and open space assets underwent a comprehensive inspection and revaluation to ensure data accuracy and alignment with current asset conditions. A subsequent revaluation of footpath assets is currently underway to further refine asset data, assess condition changes, and ensure valuations remain reflective of their true service potential and replacement costs. This process supports informed decision-making for asset management, maintenance planning, and long-term financial sustainability

In 2022/23 building assets and drainage assets were revalued.

A revaluation of the drainage assets and a functional assessment of building assets was carried out in 2023/24. The drainage assets revaluation was undertaken by an external valuer and resulted in a 14% increase in Gross Replacement Cost (GRC) as unit rates. In conjunction with the revaluation, a new optimal renewal methodology was introduced that allowed the drainage assets to be "componentised" into short-life

and long-life components and resulted in a slight overall increase in depreciation due to the significant increase in GRC.

In 2023/24 a functional review of buildings assets was undertaken by external consultants during 2023/24. This project mainly addresses the renewal phase of the building lifecycle and proposed additional works to improve their utilisation of Councils building assets. Condition of assets was also inspected as part of this process.

This Asset Management Strategy is based on data acquired through physical assessments and other estimates where physical data are either not yet available or are not possible to obtain for various reasons (e.g. for drainage assets where the possibility of using CCTV for inspections is limited). All estimates are being continually refined to produce the best possible accurate assessment of asset condition and funding priorities.

Throughout this Strategy, Council is using a 5-point asset condition rating scale to steer decisions regarding priorities and funding requirements. This scale is consistent with best practice for asset condition assessment and reporting as described below.

Ku-ring-gai Council Asset Condition Matrix		
Level	Condition	Description
1	Very Good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Fair	Maintenance work required
4	Poor	Renewal required
5	Very Poor	Urgent renewal/upgrading required

Roads and Transport

Council's road and transport network is comprised of:

- Roads
- Bridges
- Footpaths
- Kerbs and gutters
- Car parks
- Road furniture and structures
- Bulk earth works.

All asset information pertaining to each group is contained within Council's asset registers and further detailed information on our road and transport assets is held within Council's Pavement Management System (SMEC).

Community objectives for road and transport assets

The Roads and Transport asset class supports the long-term objectives of our Community Strategic Plan through the following strategies:

- A4 - Provide, upgrade and maintain Ku-ring-gai's local road and footpath network, traffic facilities and other road infrastructure.
- A5 - Work with the NSW government and partners to improve local integrated transport connections, public transport and the regional road network.

Preferred condition rating for road and transport assets

As noted above, the Ku-ring-gai community has stated that roads and footpaths, are a priority area from a service delivery perspective. Based on this response, it will be a priority to maintain or improve the level of service that can be delivered from this asset class as a whole. In order to achieve that service level, it has been assumed in this strategy that it is desirable, from a community service level point of view, to ensure that 100% of road and transport assets, particularly roads and footpaths, are kept in Condition 3 or better.

Kerb and gutter infrastructure are a fundamental component of urban drainage systems, playing a crucial role in managing surface water runoff, preserving pavement integrity, and enhancing road safety. By directing stormwater into the drainage network, kerb and gutter systems mitigate the risk of water pooling, erosion, and structural degradation of road surfaces.

Inadequate or poorly maintained kerb and gutter assets can lead to inefficient stormwater conveyance, increasing the likelihood of localised flooding, pavement failure, and accelerated deterioration of road infrastructure. Water ingress into the pavement substructure can compromise its load-bearing capacity, resulting in premature surface distress, potholing, and higher long-term maintenance costs.

From an asset management perspective, ensuring kerb and gutter assets are maintained in a functional condition is essential to optimising stormwater management, extending pavement lifespan, and maximising the effectiveness of road investment. Integrating kerb and gutter renewal with road resurfacing and rehabilitation programs enhances the overall performance of transport and drainage networks while reducing lifecycle costs.

Therefore, to effectively manage long-term costs and ensure infrastructure resilience, the objective is to maintain 100% of kerb and gutter assets at Condition 3 or better.

Current performance of road and transport assets

Council reports on the condition of its road and transport assets through the Special Schedule Report on Infrastructure Assets within the Annual Financial Statements. This reporting quantifies asset condition as a percentage of gross replacement cost, providing a comprehensive overview of asset performance and lifecycle status.

The table categorises the proportion of road and transport assets within each condition rating: excellent/very good (1), good (2), satisfactory (3), poor (4), and very poor (5). For roads and transport infrastructure, assets must be maintained at Condition 3 or better to ensure the provision of a satisfactory level of service to the community and to sustain network functionality and resilience.

Condition

Accounting for asset condition in Council's Annual Financial Statements over the past five years implies a moderate reduction in the proportion of road and transport assets overall which would meet the condition rating required to deliver satisfactory service to the community (i.e., in the case of roads, Condition 3 or better). The table below shows the change in condition ratings since 2019/20.

Change in Condition of Road and Transport Assets 2019/20 to 2023/24					
	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
% meeting required 'satisfactory' condition rating	88.4%	88.8%	86.9%	85.9%	85.4%
% not meeting required condition rating	11.6%	11.2%	13.1%	14.1%	14.6%

Roads and kerb and gutter

Available data and funding

The roads and kerb and gutter data presented in Note C1-7 of Council's 2023/2024 Financial Statements is based on the annual fair value assessment completed in 2024. A comprehensive revaluation of these asset classes was undertaken in 2020 in accordance with Council's asset revaluation cycle. An updated revaluation process for roads, kerb and gutter, and carparks is currently underway and scheduled for completion by the end of June 2025. This process will ensure the asset register reflects current asset conditions and replacement values, supporting accurate financial reporting and long-term asset planning.

Infrastructure backlog and future funding allocation

The table below shows the projected backlog figures, capital and maintenance expenditure for roads and kerb and gutter over the next 10 years.

Roads and kerb and gutter \$'000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	29,492	28,613	27,628	25,997	24,480	23,003	21,849	17,018	11,828	10,522
Backlog - Cost to Agreed Level of Service	114,652	113,773	112,788	111,157	109,640	108,163	107,009	102,178	96,988	95,682
Renewal	11,597	10,663	11,122	12,108	12,288	12,686	12,766	16,760	17,437	13,873
New/Upgrade	1,089	6,829	6,416	5,252	2,274	9,837	7,247	1,467	1,611	804
Maintenance	1,605	1,661	1,719	1,779	1,841	1,906	1,973	2,042	2,113	2,187

Service level expectations

The community consultation identified our roads as a high priority and residents support reducing any funding gaps to improve the condition of our footpaths. The community's high expectation of our roads influences our investment in renewal funding which is strengthened by a Special Rate Variation (SRV) for local roads.

Future directions

Council will continue to review operational and capital expenditure and where necessary reallocate funding to ensure these assets are maintained to community expectations and the infrastructure backlog is reduced.

The condition of the roads will continue to be assessed and updated on a regular basis.

Footpaths

Available data and funding

The footpath data reported in Note C1-7 of Council's Financial Statements 2023/2024, is based on the annual fair value assessment completed in 2024.

A comprehensive revaluation of Council's footpath assets was performed in 2020 in line with Council's revaluation cycle. The data has been reviewed by a consultant who determined that the asset register was well established and recommended that condition assessments continue on an ongoing basis.

Infrastructure backlog and future funding allocation

The tables below show the projected capital and maintenance expenditure and the backlog figures for footpaths over the next ten years for both scenarios. The baseline data for the projected backlog figures have been formulated using the reported Cost to Satisfactory (CTS).

The reported CTS is based on the Net Carrying Amount of the asset class and the percentage of those assets in various conditions⁴.

Footpaths \$'000 (Base Case)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	1,670	2,408	2,928	3,495	4,080	4,768	5,833	6,472	6,545	7,615
Backlog - Cost to Agreed Level of Service	6,329	7,067	7,587	8,154	8,739	9,427	10,492	11,131	11,204	12,274
Renewal	1,316	801	1,105	1,147	1,220	1,204	902	1,438	2,145	1,252
New/Upgrade	2,423	1,742	3,224	3,406	3,268	2,938	1,942	4,183	6,106	3,461
Maintenance	974	1,008	1,043	1,080	1,117	1,157	1,197	1,239	1,282	1,327

⁴ Ku-ring-gai Council Annual Report 2023/2024 – Financial Statements Special Schedule Report on Infrastructure Assets as at 30 June 2024.

Footpaths \$'000 (SRV Option 1 – Renew infrastructure)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	1,670	1,248	579	0	0	0	0	0	0	0
Backlog - Cost to Agreed Level of Service	6,329	5,907	5,238	4,586	3,922	3,330	3,082	2,376	1,070	727
Renewal	1,316	1,961	2,294	2,366	2,469	2,484	2,215	2,783	3,524	2,665
New/Upgrade	2,423	1,742	3,224	3,406	3,268	2,938	1,942	4,183	6,106	3,461
Maintenance	974	1,008	1,043	1,080	1,117	1,157	1,197	1,239	1,282	1,327

Service level expectations

The community consultation identified our footpaths as a high priority and residents support reducing any funding gaps to improve the condition of our footpaths. The community's high expectation of our footpaths influences our investment in renewal funding.

Future directions

Council will continue to review operational and capital expenditure and where necessary reallocate funding to ensure these assets are maintained to community expectations and the infrastructure backlog is reduced.

The introduction of the SRV is critical to ensure Council can begin to address the growing challenges within the footpath network. Without increased funding, the backlog will continue to escalate, placing additional pressure on already limited resources. With the SRV, Council will be in a more stable position to not only manage the current backlog but also to respond to the broader and ongoing deterioration of footpath assets across the network. This will support the delivery of safer and more reliable infrastructure in line with community expectations.

Car parks, road structures and bridges

Available data

The data for car parks, road structures and bridges reported in Council's Financial Statements 2023/2024, is based on the annual fair value assessment completed in 2024.

A comprehensive revaluation of Council's car park, road structures and bridges assets were performed in 2020 in line with Council's revaluation cycle. The register was imported into the corporate asset system by 30 June 2020 in line with revaluation requirements.

Infrastructure backlog and future funding allocation

The table below shows the projected capital and maintenance expenditure and the backlog figures for car parks, road structures and bridges. Where there is no projected backlog for these assets adequate levels of capital and maintenance investment is proposed over the next ten years. The baseline data for the projected backlog figures have been formulated using the reported Cost to Satisfactory (CTS). The reported CTS is based on the Net Carrying Amount of the asset class and the percentage of those assets in various conditions⁵.

⁵ Ku-ring-gai Council Annual Report 2023/2024 – Financial Statements Special Schedule Report on Infrastructure Assets as at 30 June 2024.

Car parks, road structures and bridges \$'000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	-	334	1,092	1,938	4,062	6,309	8,196	6,026	3,913	6,700
Backlog - Cost to Agreed Level of Service	3,261	3,720	4,478	5,324	7,448	9,695	11,582	9,412	7,299	10,086
Renewal	3,893	1,978	1,883	2,021	869	898	1,454	5,729	5,887	1,177
New/Upgrade	6,984	5,878	6,630	7,454	2,603	3,562	5,453	6,342	5,857	4,411
Maintenance	1,265	1,309	1,355	1,403	1,452	1,503	1,555	1,610	1,666	1,724

Service level expectations

The community consultation identified that car parks are of high importance through questions about availability of commuter parking and short stay parking at local retail centres. The level of importance has stayed consistently high from the 2021 community survey which demonstrates the importance of the carpark asset class.

To date there has been no community consultation for road structures and bridges. However, the condition of local roads is constantly one of the highest priorities for the community (95% 2024, 92% 2021) and we can safely infer the importance of these asset classes from those results.

Community satisfaction measured in 2024 regarding the conditions of local roads has fallen to 66% down from 74% in 2021. The importance of this asset class to the community will influence the allocation of renewal funding in the future.

Future directions

Council will continue to review operational and capital expenditure and where necessary reallocate funding to ensure these assets are maintained to community expectations.

A condition assessment program will be developed for these asset groups and the asset register is updated on a regular basis. The table above shows the projected capital and maintenance expenditure and the backlog figures for these assets.

Buildings

Council's building asset class is separated into operational, commercial, residential, community, and open space asset groups. Operational buildings include Council offices and depot while commercial assets consist of council owned and leased office space and retail services. Community buildings comprise of public toilet amenities, libraries, childcare centres, halls, community centres, clubhouses and shelters. Open space buildings are sport fields structures that house operational equipment and act as storage. All asset information is contained within Council's fair valuation register.

Community Objective

The building asset class supports the long-term objectives of our Community Strategic Plan through the following strategies:

- U3 - Facilitate the transformation of local centres as vibrant residential, business and community hubs through partnerships and appropriate mixed-use development.
- U4 - Protect Ku-ring-gai's heritage and character through appropriate planning controls.
- U5 - Work with partners to support local businesses and strengthen Ku-ring-gai's local economic base.
- A1 - Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.
- C1 - Work with partners to promote a diverse and inclusive community that cares and provides for all residents.
- C4 – Cultivate lifelong learning, foster local arts and creativity and celebrate our cultural diversity.
- L2 - Support the long-term financial sustainability of Council through sound financial and asset management.

Available data

The buildings data reported in Note C1-7 of Council's Financial Statements 2023/2024, is based on the annual fair value assessment completed in 2024.

A comprehensive revaluation of Council's building assets was performed by a registered valuer in 2023 in line with Council's revaluation cycle.

Infrastructure Backlog and Future funding allocation

The tables below show the projected capital and maintenance expenditure and the backlog figures for buildings for both scenarios. Where there is no projected backlog for these assets adequate levels of capital and maintenance investment is proposed over the next ten years. The baseline data for the projected backlog figures have been formulated using the reported Cost to Satisfactory (CTS). The reported CTS is based on the Net Carrying Amount of the asset class and the percentage of those assets in various conditions⁶.

⁶ Ku-ring-gai Council Annual Report 2023/2024 – Financial Statements Special Schedule Report on Infrastructure Assets as at 30 June 2024.

Buildings \$'000 (Base Case)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	35,301	37,315	40,757	44,300	48,021	51,849	55,788	59,840	64,009	68,299
Backlog - Cost to Agreed Level of Service	64,300	66,314	69,756	73,299	77,020	80,848	84,787	88,839	93,008	97,298
Renewal	3,406	2,438	1,135	1,163	1,117	1,145	1,174	1,203	1,233	1,264
New/Upgrade	3,731	4,792	757	776	742	760	779	799	819	839
Maintenance	5,020	5,195	5,377	5,565	5,760	5,962	6,171	6,387	6,610	6,841

Buildings \$'000 (SRV Option 1 – Renew infrastructure)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	35,301	30,614	27,189	23,693	20,199	16,631	12,990	9,272	5,477	1,603
Backlog - Cost to Agreed Level of Service	64,300	59,613	56,188	52,692	49,198	45,630	41,989	38,271	34,476	30,602
Renewal	3,406	9,138	8,002	8,202	8,332	8,541	8,754	8,973	9,197	9,427
New/Upgrade	3,731	4,792	757	776	742	760	779	799	819	839
Maintenance	5,020	5,195	5,377	5,565	5,760	5,962	6,171	6,387	6,610	6,841

Service level expectations

The community consultation identified our buildings as a moderate priority and support reducing any funding gaps to improve the condition of the buildings. The community's high expectation of our buildings influences the investment in renewal funding for this asset class.

Future directions

Council will continue to review operational and capital expenditure and where necessary reallocate funding to ensure these assets are maintained to community expectations and the infrastructure backlog is reduced.

A functional review of buildings assets was undertaken by external consultants during 2023/24. The inspection of Council buildings proposed that additional work was required to improve their utilisation. This review will impact on the current reported backlog (cost to bring to satisfactory condition) which will result in an increase from current backlog of \$1 million (1%) to \$33 million (16% of gross replacement value for buildings) as at the end of the 2023/24. Many Buildings are currently not “fit for purpose” and will have large renewal and maintenance gaps. In more recent times increased attention has been placed on improving existing assets and providing new facilities to cater for increasing population, changing requirements and expectations. This introduces a financial burden for current and future generations for asset management that was not adequately addressed in the past.

Stormwater Drainage

Council's stormwater drainage network includes underground assets such as pits and pipes and surface drainage assets including detention basins and open channels. Council levies a stormwater management levy, and this funding source is used to improve the drainage system, and the maintenance of Council's drainage systems maintained by council's Infrastructure Services

Community Objective

The Stormwater Drainage asset class supports the long-term objectives of our Community Strategic Plan through the following strategies:

- E1 - Maintain and improve our bushland, waterways and biodiversity, and the health and function of local ecosystems.
- E3 - Improve community resilience to the impacts of climate change and extreme weather events.
- A1 - Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.

Available data

Council's stormwater drainage data reported in Note C1-7 of Council's Financial Statements 2023/2024, is based on a comprehensive revaluation of Council's drainage assets. The revaluation included a review of useful lives and unit rates.

Council conducted CCTV inspections on a small percentage of the drainage network as a representative sample to determine the overall condition of our stormwater drainage infrastructure. In 2019/2020, Council commenced a proactive CCTV inspection program of its drainage network in addition to undertaking inspections on a reactive basis or through customer requests.

During 2023/2024 Council further increased its CCTV inspection coverage of the drainage network to enhance the confidence level in condition assessment during the revaluation and optimisation project. This in turn assisted with the development of a relining program.

The vast majority of the council's stormwater network consists of very old pipes which have never been renewed. In 2022/23 Council conducted a comprehensive revaluation of the Stormwater assets, uncovering a more deteriorated state than initially assumed, prompting an external review of drainage assets in 2023/24. This involved collecting of additional CCTV data and an independent assessment of the conditions, useful lives and performing a revaluation of stormwater assets. This process introduced a new optimal renewal methodology, enabling the componentisation of drainage assets into short-life and long-life components. The optimal renewal approach enables a relining program aimed at restoring functionality by inserting a new inner layer within the existing pipes or drainage systems, eliminating the need for full replacement.

Infrastructure backlog and future funding allocation

The following tables show the projected capital and maintenance expenditure and the backlog figures for this asset class for the two scenarios. The baseline data for the projected backlog figures have been formulated using the reported Cost to Satisfactory (CTS). The reported CTS is based on the Net Carrying Amount of the asset class and the percentage of those assets in various conditions⁷.

⁷ Ku-ring-gai Council Annual Report 2023/2024 – Financial Statements Special Schedule Report on Infrastructure Assets as at 30 June 2024.

When using the revised valuation methodology of componentisation, the agreed level of service is assumed to be the same as the satisfactory level of service, i.e. CTA = CTS. Once a pipe is relined, its condition is improved from Condition 4 or 5 to Condition 1, not Condition 3.

Stormwater \$'000 (Base Case)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	44,099	47,953	51,875	55,909	60,220	64,650	69,198	73,868	78,652	83,428
Backlog - Cost to Agreed Level of Service	44,099	47,953	51,875	55,909	60,220	64,650	69,198	73,868	78,652	83,428
Renewal	1,981	1,122	1,190	1,219	1,081	1,108	1,136	1,164	1,205	1,376
New/Upgrade	954	1,013	1,422	1,457	818	1,205	860	881	1,018	1,562
Maintenance	1,054	1,091	1,129	1,169	1,210	1,252	1,296	1,341	1,388	1,437

Stormwater \$'000 (SRV Option 1 – Renew infrastructure)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	44,099	42,053	39,928	37,763	35,720	33,637	31,510	29,338	27,109	24,696
Backlog - Cost to Agreed Level of Service	44,099	42,053	39,928	37,763	35,720	33,637	31,510	29,338	27,109	24,696
Renewal	1,981	7,022	7,237	7,418	7,435	7,621	7,811	8,006	8,218	8,565
New/Upgrade	954	1,013	1,422	1,457	818	1,205	860	881	1,018	1,562
Maintenance	1,054	1,091	1,129	1,169	1,210	1,252	1,296	1,341	1,388	1,437

Service level expectations

The community consultation identified our stormwater drainage assets as a priority and supported reducing funding gaps to improve the condition of these assets. The community's high expectation of our stormwater drainage influences the investment in capital and operational funding.

Future directions

Council will continue to review operational and capital expenditure for drainage infrastructure, and where appropriate, reallocate funding to ensure assets are maintained to community standards and to reduce the growing infrastructure backlog. Asset assessment indicates that approximately 42% of the drainage network is currently in an unsatisfactory condition, presenting a significant risk to network performance and service delivery.

The introduction of the SRV is essential to enable a sustained increase in renewal funding, allowing Council to address critical deficiencies across the network. Without additional investment, the condition of the drainage system is expected to deteriorate further, leading to higher long-term costs and increased service disruptions. Council will also continue to monitor asset condition using cost-effective, fit-for-purpose assessment methodologies to inform renewal planning and support a proactive, risk-based asset management approach.

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Recreational Facilities

The recreational facilities asset class comprises of all assets within our sports fields, parks and bushland locations. Asset groups within these areas include ovals, golf courses, playgrounds, playing courts, walking tracks, fire trails, and the Ku-ring-gai Sports and Aquatic Centre. The recreational facilities asset register is contained within a corporate assets system and technical and financial asset information is integrated in this system.

Community Objective

The recreational facilities asset class supports the long-term objectives of our Community Strategic Plan through the following strategies:

- U3 - Facilitate the transformation of local centres as vibrant residential, business and community hubs through partnerships and appropriate mixed-use development.
- A1 - Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.
- A2 - Provide, upgrade and maintain open space, recreation and sporting facilities to meet the needs of current and future user groups and a growing population.
- C1 - Work with partners to promote a diverse and inclusive community that cares and provides for all residents.

Available data

The recreational facilities asset data reported in Note C1-7 of Council's Financial Statements 2023/2024, is based on the annual fair value assessment completed in 2024.

A comprehensive revaluation of Council's recreational facilities assets was performed in 2021 in line with Council's revaluation cycle.

Future infrastructure backlog and future funding allocations

The tables below show the projected capital and maintenance expenditure and the backlog figures for this asset class for the two scenarios. The baseline data for the projected backlog figures have been formulated using the reported Cost to Satisfactory (CTS). The reported CTS is based on the Net Carrying Amount of the asset class and the percentage of those assets in various conditions⁸.

Recreational facilities \$'000 (Base Case)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	0	0	1,255	4,046	7,378	10,965	14,195	17,411	20,493	24,410
Backlog - Cost to Agreed Level of Service	1,047	1,622	3,155	5,946	9,278	12,865	16,095	19,311	22,393	26,310
Renewal	6,246	4,033	3,225	2,122	1,712	1,599	2,125	2,356	2,728	2,378
New/Upgrade	18,357	3,927	1,645	1,664	363	746	1,815	3,823	4,597	15,762
Maintenance	8,540	8,839	9,148	9,468	9,800	10,143	10,498	10,865	11,245	11,639

⁸ Ku-ring-gai Council Annual Report 2022/2023 – Financial Statements Special Schedule Report on Infrastructure Assets as at 30 June 2023.

Recreational facilities \$'000 (SRV Option 1 – Renew infrastructure)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - Cost to Satisfactory	0	0	0	0	0	0	781	1,562	2,148	3,506
Backlog - Cost to Agreed Level of Service	1,047	0	0	0	558	1,827	2,681	3,462	4,048	5,406
Renewal	6,246	6,133	5,378	4,329	3,974	3,917	4,501	4,791	5,224	4,937
New/Upgrade	18,357	3,927	1,645	1,664	363	746	1,815	3,823	4,597	15,762
Maintenance	8,540	8,839	9,148	9,468	9,800	10,143	10,498	10,865	11,245	11,639

Service level expectations

Community consultation consistently identifies recreational facilities and assets as one of the highest priority areas. In particular parks and sportsgrounds have the highest percentage of ratepayers at least somewhat supportive of paying increased rates to improve services at 75%.

Future directions

Council will continue to review operational and capital expenditure and where necessary reallocate funding to ensure these assets are maintained to community expectations and the infrastructure backlog is reduced.

SRV scenario 1 allows Council additional resources for renewal of Recreational Facilities. As a result, more assets will be returned to CTA or Condition 1 than the Base Case Scenario and this is more in line with the community's high expectation of this asset class.

Council will continue to undertake condition assessments and review asset data to ensure that the asset register is updated on a regular basis.

Reporting and assessment - measuring our performance

The approach to assessing performance in relation to asset planning and measurement will be both quantitative and qualitative.

Council's Integrated Planning and Reporting processes form the core of our continuous improvement programs and are embedded within the organisation.

The development of term achievements, tasks and performance measures relating to the delivery of infrastructure asset programs are contained in the Delivery Program and annual Operational Plan, and subsequent reporting is conducted bi-annually and annually to ensure progress and/or achievements are measured and reported.

Reporting on these indicators is the responsibility of all asset managers who are custodians and have control of specific asset classes.

Regular periodic surveys with the community, gauging perceptions between satisfaction of built asset classes and services being provided are conducted. The ongoing use of community surveys will be tailored to include specific asset management issues to ensure relevance of the programs at the required levels of service continue.

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Conclusion

While significant progress has been made in delivering consistent asset management planning, continued diligence is required to facilitate ongoing improvements across all infrastructure assets under Council's control and management.

This Strategy, supported by the commitment of asset managers, staff, and the community, will enable continued progress toward service excellence. By applying management practices that consider financial, risk, environmental and social drivers, Council can further enhance asset performance and foster greater community understanding of infrastructure operations and investment needs.

To support the long-term delivery of this Strategy, Council is proposing a Special Rate Variation (SRV). This additional funding mechanism is intended to address the widening infrastructure renewal gap, reduce the growing asset backlog, and ensure critical infrastructure is maintained at a sustainable level. Without the SRV, Council's ability to meet service level expectations will be increasingly constrained, placing added pressure on maintenance budgets and reducing the reliability of key assets.

Although adopted as a 10-year Asset Management Strategy, annual revisions will be undertaken to ensure ongoing relevance in response to changes in government policy, financial capacity, and community priorities. In particular, each review will align with the development of the Community Strategic Plan, Delivery Program, and Resourcing Strategy, to ensure infrastructure investment continues to reflect the community's long-term aspirations.

The successful implementation of this Strategy, supported by appropriate funding mechanisms such as the SRV, will strengthen Council's ability to manage infrastructure responsibly, ensuring assets remain safe, functional, and aligned with the current and future needs of the Ku-ring-gai community.

Appendix: Draft Asset Management Policy

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Ku-ring-gai Council

Asset Management Policy

Version Number 4

Adopted:

Effective:



Asset Management Policy

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Related Document Information, Standards & References

Related Legislation	NSW Local Government Act 1993	Provides the legal framework for an effective, efficient, environmentally responsible and open system of local government in NSW. To regulate the relationships between the people and bodies comprising the system, and to encourage and assist the effective participation of local communities in the affairs of local government. Includes the preparation of strategic plans and a long term financial plan supported by Asset Management Plans for sustainable service delivery.
	NSW Environmental Planning and Assessment Act 1979	Sets out to encourage the proper management, development and conservation of natural and artificial resources for the purpose of promoting the social and economic welfare of the community and a better environment and the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats.
	NSW Heritage Act 1977	To promote understanding of heritage issues and conservation of items of heritage significance.
	Work Health and Safety Act 2011	Sets out the responsibilities of Council to secure and promote the health, safety, and welfare of people at work.
	Disability Discrimination legislation including - Commonwealth Disability Discrimination Act 1992 (DDA) - NSW Anti-Discrimination Act 1997	Sets out the responsibilities of Council and staff in dealing with access and use of public infrastructure.
Related Documents	Community Strategic Plan Resourcing Strategy	The policy integrates with Council's Integrated Planning and Reporting documents.

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	Delivery Program and Operational Plan Asset Management Strategy Asset Management Plans Procedures for new, upgraded, renewed and disposed assets	The Asset Management Policy guides the asset management strategy, plans and procedures.
Other References	Integrated Planning and Reporting Guidelines for Local Government in NSW September 2021 Integrated Planning and Reporting Manual for Local Government in NSW September 2021 Local Government Code of Accounting Practice and Financial Reporting Australian Accounting Standards IPWEA International Infrastructure Management Manual (IIMM) 2015 Australian Infrastructure Audit Report May 2015	The policy was developed in accordance with the Integrated, Planning and Reporting Guidelines and Handbook for Local Government in NSW (September 2021). The accounting standards and code define how our assets are accounted for. The development of the Policy considered the IPWEA IIMM manual and Infrastructure Australia Strategic Policies & Plans.

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Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	04/02/2009	26/08/2014	Deborah Silva	Original
2	26/08/2014	26/06/2018	Vanessa Young	First review
3	27/06/2018	30/06/2025	Parissa Ghanem	Policy revised in line with Integrated Planning & Reporting processes.
4	July 2025		G. Grewal/ P.Lichaa	Policy revised in line with Asset Management Strategy and Integrated Planning Guidelines.

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Policy

Background

Asset management practices impact directly on the core business of Council and appropriate asset management is required to achieve our strategic service delivery objectives.

Sustainable service delivery ensures that services are delivered in a socially, economically and environmentally responsible manner that does not compromise the ability of future generations to make their own choices.

Purpose and Objectives

The purpose of this policy is to demonstrate Ku-ring-gai Council's commitment to the responsible management of its assets. The policy sets out principles, requirements and responsibilities for implementing consistent asset management processes throughout Council. It also ensures that Council as the custodian of public infrastructure, has mechanisms in place to deliver infrastructure services in the most effective manner.

Objective

To ensure that adequate provision is made for the long-term management of Council's assets by:

- ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- safeguarding infrastructure assets, physical assets and employees by implementing appropriate asset management strategies and financial resources for those assets.
- implementing appropriate asset management strategies, plans and financial resources for the preservation of assets.
- creating an environment where all employees play an integral part in the overall management of infrastructure assets by creating and sustaining a culture of asset management awareness through training and development.
- meeting legislative requirements for asset management.
- ensuring resources and operational capabilities are identified and allocated for asset management.
- demonstrating transparent and responsible asset management processes that align with best practice.

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Scope

This policy applies to all asset classes owned by Council. Council's asset classes identified in the asset hierarchy are:

- Roads and Transport (Includes Footpaths, Kerb & Gutter, Car Parks and Bridges)
- Drainage (Includes Stormwater Pits and Pipes)
- Recreational Facilities (Includes Parks, Sports Fields and Open Space)
- Buildings (Includes Land, Community and Commercial Buildings)
- Fleet and Plant (Includes Passenger Vehicles and Operational Plants)
- Information Technology (Includes Hardware, Software and Digital Equipment)

Responsibilities

The following key roles and responsibilities are identified in the management of this policy:

Mayor and Councillors

Are responsible for adopting the completed policy objectives and ensuring sufficient resources are applied to manage the assets.

Council

Council is responsible for:

- Providing stewardship
- Adopting a corporate asset management policy and strategy
- Considering the impact of financial and service level decisions on Council's assets
- Ensuring that organisational resources are allocated to safeguard sustainable service delivery.

Asset Management Steering Group

The Asset Management Steering Group is made up of representatives from Finance and Technical Services and is responsible for:

- Reviewing the Asset Management Policy and Asset Management Strategy and ensuring integration with the Long Term Financial Plan and other Integrated Planning & Reporting documents
- Monitoring the implementation of Asset Management Policy, Strategy and Plans
- Developing and reviewing processes and practices to ensure assets are managed effectively
- Ensuring that asset information is captured and updated into asset registers
- Operating within an agreed 'Terms of Reference'.

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Directors/Managers

Directors and Managers are responsible for:

- Allocating resources to the implementation of the Asset Management Strategy and [Asset Management](#) Plans
- Ensuring that actions identified in the Asset Management Strategy are completed within timeframes
- Integrating asset management principles and practices into the organisation's business processes
- Developing and implementing maintenance and capital works programs in accordance with the Integrated Planning and Reporting documents
- Delivering Levels of Service to agreed risk and cost standards
- Managing infrastructure assets in consideration of long term sustainability
- Presenting information to Council on lifecycle risks and costs
- Ensuring that individual asset management responsibilities are identified in relevant staff position descriptions.

Asset Management Framework

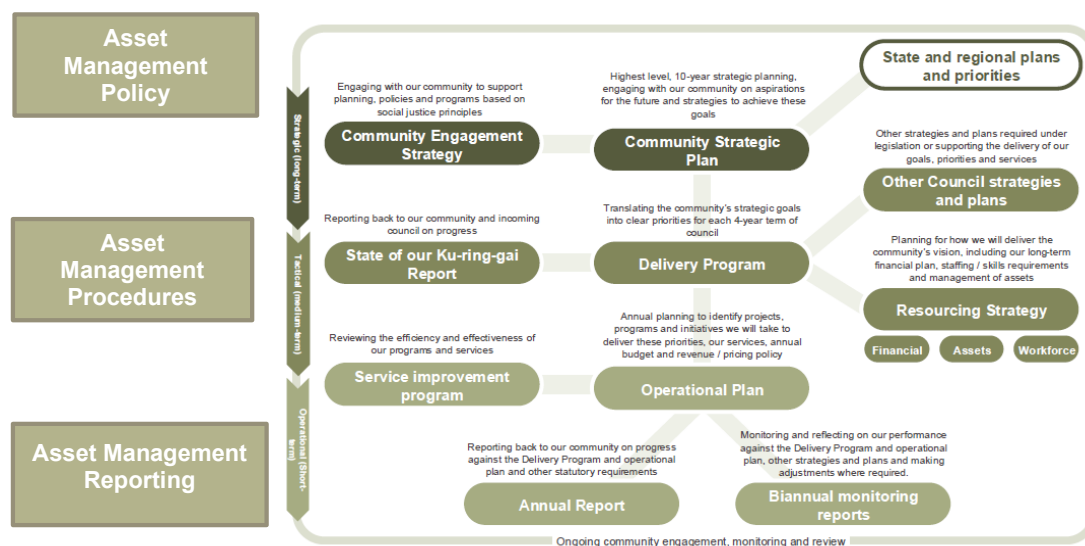


Figure 1: Ku-ring-gai Council's integrated and planning reporting framework

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Policy Statement

Asset Management Principles

The organisation's sustainable service delivery requirements will be met by adequately providing for the long-term planning, financing, operation, maintenance, renewal, upgrade, and disposal of assets. This is accomplished by ensuring that:

- All relevant legislative requirements together with social, political and economic environments are taken into account in asset management
- The Asset Management Strategy outlines the implementation of systematic asset management and appropriate best practice throughout Council
- The Asset Management Plans are revised to align with the Resourcing Strategy. The Plans are informed by community consultation, technical and financial planning and reporting
- Service levels are developed and defined in each asset management plan. The Service Levels will form the basis of annual budget estimates
- Inspection programs are developed for each asset class and regular inspections are carried out to maintain the agreed service levels and to identify asset renewal priorities
- Assets are managed, valued, and accounted for in accordance with appropriate best practice
- Future service levels are determined in consultation with the community
- Renewal plans are developed based on service levels, conditions and risk
- Future life cycle costs are reported and considered in all decisions relating to new services and assets and upgrading existing services and assets
- An organisational culture is promoted whereby all employees with asset management responsibilities are provided the necessary training and professional development
- The required operation capabilities and resources are provided and asset management responsibilities are effectively allocated.

Policy implementation

Council's assets will be managed in the most cost-effective manner, driven by defined service levels and performance standards. This will require ongoing assessment of the following key issues:

- Customer and community expectations
- Strategic and corporate goals
- Long term financial model
- Legislative requirements.

This should be achieved through strategic planning, service level review, output review, and development/implementation of the asset management framework.

The Asset Management Steering Group will oversee the implementation of the asset management reporting framework as identified in Figure 2.

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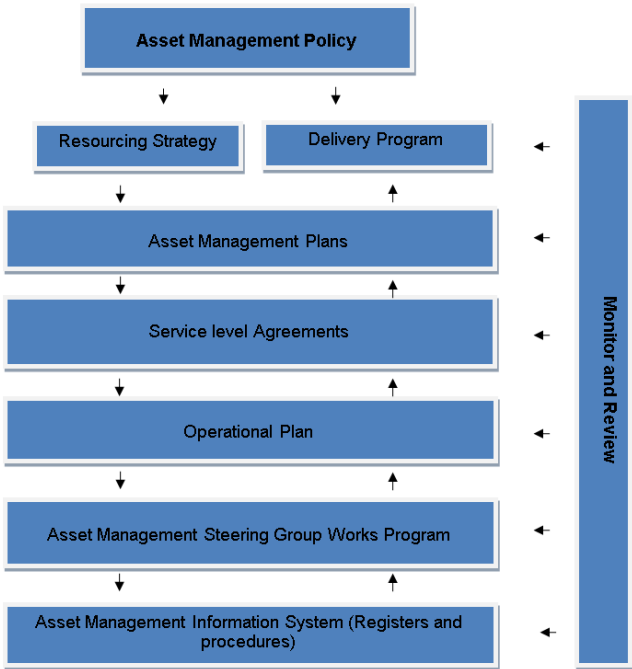


Figure 2: Asset management reporting framework

Definitions

Term	Definition
Asset	A physical item owned by council that has economic value and enables services to be provided.
Asset life cycle	The life of an asset; from its acquisition to disposal.
Asset Management Information System	An asset management information system is a combination of processes, data and software applied to provide the essential outputs for effective asset management such as reduced risk and optimum infrastructure investment.
Asset management	Asset management (AM) is a systematic process to guide the planning, acquisition, creation, operation and maintenance, renewal and disposal of assets.
Asset Management Plan	A plan developed for the management of an asset class that combines multi-disciplinary management techniques (including technical and financial) over the life cycle of the asset, in the most cost effective manner to provide a specified level of service.
Asset Management Strategy	The Asset Management Strategy is a component of the Resourcing Strategy. It demonstrates how our assets support service delivery in consultation with the community and within available funding.
Asset register	A record of asset information including inventory, historical, financial, condition, construction, technical, and financial details.
Infrastructure asset	Infrastructure assets are typically large, interconnected networks or portfolios of composite assets, comprising components and sub-components
Level of service	The defined service quality for a particular activity or service area against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost.
Life cycle cost	The total cost of an asset throughout its useful life.
Operational Plan	The Operational plan comprises detailed implementation plans and information with a 1-year outlook (short-term). The plans typically cover operational control to ensure delivery of asset management policy, strategies and plans. The plans also detail structure, authority, responsibilities, defined levels of service and emergency responses.
Useful life of an asset	The period over which a depreciable asset is expected to be used

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WORKFORCE MANAGEMENT STRATEGY 2025-2029

Draft – April 2025

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Introduction

Ku-ring-gai Council's Workforce Management Strategy outlines our commitment to ensuring Council has both the capacity and capability within its workforce to deliver positive outcomes for the organisation and ultimately the community.

The Workforce Management Strategy together with the Asset Management Strategy and Long Term Financial Plan, provide the resources necessary to achieve Council's Delivery Program and Operational Plan that support our Community Strategic Plan. It aligns with and supports our key planning and strategy documents to ensure that we have a capable, skilled, engaged and sustainable workforce in order to deliver on our commitments.

This strategy meets the Office of Local Government's Integrated Planning and Reporting (IP&R) requirements where assets, finances and the workforce are planned in an integrated framework. It identifies high level outcomes and strategies and provides a strategic framework to guide our people management strategies over the next four years.

It is anticipated that the local government industry and our workforce will experience moderate changes during the period and as such the Workforce Management Strategy will be reviewed in line with the annual IP&R annual cycle.

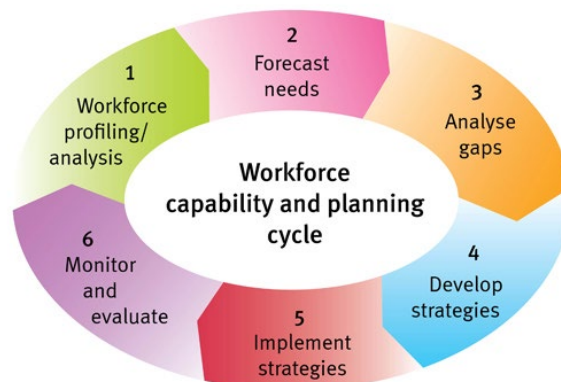
Workforce Planning and Development

Standards Australia defines Workforce Planning as a management technique which is used to effectively manage workforce demand and supply.

It is the process used to align the needs of a business with those of its workforce by identifying current and future staffing needs.

Workforce Planning focuses on retaining existing staff as well as attracting new employees to ensure an organisation has the right number of people, with the right skills in the right jobs at the right time.

The Workforce Management Strategy details Council's strategic approach to workforce development, whilst the outcomes of our workforce planning are detailed in the Long Term Financial Plan.



Organisational Context

The External Environment

NSW Labour Market & Economy

In November 2024, the unemployment rate for Australia was 4.0%, with NSW also at 4.0%. As of April 2024, the Sydney North and West region having an unemployment rate of 3.3%. Employment participation in the Sydney North and West region was sitting at 67.4% compared to the State at 66.7%.

Ku-ring-gai Local Government Area

The latest population estimate for the Ku-ring-gai Council area is as of the 30 June 2023 is 126,983 (ERP)¹. Since the previous year, the population has grown by 2.24%. Population growth in Greater Sydney was 2.77%.

Ku-ring-gai has a vibrant and increasingly diverse population spanning all generations. It is a popular area for families with school aged children attracted to the area for its open spaces, range of sporting facilities, access to schools and health services and close proximity to major employment areas.

Our residents are generally employed in the professional, scientific and technical sectors as well as health care and social services, and financial and insurance services¹.

More than 40 per cent of residents were born overseas, mainly in China, United Kingdom, South Africa, Hong Kong and India. Aside from English, the most commonly spoken languages at home are Mandarin, Cantonese and Korean¹.

We face many challenges in catering for our population growth and meeting the ever changing needs of our diverse community.

Australian Local Government Sector

The Australian Local Government Association (ALGA) commissioned the *2022 Local Government Workforce Skills and Capability Survey* to gain further insight into the national workforce profile of Australia's local government sector and to determine current and future workforce needs and priorities.

The survey captures rich insights into the Australian local government workforce, its skilling needs, and priorities at a time when Australian communities are undergoing rapid change.

Key findings include:

- Local government is a major national employer with over 190,800 workers in almost 400 occupations. It plays an important role as an anchor organisation and in increasing productivity through utilising endogenous talent and innovation.
- Local governments continue to experience skills shortages in multiple occupations, exacerbated by the impacts of the COVID-19 pandemic, the impacts of climate change and the accelerated take-up of technology and digitisation of services.
- Local governments are grappling with significant challenges in relation to recruitment and retention of skilled staff and accessing training opportunities to enhance workforce skills and capability. Employee attrition and an ageing workforce are ongoing and an escalating difficulty.

¹ Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by [.id](#)

- Local governments are having difficulties in securing the right quantum and mix of skills to support local service provision which is affecting not only local government's productivity, but also the productivity of host localities and regions.
- Barriers to effective workforce planning and management include a shortage of resources within local government, a lack of skilled workers and the loss of corporate knowledge as employees retire or resign.

Some of these findings are not unique to the local government sector and affect other sectors of the economy, especially in regional areas away from major capital cities.

NSW Local Government Sector

An overview of key insights gathered from NSW Local Councils that participated in the *2022 Local Government Workforce Skills and Capability Survey* is provided below.

As at 30 June 2020 the NSW local government sector employed 48,828 FTE (full time equivalent) staff. The sector is dominated by mid-size local governments of between 100-500 FTEs, which account for 59% of all local governments.

NSW councils are diverse in geographical size, population and cultural mix, rates of growth and functions performed. Many are significant local employers, offering jobs in a wide range of occupations. Yet most councils face similar workforce challenges as they compete for labour drawn from within and outside their local areas.

Within the local government industry there continues to be strong competition for key professional appointments.

Since 2018, Engineers, Urban and Town Planners, Building Surveyors and Project Managers have remained the top four professional skill shortage occupations. Accountants have emerged as the fifth most common professional skill shortage. Labourers, Supervisors and Team Leaders, and Tradespersons are the most common shortages among trade occupations. Waste, Water and Sewerage Operators is an emerging skills shortage area. Several occupational skill shortages are becoming critical, including computing and ICT professionals, Engineers, Urban and Town Planners, Building Surveyors, and Mechanical Tradespersons.

The current key drivers of skills shortages included inability to compete with market remuneration particularly in the mining industry, a lack of suitably qualified applicants, regional or rural location, construction boom in the Sydney metropolitan area, real estate shortages, housing affordability, local governments brand identity and demand for flexible working arrangements.

The hardest to fill occupations included engineers, followed by Building Surveyors and Town Planning. In 2021-22, local governments also experienced recruitment challenges for Nurses, Plumbers, Water Network Operators, Road Safety Officers, Mechanics, Asset Managers, ICT staff for data management and Technology Project Managers, Accountants, and Human Resources professionals.

Skills gaps were identified across several occupations ranging from Engineers to Arborists, Librarians, Civil Designers, professional, corporate and finance areas. NSW Local governments identified the following new or additional skills that were required to mitigate these critical skills gaps: a combination of skilling initiatives, tertiary or trade qualifications, and on the job experience. Some local governments also specified the need for soft skills, such as emotional intelligence, people management, ideation (design thinking), reasoning and problem solving.

Key drivers of critical skills gaps by occupational area included a range of factors, for example, complex market competitiveness and remuneration, limited talent pools, legislative changes and/or requirements, insurance costs, challenges in recruiting for regulatory roles, and a lack of regional housing availability and/or affordability. Many of these factors are beyond local government's influence or control.

Many participating NSW Councils indicated that vacancies, skills shortages, skills gaps, or training needs have impacted or delayed project delivery.

Local Governments typically used a variety of strategies to address skills gaps and shortages, including providing opportunities to act up and/or across other roles, providing informal on the job training, targeted training, coaching/mentoring, secondments or exchanges with other workplaces, service/resource sharing with other Councils.

The most successful methods for filling vacancies included advertising, social media, word of mouth and personal networks of staff, taking on more trainees or apprentices, trialling people through work experience or practicum placements, resource sharing across the council, and redesigning job roles. Contingent workers and graduate employment pipelines were less successful methods for filling skills shortages.

Factors impacting future skilling needs included: ageing workforce, major council or external infrastructure projects, increasing levels of governance and compliance, technological change, changes in government funding levels, growth in local government area and climate change.

In terms of the future workforce, NSW Councils identified flexible and targeted training and development were the most common approaches to meeting future skills needs. They also identified a range of resources and/or assistance that would help them to meet future skills needs including:

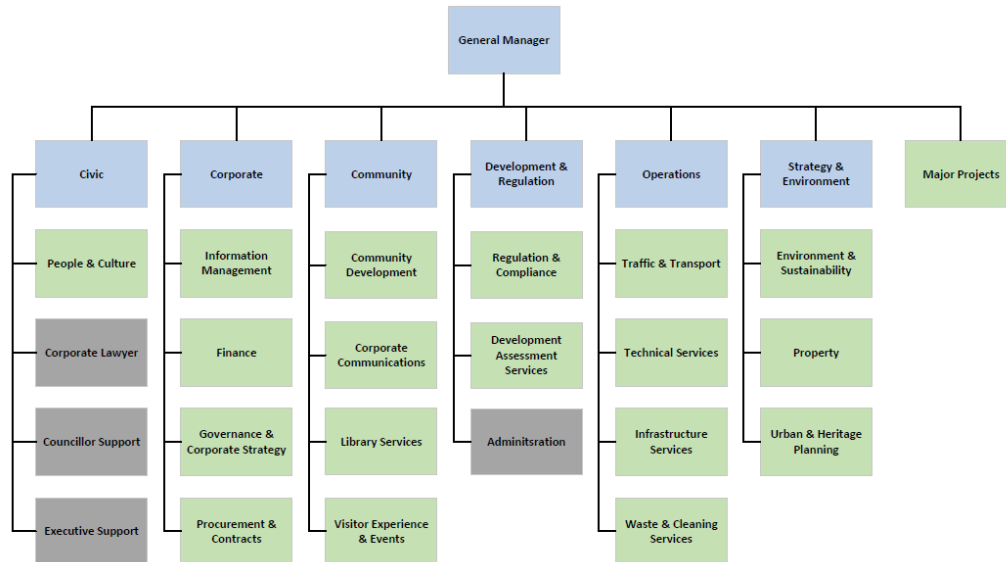
- Funding for a range of supports including fee-free and onsite training, to support employment growth in environmental and digital roles, and to support local governments in offering more competitive remuneration,
- Workforce planning, such as more detailed forecasting and developing an employee retention program,
- Greater access to trainers, particularly in regional areas, which would reduce training costs,
- Facilitating pathways for international students and skilled migrants,
- Incentivising skilled retirees to re-enter the workforce,
- Supporting more local decision making between local governments and training providers.

The Internal Environment

Organisational structure

At Ku-ring-gai Council services are delivered to the community via five departments together with the General Managers unit (Civic) and Major Projects.

Each discrete service is provided by one of the twenty business units that operate across these departments.



Corporate Values

At Ku-ring-gai Council we recognise the importance of having a set of shared common values that everyone has helped establish to leverage a stronger culture for our organisation and help lead us to a more positive outlook on our environment, the people we work with, and the work we produce.

Our values are Do What Is right, Show Respect, Own Our Actions and Strive for Excellence.

		We Will...	We Won't...
<ul style="list-style-type: none"> We act with integrity in everything that we do and say We make transparent, ethical and consistent decisions that support the vision of Council 		<ul style="list-style-type: none"> Act with honesty and transparency Be fair and unbiased Be trustworthy and sincere 	<ul style="list-style-type: none"> Be dishonest, corrupt and/or deceptive Take the soft option and avoid hard conversations Serve individual interests above those of Council
<ul style="list-style-type: none"> We are considerate towards others ensuring fairness, dignity and equality We practice and encourage transparent communication 		<ul style="list-style-type: none"> Be open and have honest interactions Treat people fairly and equally Be open to all points of view 	<ul style="list-style-type: none"> Disregard the views of others Disrespect others through gossip and innuendo Bully, harass and/or discriminate
<ul style="list-style-type: none"> We are accountable for our decisions We take responsibility for the outcomes of our choices, behaviours and actions 		<ul style="list-style-type: none"> Be responsive, available and inclusive Be receptive to constructive feedback Hold ourselves and others accountable 	<ul style="list-style-type: none"> Hide mistakes and shift blame Fail to meet our commitments Be white-anting and /or undermine colleagues or decisions
<ul style="list-style-type: none"> We work together as a team to achieve our full potential We have the insight and passion to lead Council into the future 		<ul style="list-style-type: none"> Have a 'can do' attitude Make courageous decisions Encourage new ideas 	<ul style="list-style-type: none"> Be closed-off to new ideas Be complacent, lazy and/or negative Settle for the status quo

These values are critical in driving our organisation forward in the right direction, building our culture and energising our people.

We continue to leverage our strong commitment to demonstrating these values across various organisational wide strategies and initiatives. In 2022, Council introduced the staff Excellence Awards, a pivotal platform identified in our Rewards and Recognition Program. One of these Award categories is Behavioural Excellence which promotes, encourages, and recognises outstanding demonstrating of our Corporate Values by staff.

Culture

Employee Engagement

Over the last few years, we have continued to demonstrate our resilience, tenacity, and adaptability. Our combined efforts have undoubtedly helped drive the achievement of many key milestones and the continued delivery of high quality services to our community.

As we continue to adjust to changing environments, there are more opportunities for us to work towards building a better and more robust workplace cultivated by strong performance and high staff engagement.

In July 2023 Council adopted the Gender Equality Strategy 2023-2027 with the primary objective to advance gender equality within Council's workforce. The overarching goal of the strategy is to foster a workplace that is diverse, inclusive, and welcoming to all employees, ensuring equal treatment irrespective of gender.

The strategy establishes a comprehensive framework to promote gender equality, encompassing five key objectives:

1. Increasing representation of women in leadership positions.
2. Promoting gender equality by eliminating gender-based discrimination and promoting equal access to employment, training, and career development opportunities, regardless of gender.
3. Enhancing employee well-being by promoting work-life balance and support for women's career advancement through flexible work arrangements, parental leave, higher duties and equal pay for work of equal value.
4. Improving data collection and analysis to identify gender inequalities and monitor progress towards gender equality.
5. Improving organisational performance by ensuring that all employees have an equal opportunity to contribute their skills, knowledge, and expertise.

In addition, in early 2024 Council implemented the 2024-2027 Equal Employment Opportunity Plan which proceeds the previous 2020-2023 plan and continues to address the legislative framework established to ensure Council takes appropriate action to eliminate discrimination and promote equal opportunity for persons in designated groups in relation to employment matters.

The 2024-2027 plan includes four key strategies:

1. Building awareness of EEO Management Principles.
2. Policies, procedures, plans and programs align with EEO Management principles.
3. Collect, Review and Report on EEO Data.
4. Promote Gender Diversity in Leadership.

The 2024-2027 plan aims to provide a focus on a range of contemporary EEO and diversity initiatives, including matters related to gender equality, aboriginal and Torres Strait Islander groups and the LGBTQ+ community.

In mid-2024, Council rolled out an Employee Opinion Survey with an 85% participation rate among staff. The objective of the survey was to evaluate employee engagement, the component of our culture that determines our collective commitment to the organisation, and to measure how successful we have been in making improvements and responding to key focus areas such as performance, engagement, ageing workforce, diversity and inclusion, reward & recognition, innovation and psychosocial hazards. The insights gathered will form a crucial pillar in further solidifying and enhancing our position in these areas.

To progress our work in this space, a comprehensive organisation wide action plan which focuses on improving employee engagement and organisation performance has been developed and will be communicated to staff in the first half of 2025. The plan will deliver a range of initiatives associated with a number of priority areas that aims to enhance organisation performance and engagement.

Council will also continue circulating key organisation wide topics via the monthly 360 View platform which has demonstrably improved communication and engagement with staff from the top down and encouraged them to share their thoughts with the leadership team.

Early Careers Program

The Early Careers Program has been designed to empower both Council and talented individuals just starting or completing their qualifications. The program will address labour shortages, offer new career pathways, and strengthen succession planning across our organisation.

Council has developed a comprehensive Early Careers Program Policy and Procedure to act as a framework for creating and managing entry-level positions that will support our future workforce.

The program is made up of four main streams:

1. Apprentices: Apprentices will be engaged in a trade-based training program for a period of up to 4 years (five years for relevant electrical apprenticeships) full-time relevant to the training contract duration.
2. Trainees: Trainees are engaged in a training program for a period of up to three years full-time relevant to the training contract duration.
3. Undergraduates: Undergraduates will be engaged in their penultimate or final year of an undergraduate degree for a period of up to four years, depending on the duration of the course.
4. Graduates: Participants must have completed an undergraduate degree within the last 12 months and will be engaged for a period of up to 24 months.

We are currently exploring state funding opportunities which will support some of the costs associated with these positions and enable a higher uptake across the various service areas.

Work/Life Balance

Council recognises the need to create and support a healthy work/life balance for our employees.

Initiatives such as the Transition to Retirement Scheme and Self-funded Leave Program together with our flexible working arrangements are key in fostering this approach and continue to remain a popular choice among staff.

In 2024 we introduced the Novated Leasing Policy as well as the Fitness Passport Program which builds upon the options for flexibility available to staff and improves Council's overall Employee Value Proposition (EVP). The Novated Leasing Policy offers staff the ability to reduce their taxable income by entering into an agreement to lease a vehicle for personal use as part of a salary sacrificing

arrangement. The Fitness Passport Program offers staff and their family unparalleled access to more than 890 gyms and pools all over NSW, for as little as \$16.50 per week for an individual membership.

Equal Employment Opportunity (EEO)

The purpose of Ku-ring-gai Council's Equal Employment Opportunity (EEO) Management Plan is to promote diversity and respect. It contains a statement of objectives, actions and target dates that have been established to ensure achievement of Council's overall strategy for equal employment in the workplace.

Council is committed to ensuring all people are treated equally and are not disadvantaged by prejudices or bias.

A 2024-2027 plan and set of objectives has been developed to ensure Council continues to advance in proactively eliminating discrimination and promoting equal opportunity. Key strategies include:

- Building awareness of EEO Management Principles
- Ensure ongoing alignment of policies, procedures, plans and programs with EEO Management Principles
- Improved collection, review and reporting of EEO Data
- Promoting Gender Diversity in leadership.

The new plan also supports the Gender Diversity Strategy 2023-2030 with key actions including publishing news stories highlighting women in non-traditional and leaderships roles, reviewing the current development opportunities and programs aimed at supporting the succession of women into leadership roles, and expanding the benefits available to staff to foster additional inclusive employment conditions through Council's Total Reward & Recognition Program.

Safe Working Environment

Council is committed to continually improve its work, health, and safety performance, ensuring a safe and healthy environment for all staff. To uphold best practices, Council conducts an annual Work Health and Safety (WHS) Self-Audit to assess performance and identify areas for ongoing improvement.

In addition, Council regularly reviews its work, health, and safety management system to ensure compliance with the Work Health and Safety Act/Regulations, Australian Standards, codes of practice, and best practice guidelines, as outlined in its WHS Strategic Plan. This process is supported by customised WHS indicators and dashboards. In 2024, the Council advanced a variety of initiatives, including:

- Monitoring and improving on tailored WHS reporting indicators and dashboards for continuous evaluation of WHS performance.
- Ongoing prioritisation of employee health and wellbeing through regular assessments, including flu vaccinations, skin cancer screenings, and audiometric tests, along with support programs like the Employee Assistance Program (EAP), fitness/wellbeing activity reimbursements, the Fitness Passport, transition to retirement schemes, and flexible work arrangements.
- Commencing indoor air quality testing project to ensure a safer, healthier work environment, enhancing workplace safety and employee satisfaction.
- Reviewing and developing WHS policies and procedures
- Reviewing the Emergency Control Organisation and updating site-based Emergency Management Plans.

- Developing a Working with Volunteers Procedure defining the key requirements for volunteer engagement, supervision, training, and communication to foster a safe supportive and rewarding experience while they undertake roles on behalf of the Council.
- Delivering a range of training programs, awareness workshops, and e-newsletters to foster employee engagement and promote a healthy work health and safety culture.
- Conducting specialised 'Due Diligence & Psychosocial Awareness' training workshops for General Managers, Directors, and Business Unit Managers designed to enhance their understanding of their WHS obligations, particularly considering new legislation and penalties.
- Providing senior staff Enterprise Risk Leader training in conjunction with StateCover to educate and raise awareness of their obligations under the WHS Act and Regulations.
- Drafting WHS Risk Matrix based on ERM framework for consultations with workgroups via Health and Safety committees.
- Conducting optional Self Audit 2024 as an ongoing commitment to self-assessment and improvement which has led to a more robust safety framework and a continuous reduction in workplace incidents.
- Providing ongoing support to business units in maintaining first aid arrangements including designated First Aid Officers for work sites ensuring industrial arrangements are in place reflective of the business needs.
- Finalising the Enterprise Risk Management framework to foster a positive risk culture where staff actively participate in identifying and reporting hazards. This framework aims to proactively manage risks, enhancing staff safety and wellbeing.
- Delivering tailored organisation wide risk awareness training program, to further strengthen risk knowledge and management capabilities.
- Continually reviewing and updating our Business Continuity Plan by prioritising staff safety during emergencies, minimising harm and enabling a swift response.
- Conducting a business continuity exercise for the Crisis Management Team (CMT), Incident Management Team (IMT) and alternate staff, to test our crisis response and implementation procedures and assess our ability to respond to rapidly escalating disasters.

In 2025, we plan to deliver a range of WHS initiatives and strategies including:

- Continuing the delivery of committed initiatives within the WHS program and the overarching Enterprise Risk Management Framework.
- Continuing focus on proactive hazard management and risk mitigation to create safe workplace by extending ERM Risk Leaders training to supervisors, coordinators, and team leaders in conjunction with StateCover to improve their WHS awareness and abilities to comply with WHS obligations for their roles and responsibilities.
- Drafting psychological risk management program/procedure to meet new legislative requirements.
- Continuing to promote work/life balance and wellbeing through initiatives such as flu vaccinations, skin cancer screenings, and audiometric tests, alongside support programs like the Employee Assistance Program (EAP), fitness reimbursements, the Fitness Passport, transition to retirement schemes, and flexible work arrangements.
- Reviewing indoor air quality testing results to ensure a safer, healthier work environment, contributing to improved wellbeing and productivity.
- Reviewing chemical storage and handling management system with relevant departmental representatives.
- Continuing to promote the WHS Committee consultation arrangements in line with Health and Safety Committee Charter to ensure the Council meets its ongoing WHS obligations and complies with relevant WHS legislation.

- Reviewing and updating the WHS Strategic Plan to define the future strategic direction of WHS activities.
- Striving to develop an integrated WHS system that automates the reporting of WHS events and interacts with related functions such as enterprise risk management, workers' compensation, and public liability, ensuring greater transparency in incident management and full integration with the Council's overall safety and risk management philosophy.
- Finalising the WHS Risk Matrix based on the ERM framework (Risk Appetite Statement) through consultations with departmental and strategic Health and Safety Committees.
- Continuing efforts to enhance mental health awareness and support through regular staff communications, continuous support for managers and team leaders, and strategies to improve staff engagement and the management of difficult situations and mental health concerns.
- Conducting a risk maturity assessment to evaluate the progress of our ERM framework implementation and further strengthen ERM and WHS culture.
- Enhancing our Business Continuity readiness for extended work groups by conducting a second Business Continuity Plan exercise, specifically targeting alternate employees.
- Developing Business Continuity Sub Plans for critical areas to foster a workplace that prioritises employee wellbeing.
- Conducting the 2025 WHS Self Audit and continuing to work towards earning the StateCover Safety & Wellbeing incentives.
- Continuing to strengthen collaboration with external partners like StateWide Mutual, JLT, and StateCover to enhance the effectiveness of the Council's insurance program, resulting in better loss mitigation and risk management outcomes.
- Continuing to review and updates of COVID-19 WHS Standards, Protocols, and Safety Plans to ensure alignment with current restrictions, Public Health Orders, WHS legislation, and government guidance.

Workforce Demographics

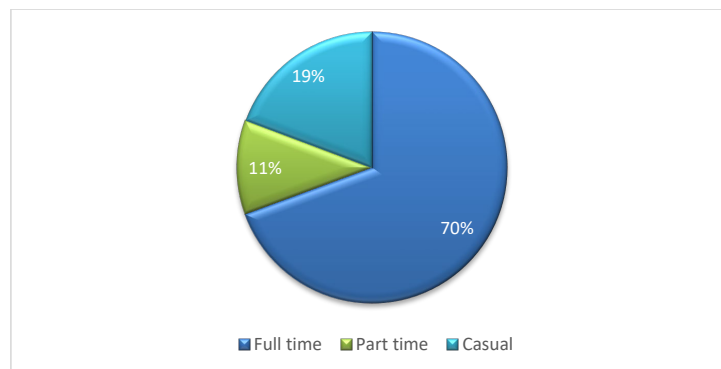
Council employees work across several locations within the Ku-ring-gai area and in a diverse range of occupations. Most staff (79.2%) commute from outside of the local government area (LGA) with only 20.8% of staff living locally.

The following workforce demographics are provided as at 30 June 2024.

Employment Type

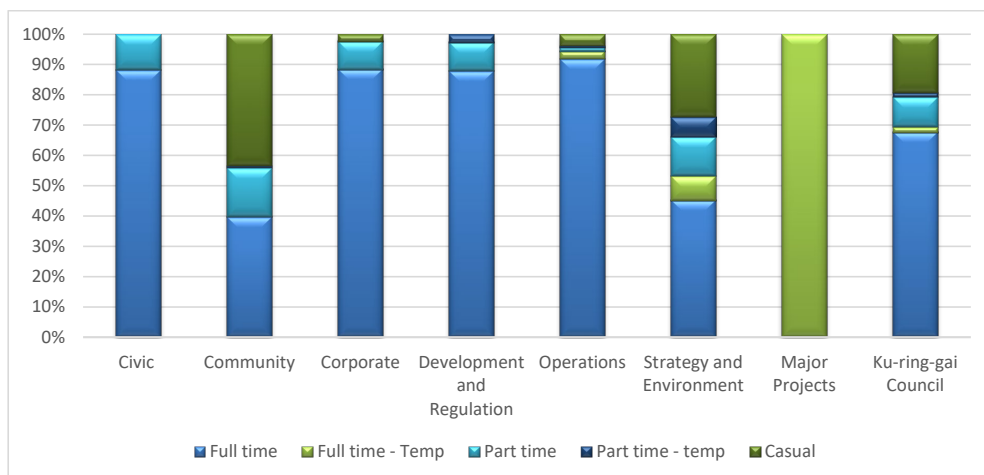
Council employed full and part time employees across 438 permanent and temporary full and part time positions with a total of 70% of these positions being full time and providing significant ongoing employment opportunities for local residents. In addition to this Council also utilised 105 casual positions representing 19% of the total workforce headcount (when including casuals) of 543.

Workforce Total Headcount by Employment Type



Departments meet their service delivery requirements by employing a mixture of labour to support operational imperatives and fluctuating resource requirements.

% Workforce by Employment Type and Department



Council also engages non-permanent staff, including casuals and labour hire staff in a range of seasonal and vacation care roles.

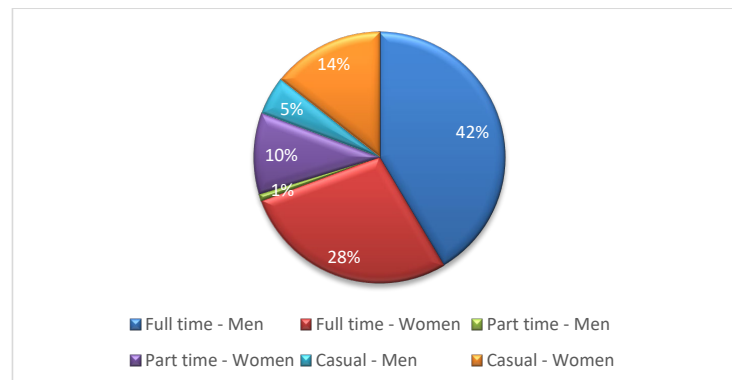
Gender

Council is an equal opportunity employer and is committed to ensuring gender equality in employment.

Employee profile – snapshot	
Number employees (FT and PT)	438
Median age range (years)	43 – 52 years
Turnover rate	18%
Percentage of women (FT and PT)	47%
Percentage of men (FT and PT)	53%
% Women in Band 6 and above	45%
% Men in Band 6 and above	55%

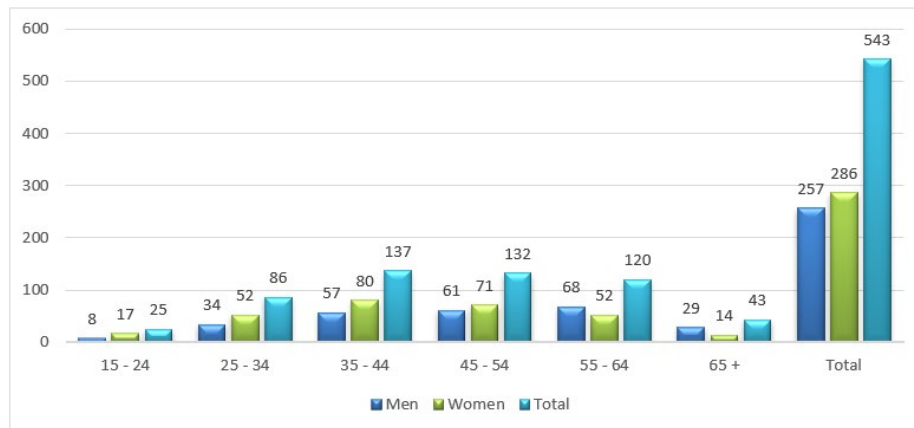
The current full time and part time workforce gender balance is split approximately 47:53 women to men, with the disparity appearing to result from the high percentage of outdoor operational roles (20% of the workforce) which are traditionally undertaken by men. When including the casual workforce, the gender balance becomes 53:47 women to men.

Workforce by Employment Type and Gender



Men and women are proportionally represented in all age demographics.

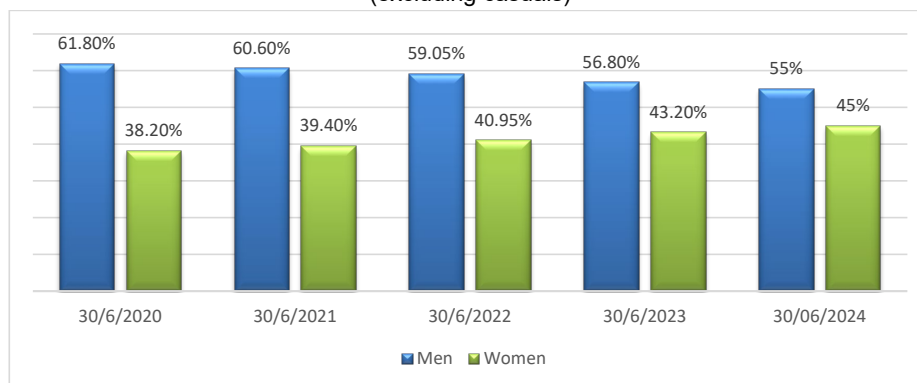
Workforce by Age and Gender
(including casuals)



Whilst women continue to be under-represented in higher level and senior roles (categorised as roles sized at band 6 or higher) there are various initiatives in place to address this deficiency.

During the period, there was a slight decrease in the percentage of men in senior roles (Technical Band 6 and above) at 55% (down from 56.8.% in 2023/24) and a slight increase in the percentage of women in senior roles at 45% (up from 43.2% in 2023/24).

% of Employees in Senior Roles (Band 6 and above) by Gender
(excluding casuals)



Age

Overall, 59% of Council's non casual workforce is aged 45 years or over with an average age of 47 and a median age of 47. There are 15% of employees aged under 35 and 32% of employees aged over 55.

When the casual workforce is included in this analysis there are 54% of the total workforce aged 45 years and over and both the average and median age decrease to 46 and 46 respectively which is primarily influenced by employees in our Community department where the majority of casuals are employed. There are 21% of employees aged under 35 and 30% of employees aged over 55.

Both sets of figures vary across each department which may be a result of several variables, most notably the nature of the work performed.

In comparison, the median age of NSW public sector non-casual employees has stayed at 43 years (same as 2022), after remaining at 44 years since 2018. This was mainly due to efforts to diversify the workforce and effective retention strategies. Consistent with all years since 2016, the median age of women in the sector was one year less than for men (43 for men and 42 for women). The median age of the NSW public sector non-casual workforce remained higher than the median age of the NSW working population.

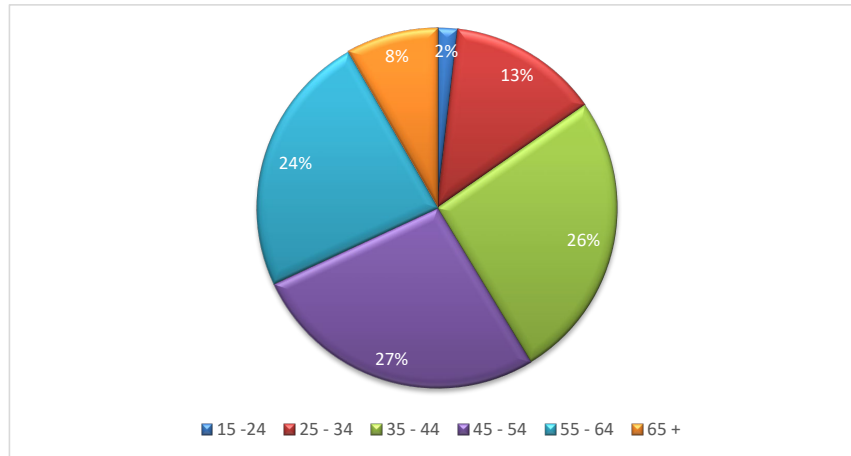
In the NSW public sector workforce, 66.9% of employees were in the 35 to 64 age group in 2023, compared to 56% of the NSW working population. In addition, fewer NSW public sector employees were aged under 35 or over 65. Those aged under 35 accounted for 28.5% of public sector employees, compared to 37% of the entire NSW workforce. Those aged 65 and over accounted for 6.3% of public sector employees compared to 8.2% in Council.

While Council was broadly comparable in employment percentages across the 35 to 54 year age brackets, Council employs significantly more people in the 55 to 64 year age group than both the NSW Public Sector and the wider NSW employed persons group.

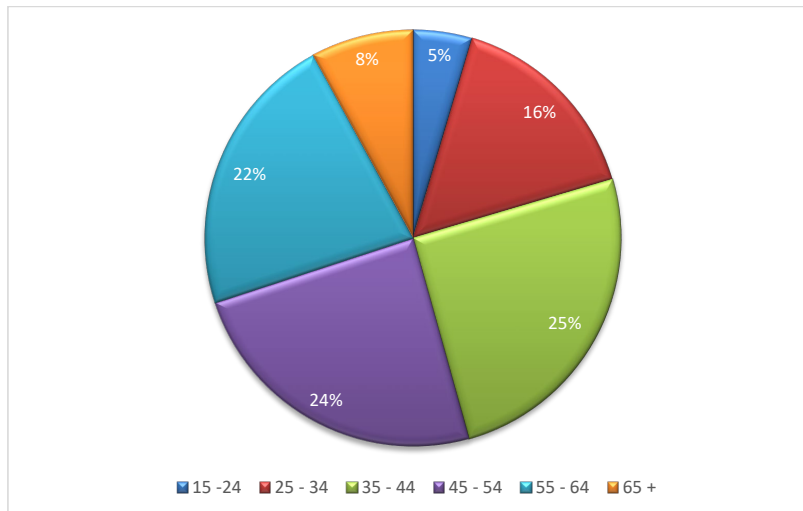
Council's age profile provides an indication of the number of employees likely to retire in the next five to ten years, which will inform the development of strategies for attracting younger workers, (e.g. graduate recruitment and career path development) and retaining older workers (e.g. flexible work options, reducing physical demands). Job redesign and technological innovation will also assist in ensuring the ongoing delivery of services to the community within the constraints of an ageing workforce.

Council continues to monitor and devise strategies to meet the challenges of an ageing workforce. Initial indications are that we remain an employer of choice for many staff and Council continues to offer opportunities for continued employment for all age groups.

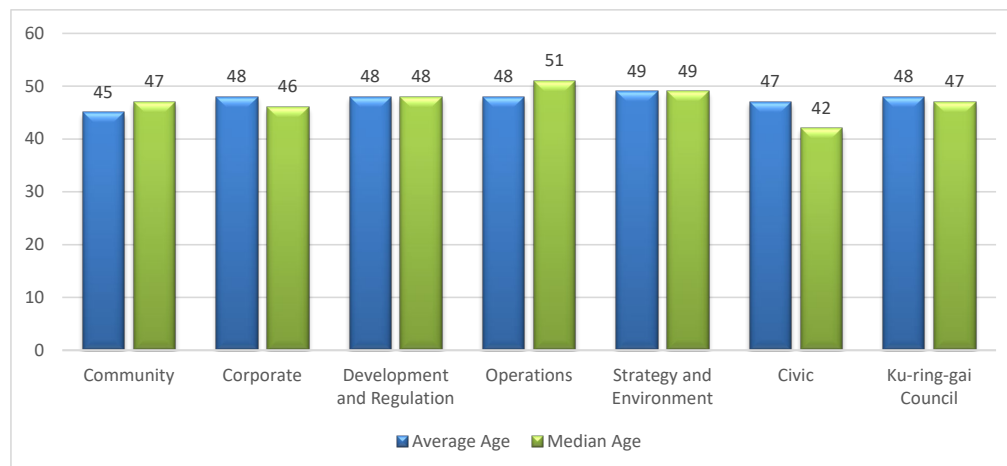
% Workforce by Age (excluding casuals)



% Workforce by Age
(including casuals)



Average and Median Age by Department
(excluding casuals)



Length of Service

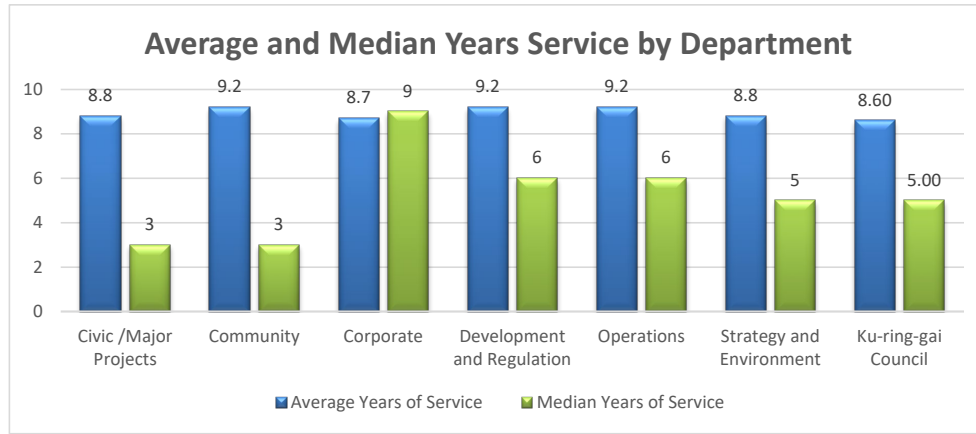
Council's turnover rate is 18% per annum. 52.97% of staff have tenure of between one and five years with 40.18% having from six to twenty-five years of service. Council is typically a stable employer and length of tenure can reflect the constant and ongoing requirement for employment in a particular area.

Turnover rates across the last five-year period are within Council's targets and reflect the ability of Council to renew and refresh its corporate skills and knowledge while retaining its historic skills and knowledge base.

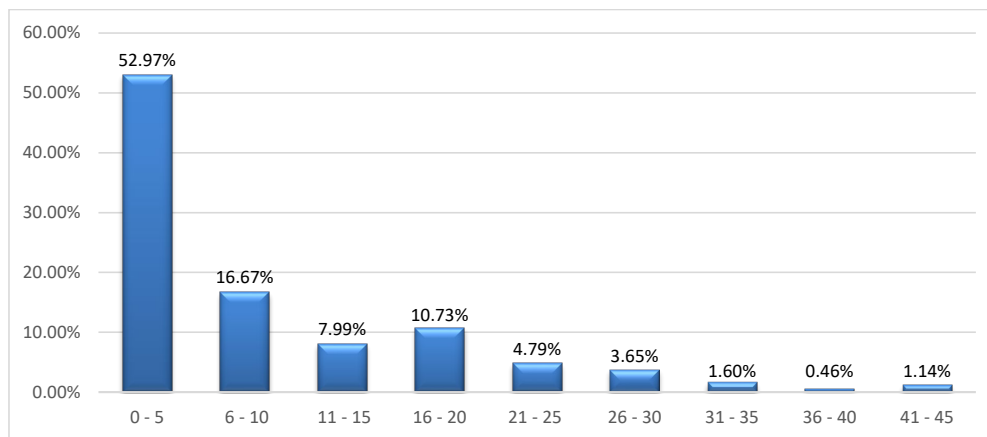
The higher turnover rate in 2020/21 reflects the continued impact of the pandemic. The continued higher turnover rate in 2022/23 reflects a correction and normalising of the turnover rate across the two-year period of the pandemic. With the uncertainty in the marketplace resignations significantly increased in financial year 2023 as the marketplace adapted and economic volatility increased but has since shown decline with employees now seeking employment security and organisations focused more on managing costs and optimising their existing workforce rather than aggressively pursuing new hires.

The workforce reflects a mix of new and old knowledge and the smooth transition of ideas and practices as Council continues with ongoing organisational renewal.

Average and Median Years of Service by Department
(excluding casuals)



% Employees by Years of Service
(excluding casuals)



Influences

In developing an effective Workforce Management Strategy, it is crucial to identify and understand current and future internal and external factors that may have an impact on the workforce.

The 'influences' identified below will be monitored as part of the annual review of this strategy to ensure our response to workforce planning remains effective.

External

- Local Government (State) Award
- Current and future labour market
- Current and future economic environment
- Operational and strategic workings of the Local Government environment
- Local Government reform
- The demographics within the Local Government Area
- Legislation and regulatory requirements
- 2022 Local Government Workforce Skills and Capability Survey
- Technological developments e.g. Artificial Intelligence, cyber security
- OLG Guidelines – Internal Audit & Risk Management
- Community expectations
- Special Rate Variation (SRV)
- NSW Housing Policy
- Federal and State Funded Grants
- Artificial Intelligence (AI)

Internal

- Community Strategic Plan, Delivery Program & Operational Plans
- Resourcing Strategy
- Budget
- Major Projects portfolio
- Equal Employment Opportunity Management Plan
- Ageing Workforce Strategy
- Gender Equality Strategy
- Succession Planning Strategy
- WHS Management System
- Enterprise Risk Management System
- Internal Audit Plan
- Corporate Sustainability Action Plan
- Employee Opinion Survey's
- Staff accommodation arrangements
- Workforce metrics
- Leave liability
- Service Improvement Program
- General strategy, policy, and process development
- Workplace change
- Executive turnover

Key Challenges

Ku-ring-gai Council is facing a number of challenges, both now and into the future. These are predominantly related to the nature of Local Government, the diversity of our organisation and expectations of the community.

Many of these challenges will have an impact on this Strategy with the current key issues identified below:

1. Ageing workforce – As identified by an analysis of Council's current workforce approximately one half of our staff are aged 45 years or over with more than 40% indicating their intention to leave Council within the next 5-year period. The biggest risk to Council of this ageing workforce is therefore associated with the underutilisation or loss of knowledge critical to organisational performance. Knowledge loss impairs performance and results, achievement of plans and objectives. It is therefore imperative that we are vigilant in addressing issues associated with our ageing workforce in order to minimise its impact on our business and operational imperatives.

2. Leadership – A previous Employee Opinion Survey identified, among other areas, leadership as an opportunity for improvement particularly regarding communication, consistency in decision making and accountability. Whether it be a matter of perception or reality, to achieve and maintain an engaged workforce it is imperative that appropriate strategies are implemented to further develop our leaders and alleviate these concerns.

3. Skill shortages – The ageing workforce continues to expand, especially in areas that are already significantly impacted. Existing areas of skills shortages and tight labour supply in jobs such as Engineering, Urban and Town Planners, Building Surveyors and Project Managers Labourers, Supervisors and Team Leaders, and Tradesperson are likely to become even more constricted. In addition, the international border closures, tightening of immigration, has seen significant skill shortages, and slowing of labour growth across various industries. Talent has become increasingly challenging to attract and retain as its demand continues to stretch, and the opportunities available in the current market remaining high.

4. Multigenerational workforce – Council's workforce is currently made up of five distinct and unique generations requiring a thorough understanding of intergenerational differences to ensure effective staff attraction, retention and management whilst being mindful that generational workgroup cohorts create the culture of an organisation.

5. Workforce sustainability – A highly skilled, sustainable, and diverse workforce is critical to the delivery of Council services. The current and future limitations on Council's financial resources together with issues surrounding ageing assets and infrastructure create a significant challenge with respect to the development and maintenance of our workforce to ensure that the needs of the community continue to be met. As recruitment and retention becomes more competitive in areas vital to our business, Council needs to ensure it is primarily positioned in the employment market. This requires innovating in key areas to bring the right people into the business and keep critical talent. As the labour market tightens, we need a greater focus on how we value, lead and develop the workforce.

6. Continuous improvement – Increasing community expectations and the complexity of community needs result in an added emphasis on strategy and management of resources. Council's workforce faces increasing demands to deliver results and the need to make sound decisions based on guiding priorities.

7. Career development – Council needs to be considered as a career partner to attract a younger cohort of the marketplace who are looking to develop their career skills across a wider range of employers in order to develop their career skills portfolio across a wider range of organisations.

8. Location – While a large number of positions can work from home the majority of staff continue to attend the workplace on a daily basis. With Council's major workplaces close to both public and private transport hubs and therefore being highly accessible to a majority of potential employees, the locations themselves often offer only adequate but basic amenities.

9. Employer of choice – In order to remain market competitive in aspects related to employment practices and benefits, Council must continue to monitor through research and leveraging existing business relations to raise awareness and ensure improvement in our position as an Employer of Choice.

10. NSW Housing Strategy – Whilst the scale of impact associated with the NSW Housing Strategy is yet to be fully understood with respect to Council's workforce, it is anticipated that additional resources, skills, and capability will be required to meet the needs required to effectively deliver required outcomes. Council will continue to closely monitor this situation over the coming months.

Our Future Workforce

The Ku-ring-gai local government area has a growing residential population which provides Council with the opportunity to offer employment to a greater number of locally based residents together with job seekers in the broader Sydney metropolitan area.

Council seeks to provide employment that offers flexibility and values work/life balance in exchange for retention and development of high potential employees to support its service delivery to the community.

Our long term objective is be recognised as an employer of choice and to a focus on developing Council's ability to foster and maintain a productive, flexible and adaptable workforce. Ongoing and effective management will ensure that Council remains capable of maintaining a sustainable workforce.

In support of this objective the four key focus areas reflected in this strategy are: Workforce Planning, Attraction and Retention, Learning & Development, Organisational Development.

STRATEGY	ACTIONS	TIMEFRAME
OBJECTIVE 1: INCREASE OUR WORKFORCE PLANNING CAPABILITY		
Maximise workforce sustainability through effective workforce planning	Review and monitor criteria developed to identify critical positions based on current and future needs	Ongoing
	Monitor and update the register of critical positions, skills and qualifications	Ongoing
	Monitor turnover of critical positions and create customised retention and attraction strategies as required	Ongoing
	Monitor turnover of critical positions to identify and address current/emerging skill gaps	Ongoing
	Work with Departments and Business Units to realign staffing requirements with the outcomes of business/service reviews	Ongoing
Enable effective identification of key resourcing issues using workforce metrics	Continue to monitor, analyse and report workforce demographics to the Executive team on a quarterly basis	Ongoing
	Continue to review existing business processes to improve the capture and reporting of workforce metrics	Ongoing
	Continue to develop strategies to address workforce sustainability issues as required	Ongoing

STRATEGY	ACTIONS	TIMEFRAME
OBJECTIVE 2: ATTRACT AND RETAIN THE RIGHT PEOPLE		
Appropriately respond to the impacts of an ageing workforce	Engage with the Leadership team and staff to review Councils' Ageing Workforce Strategy	Ongoing
	Continue to implement the Ageing Workforce Strategy action plan in accordance with planned timeframes	Ongoing
	Monitor and report progress on a quarterly basis	Ongoing
Address staff attraction issues	Identify 'hard to fill' positions based on occupational groups and job families	Ongoing
	Develop, implement, and monitor targeted staff attraction programs to address significant workforce issues (where required)	Ongoing
	Undertake a periodic industry-based review of remuneration and benefits and recommend adjustments where required	Ongoing
	Continue to subscribe to at least two Local Government Remuneration surveys	Ongoing
	Further improve our Employee Value Proposition	Ongoing
	Review and refine materials/content related to the promotion of Ku-ring-gai Council as a workplace	2025
	Participate in career related events with higher education institutions to build relationships and promote Council as an employer of choice	Ongoing
	Continually review and streamline recruitment processes	Ongoing
	Review and identify enhancements to the recruitment platform	2025 and ongoing
	Continue to provide options for flexible work arrangements that enable mutually beneficial arrangements that meet business, team, employee and community service needs	Ongoing
	Promote local government careers	2025
Address staff retention issues	Continue to identify and monitor areas of high turnover	Ongoing
	Develop, implement and monitor targeted staff retention programs to address significant workforce issues (where required)	Ongoing
	Continue to implement and monitor the Rewards & Recognition program	Ongoing
	Develop, implement, and monitor a Talent Management Strategy	2025
	Monitor the Succession Planning Strategy	Ongoing
	Continue to engage with staff in undertaking the annual review of the Performance Appraisal System	Ongoing
	Develop, implement, and monitor an Employee Engagement Strategy	2026

	Continually review and evaluate-workplace policies to ensure Council is a fair workplace whose policies are modern, reasonable, and easy to understand	Ongoing
	Continue to provide flexible work arrangements that enable mutually beneficial arrangements that meet business, team, employee and community service needs	Ongoing

STRATEGY	ACTIONS	TIMEFRAME
OBJECTIVE 3: LEVERAGE THE CAPABILITY OF OUR WORKFORCE		
Quantify employee capabilities	Review the NSW Local Government Capability Framework and articulate a 'best fit' framework that aligns with Council's requirements	2026
	Integrate the capability framework with Councils Job Evaluation and Salary Systems	2026
	Undertake a gap analysis of staff capabilities against position requirements and develop individual training plans	2026
	Integrate capabilities into Councils Recruitment & Selection process	2027
	Integrate capabilities into Councils Performance Appraisal process	2027
Maximise leadership capabilities at all levels of the organisation	Continue to roll out the planned suite of leadership programs at all levels across the organisation	Ongoing
	Maintain internal accreditation to support ongoing delivery of the leadership development program to new staff, and refresher sessions for existing staff	Ongoing
	Identify and implement new mechanisms for measuring leadership effectiveness	2025
	Develop, implement, and monitor targeted leadership programs to support and promote women in leadership and aspiring leaders	2024 and ongoing
	Promote participation in and leadership of cross functional projects by emerging and developing leaders	Ongoing
Optimise the on-boarding of new starters	Continue to undertake an annual review of the current employee induction program and implement required changes	Ongoing
	Continue to undertake an annual review of the online induction program and implement required changes	Ongoing
	Continually review and develop on-boarding processes and programs	Ongoing
Promote consistent and effective staff supervision	Provide training for Managers and Supervisors in performance management and coaching	2025
	Provide training for Managers and Supervisors on intergenerational staff management	2025
	Engage with Managers and Supervisors to identify other areas of upskilling required and develop relevant training programs	Ongoing
Expand our capacity for e-learning	Continue to review and develop e-learning resources	Ongoing
	Continue to engage with Managers in relation to their e-learning requirements and develop programs as required	Ongoing

STRATEGY	ACTIONS	TIMEFRAME
OBJECTIVE 3: LEVERAGE THE CAPABILITY OF OUR WORKFORCE (continued)		
Expand our capacity for e-learning (continued)	Continue to regularly communicate with staff regarding e-learning resources and opportunities	Ongoing
Improve accessibility to and awareness of learning and development opportunities	Review the training application process and implement required changes	Ongoing
	Regularly communicate with staff regarding learning and development opportunities	Ongoing
Create succession pathways	Investigate opportunities to offer traineeships, apprenticeships, and graduate programs	2025
	Partner with local educational institutions to develop formal work experience programs	2025
	Monitor the Succession Planning Strategy	Ongoing
	Continue to investigate opportunities for resource sharing across departments to enhance career pathways for staff	Ongoing
	Investigate the viability of implementing Job Rotation programs in targeted workplaces	2025
	Investigate the development of a formal mentoring program to assist in the transfer of knowledge skills and behaviours across the organisation	2027
	Review the higher duties policy to account for situations where additional duties are performed within the same salary band	2025
Enhance our knowledge management capabilities	Create a process for identifying subject matter experts	2027
	Investigate the development of a formal mentoring program to assist in the transfer of knowledge skills and behaviours across the organisation	2027
Improve staff awareness and capability to enhance organisational risk maturity and resilience	Continue to develop best practice risk management foundations and methodologies that reflect business priorities and allow for ongoing development	Ongoing
	Continue to improve Council's resilience by increasing risk awareness via ongoing training and capability activities under a well-established risk management framework	Ongoing
	Develop an integrated risk management system so staff are equipped and empowered to manage business risks in line with organisational and departmental objectives	2023 - 2025

STRATEGY	ACTIONS	TIMEFRAME
OBJECTIVE 4: CONTINUE OUR FOCUS ON ORGANISATIONAL DEVELOPMENT		
Continually enhance our organisational culture	Undertake an Employee Opinion Survey on a biennial basis	Next Survey due in 2026
	Communicate the results of each survey to staff	2026 - 2027
	Engage with the Leadership team to develop Organisational Action Plans to address the feedback received in each Employee Opinion Survey	2026 – 2027
	Engage with Directors, Managers, and staff to develop Departmental Action Plans to address the feedback received in each Employee Opinion Survey	2026 – 2027
	Engage with Managers and staff to develop Business Unit Action Plans to address the feedback received in each Employee Opinion Survey	2026 – 2027
	Continue to integrate Councils' Vision and Values into the Recruitment & Selection process	Ongoing
	Continue to design, develop, and implement programs that reinforce Councils Values	Ongoing
Celebrate and support the growth of diversity within our workforce	Continue to implement Council's Gender Equality Strategy	Ongoing
	Continue to implement Councils EEO Management Plan	Ongoing
	Continue to design, develop, and implement programs and initiatives that promote diversity and inclusiveness	Ongoing
	Communicate with staff in relation to the generational differences	Ongoing
Promote staff wellbeing	Continually review the Wellbeing Program and implement changes as required	Ongoing
	Continually review flexible working arrangements policies and practices and implement changes as required	Ongoing
	Continually review the Employee Assistance Provider arrangements and implement changes as required	Ongoing
	Design and implement a Mental Health First Aid program	2026
	Continue to investigate cost effective options to provide additional services to staff that enhance their overall wellbeing	Ongoing
	Continue to review and improve the Work Health Safety Management System and injury management processes	Ongoing

Embrace appropriate technology to enhance efficiency, effectiveness, and productivity	Continue to utilise recruitment, onboarding, e-learning, and performance modules within our talent management systems.	Ongoing
	Transition our payroll system from Ci to CiA and facilitate implementation of Employee Self Service	2024 - 2025
	Develop a customised training plan to address gaps in staff knowledge and skills with respect to the use of technology	2025
Improve workplace facilities	Review staff accommodation arrangements and implement improvements as required	Ongoing
Continually improve health and safety performance in line with our commitment to providing a safe and healthy workplace	Continue to develop and maintain a WHS Strategic Plan	Ongoing
	Develop an integrated risk management system to automate reporting of WHS events that interact with Council's enterprise risk management framework, worker's compensation, and public liability portfolios	2023 - 2025
	Review and refine Council's WHS Committee structure and WHS consultation arrangements	2025
Continue to promote employee benefits and enhance the Total Rewards & Recognition Program	Continue to communicate and consult with key stakeholders on existing benefits	2025 and ongoing
	Benchmark and investigate other benefits	2025
	Publicise, promote, and implement new benefits	2026

Monitoring and review

The completion of action items contained in Workforce Management Strategy will be closely monitored and progress reports will be provided to the Executive Leadership Team via the quarterly IP&R reporting process.

The Workforce Management Strategy will be reviewed on an annual basis.



DELIVERY PROGRAM 2025 - 2029 & OPERATIONAL PLAN 2025 - 2026

Draft – April 2025

Need help? This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450 to request the service contact Ku-ring-gai Council on your behalf on T: 02 9424 0000 during business hours, Monday to Friday, 8.30 am - 5.00 pm.

Simplified Chinese

需要帮助吗？

本文件包含重要信息。如果您不理解本文件，请致电翻译口译服务 131 450。让其代表您致电 9424 0000 联系Ku-ring-gai议会。营业时间：周一至周五，上午8.30—下午5:00。

Traditional Chinese

需要幫助嗎？

本檔包含重要資訊。如果您不理解本檔，請致電翻譯口譯服務 131 450。讓其代表您致電 9424 0000 聯繫Ku-ring-gai議會。營業時間：週一至週五，上午8.30—下午5:00。

Korean

도움이 필요하십니까?

이 문서에는 중요한 정보가 담겨 있습니다. 여러분이 이해할 수 없다면, TIS (번역 및 통역 서비스)의 131 450번으로 전화하십시오. 9424 0000 번으로 여러분을 대신하여 전화해서 쿠링가이 카운슬을 연락해 달라고 요청하십시오. 영업 시간: 월요일-금요일, 오전 8시30분-오후 5시.

Persian

آیا به کمک نیاز دارید؟

این مدرک حاوی اطلاعات مهمی است. اگر آنها را نمی فهمید، خواهش می کنیم به خدمات ترجمه نوشتاری و گفتاری (Translating and Interpreting Service) به شماره ۱۳۱ ۴۵۰ تلفن کنید و از آن سرویس بخواهید از جانب شما با شهرداری کورینگای (Ku-ring-gai Council) در ساعات کاری، دوشنبه تا جمعه از ساعت ۸:۳۰ صبح تا ساعت ۵:۰۰ بعد از ظهر یا شماره تلفن ۰۲ ۹۴۲۴ ۰۰۰۰ تماس بگیرید.

Japanese

ご質問がありますか？

当文書には重要な情報が記載されています。もし何か不明な点があれば、月曜から金曜の午前8:30から午後5:00までの受付時間内に、まず131 450の通訳翻訳サービスにお電話いただき、通訳を介してKu-ring-gai Councilのサービス担当（電話:02 9424 0000）までお問合せください

Hindi

सहायता चाहिए?

इस दस्तावेज़ में महत्वपूर्ण जानकारी है। यदि यह आपको समझ नहीं आती, तो कृपया अनुवाद और दुभाषिया सेवा को 131 450 पर कॉल करें, और इस सेवा को आपकी ओर से फ़ोन: 02 9424 0000 पर व्यावसायिक घंटों के दौरान, सोमवार से शुक्रवार, सुबह 8.30 से शाम 5.00 बजे तक कू-रिंग-गई काउन्सिल से संपर्क करने के लिए अनुरोध करें।

These languages were chosen as they are the most widely spoken by Ku-ring-gai residents indicated by ABS Census data.

Need assistance with hearing or speaking?

Contact Ku-ring-gai Council using the 24-hour **National Relay Service**:

TTY users: Call 133 677 then dial 02 9424 0000.

Voice Relay users: Call 1300 555 727 then ask for 02 9424 0000.

NRS Chat: Go to www.accesshub.gov.au/services/nrs-chat and enter 02 9424 0000.

For all other assistance options see

www.accesshub.gov.au

Need help to access Council's building?

Disability parking and access are available via a ramp and lift, off Radford Place at the rear of Council's building, at 818 Pacific Highway, Gordon, NSW.

Call 02 9424 0000 Monday to Friday 8.30 am - 5.00 pm if you need further assistance.

KU-RING-GAI COUNCIL

818 Pacific Highway, Gordon NSW 2072

P 02 9424 0000 | **E** krg@krg.nsw.gov.au

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Acknowledgment of Traditional Owners

Ku-ring-gai Council recognises the traditional custodians of the lands and waters, and pays respect to Elders past, present and emerging.

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About this program

Ku-ring-gai Council's Delivery Program and Operational Plan has been developed in accordance with the *Local Government Act 1993* and the NSW Government's Integrated Planning and Reporting (IP&R) framework.

The Delivery Program describes how Council will utilise available resources in support of the strategies in the Community Strategic Plan (CSP), and what the elected Council intends to achieve during its four-year term of office.

The annual Operational Plan details the services, key actions, projects and programs that will be undertaken during the financial year along with a budget showing how Council will fund the plan. It also includes a Statement of Revenue Policy, a list of planned operational and capital projects and a rates map. The Operational Plan details what Council will do in support of the term achievements in the Delivery Program.

To support clarity and accessibility, the Delivery Program and Operational Plan are presented in a single document in three sections:

- **Introduction** - This section provides background information on the Ku-ring-gai community, Councillors, the organisation and IP&R requirements.
- **The Plan** - This section outlines the term achievements that Council aims to deliver in support of the CSP, the services, key actions, projects and programs that Council will undertake during the coming year and performance indicators.
- **Finance** - This section contains Council's 2025/26 budget, Statement of Revenue Policy, capital works program and operational projects, and funding allocations from the infrastructure special rate variation, road rehabilitation program and new footpath program.

A map showing Council's ordinary and special rates 2025/26 is included in the appendices.

Council's annual fees and charges are published separately.

Council's strategic plans are available on the website, local Council libraries and Council's Customer Service Centre in Gordon.

Photography

Photographs featured in this plan include entrants in various Ku-ring-gai Council photography competitions, and contributions from members of the community and staff. Thank you to all the talented photographers featured.

Mayor Message

It is with great pleasure that I present the Ku-ring-gai Council Delivery Program for 2025 – 2029. This represents our commitment to the priorities and aspirations of the Ku-ring-gai community over the next four years.

The Delivery Program reflects what our community needs and expects from their Council. Through workshops, surveys and engagement on vital issues such as housing, we have gained a thorough understanding of what matters to our community.

Maintaining our beautiful natural environment and lifestyle remain priorities, and we understand your concerns about increasing population growth and housing density.

We are also sensitive to the role that all Councils need to play in delivering new housing for our growing population and making it more affordable.

This new Delivery Program aims to chart a balanced path forward. We will implement strategies to reduce the negative impacts of development through local planning controls. We are committed to ensuring that development is supported by necessary infrastructure upgrades.

Furthermore, we will prioritise community engagement and transparency so that the community understands exactly how the Council makes decisions and what constraints can influence decision-making.

Councillors and senior staff have been working together on a set of key priorities for this Council term. Our priorities for the next four years include the following:

- Continuing to lobby the NSW Government for a measured and sustainable approach to planning policy and ensure that access to infrastructure keeps pace with this development.
- Revitalising our town centres offering residents diverse opportunities for entertainment, social interaction and culture.
- Protecting our tree canopy by encouraging environmentally responsible development, educating property owners and working with community groups on tree protection and planting programs.
- Continuing to work with partners on services that meet the needs of young people, older residents, and vulnerable members of our community.
- Continuing to provide recreation facilities and modernising existing community buildings.
- Improving our roads and footpaths and working with the NSW Government on public transport solutions and improvements to the Pacific Highway and key intersections.

Councillors will also need to address the important issue of the Council's long-term financial sustainability. Like all NSW councils, we face increasing pressures due to rising costs, the need to maintain essential services and limitations on our revenue streams.

While Ku-ring-gai Council is in a much stronger financial position than many others across Sydney, decades of under-investment have created a significant infrastructure gap. Too many of our community buildings, sport and recreational facilities and other essential infrastructure are starting to fall into disrepair. If we fail to act, the problem is only going to get worse and more expensive over time.

The Delivery Program reflects my dedication to listening, acting and working in partnership with you to build a new future for Ku-ring-gai.

We are committed to balancing the challenges of growth with the preservation of what we all love about the area.

I encourage you to read through this program. The Councillors and I look forward to working with you to shape the future of our remarkable area.

Councillor Christine Kay
MAYOR

General Manager Message

I am pleased to present the new Delivery Program for 2025 – 2029 and Operational Plan for the 2025 - 2026 financial year.

The Delivery Program aims to realise the Ku-ring-gai community's aspirations contained in our new Community Strategic Plan. The Operational Plan emphasises customer service excellence, efficient service delivery and prudent financial management.

Both these plans are supported by an improved integrated planning and reporting framework, strategic prioritisation of projects, community needs and the availability of resources.

Financial sustainability remains a core focus for this Council. We are committed to managing our finances in a way that does not burden future generations. We are continuing to meet our budget objectives, control costs and actively pursue grants and other revenue sources. Further details are provided in the Resourcing Strategy accompanying the Delivery Program and Operational Plan.

Another key focus is a four-year program of service improvement reviews. These reviews will continue to identify opportunities for service improvements, cost savings and innovative service delivery over the coming years.

The Council is continuing to implement our customer service improvement program, including regular staff training, benchmarking against other councils and transparent reporting to the community on our performance. We are prioritising technology to improve service delivery and reduce administrative costs.

We have received clear feedback from Councillors and the community regarding the importance of high-quality engagement and communication. Over the next four years, we will continue to engage directly with you on major projects and improve how you access information from Council.

The Delivery Program and Operational Plan will be reviewed each year to ensure they remain aligned to community needs.

Finally, I extend my sincere gratitude to Council staff for their commitment to delivering exceptional services to our community and for their dedication to implementing these plans.

David Marshall
GENERAL MANAGER

Financial sustainability

As detailed in the Resourcing Strategy, Ku-ring-gai Council currently maintains a satisfactory financial position. Council continues to deliver operating surpluses while delivering essential services, programs and infrastructure in accordance with its delivery programs and operational plans.

However, the long-term financial sustainability of Council is facing significant challenges from rising operational costs, ageing infrastructure and inflationary pressures exceeding rates income and other revenue streams. Ku-ring-gai will continue to pursue increased revenue through user fees, investments and grants and maintain robust controls on expenses. We are also redoubling our efforts on finding efficiencies in service delivery.

The biggest challenge facing Council's long-term financial sustainability is the renewal and maintenance required for our infrastructure asset portfolio, valued at around \$1.8 billion.

Current funding levels are insufficient to cover these costs of renewal, and recent independent reviews of stormwater and building assets have revealed significant deterioration and a need for substantial investment.

In 2022/23, Council commissioned an independent financial review to evaluate its long-term financial sustainability. This review found that the funding strategy was insufficient to cover asset maintenance costs, recommended exploring alternative funding sources and concluded that an increase in rates was the only viable pathway to sustainability.

Benchmarking data indicates that Ku-ring-gai Council operates efficiently, with lower operating expenses per resident and a higher staff-to-population ratio compared with similar councils.

To address these financial challenges, Council is proposing a special rate variation (SRV). This is a mechanism that allows NSW councils to apply to IPART for an increase once capped rates are no longer sufficient to cover costs. The SRV is specifically for funding essential asset renewals and ensuring that footpaths, sports fields, community buildings, stormwater and other public infrastructure meet modern standards and safety requirements.

A proposal to IPART to approve an SRV would depend on the following actions:

- Extensive community engagement to understand community needs and affordability
- A review of our hardship policy and support available to vulnerable residents
- Ongoing reviews to identify improvements to service delivery and savings
- Initiatives to support local procurement and opportunities for local business

Housing

The NSW Government's Transport Oriented Development (TOD) and Low and Mid-Rise Housing policies are part of a package of reforms to deliver 377,000 new homes by 2029 under the National Housing Accord. These reforms will introduce significant changes to new housing development in Ku-ring-gai, presenting both challenges and opportunities that require careful long-term planning.

The TOD mandates increased housing density within 400m of Roseville, Lindfield, Killara and Gordon stations and came into effect in 2024. In November and December 2024, the Council publicly exhibited four alternative options to the NSW Government's TOD policy, which sought to limit the impact of new housing targets by increasing height in the four railway station precincts of Gordon, Roseville, Killara and Lindfield.

The Council's preferred TOD scenario provides for heights of up to 28 stories in optimal locations, protection for some Heritage Conservation Areas (HCAs), minimises impacts on environmental areas and tree canopy and provides for smooth building height transitions.

The NSW Government's Low and Mid-Rise Housing policy will expand housing options across Ku-ring-gai. Broadly speaking, it permits:

- terraces, townhouses and manor houses within 800m of all train stations and the St Ives shopping centre
- residential flat buildings and shop-top housing within 400m of Roseville, Lindfield, Killara and Gordon stations.
- dual occupancy housing across 50% of low-density residential land.

Population increases will put additional strain on existing infrastructure, including roads, public spaces and utilities. This will require increased investment in maintenance and upgrades and working with the NSW Government to ensure that growth is supported by increased capacity in local health, education and transport services.

At the same time, the government's policies will create new opportunities for Ku-ring-gai. Over the next ten years we will see a greater variety of housing options, including apartments and townhouses. Affordable housing options could provide greater opportunities for local nurses, teachers, emergency services and other essential workers to call Ku-ring-gai home.

Population growth will stimulate the local economy by attracting new businesses and greater demand for services and amenities. Increased development also brings increased investment and contributions from developers to support new and improved parks, facilities and critical infrastructure.

Council's strategy to address these issues and realise these benefits is outlined in this Delivery Program and Operational Plans. Key initiatives include:

- updating Local Environmental Plans (LEPs), planning controls, contributions plans and other strategies to guide development in line with community expectations and maintain Ku-ring-gai's character.
- implementing strategic asset management and pursuing grant funding and partnerships to invest in growth-supporting infrastructure.
- expanding parks and open spaces, including developing the former bowling club sites at Gordon and Lindfield, and looking for opportunities to upgrade sporting fields, recreational facilities and community buildings to maximise access and utilisation rates.
- collaborating with the NSW Government to improve public transport, commuter parking and major arterial roads.

We recognise the importance of community engagement in shaping our response to these policy changes, and the extensive consultation on housing scenarios to date demonstrates our commitment to transparency and community input.

We will continue to provide clear and accessible information to the community about the strategies and plans, ensuring that our residents are informed and able to provide input into the decisions that affect them.

Introduction

Community vision

Our Ku-ring-gai - Growing together

Our vision is for a thriving and connected community where we balance growth and change with the protection of our natural environment and heritage and work together to ensure a vibrant and inclusive future.

Our outcomes

- Our unique natural environment is protected and enhanced
- Sustainable urban growth and change
- Infrastructure and assets support community needs
- An inclusive, connected and safe community
- Leadership and service excellence

About Ku-ring-gai

Area			
85.44 Km² 16 kms north of the Sydney CBD	17 suburbs 7 larger local centres 15 neighbourhood centres 1 business park	3 hospitals 8 railway stations	1 university 14 high schools 34 primary schools 37 plus preschools and childcare centres
Heritage			
Aboriginal heritage 101 recorded Aboriginal heritage sites		European heritage Significant built heritage primarily from the 1890s to the post-war periods. Birthplace of the National Trust of Australia (NSW) 997 heritage items 46 heritage conservation areas	
Residents			
Population in 2023¹ 126,983	Median age² 42 years Higher proportion of children and people aged 60+ than Greater Sydney²	Diversity² Residents have recent ancestry from over 120 countries 71 languages spoken	
Volunteer participation 20,400 volunteers undertake 400,000 hours work a year	A highly educated community² 54% of the working population have a university education 47.5% of total households are classed as high income		
Features ^{3 and 4}			
484 kms of road including 38 kms of regional roads 21 kms of arterial and state roads	400 km of formed footpaths 30 km of cycleways	294 km of drainage	
Adjoins 3 national parks 158 bushland reserves covering 1,160 hectares 2 bio-banking sites covering 105 hectares 1 Tiny Forest of 320 square metres	171kms of waterways and creeks 3 major sub-catchments	Over 800 native plant species 18 threatened plant species	
58kms of walking trails 40km of fire trails 92kms of bushland interface	4 endangered and 2 critically endangered ecological communities	562 native animal species 27 threatened animal species	
207 parks, playgrounds and sports fields 1 aquatic centre 67 tennis courts 2 golf courses 2 mountain bike tracks	22 community centres 4 library branches attracting 419,606 visitors art centre with 1,837 enrolments and a public art program	2 youth hubs with 7,500 participants A children's service for almost 900 children Senior's programs that attract over 3,000 people An active recreation program with 687 participants	

a showground with 179,445 cars through the gate	1 nursery with 16 volunteers	6 environmental volunteer groups with 700 active participants
A business engagement program with over 400 participants	the Wildflower Garden attracting 105,000 trail walkers across 123 hectares	Events and programs attracting 78,698 people

¹ Australian Bureau of Statistics, Estimated Resident Population, 2023

² Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id

³ Operations statistics, Ku-ring-gai Council, 2024 and 2025

⁴ Ku-ring-gai Council Annual Report 2023 - 2024

Your councillors

The Ku-ring-gai Council local government area is divided into five wards – Comenarra, Gordon, Roseville, St Ives and Wahroonga with each represented by two Councillors. The Mayor and Deputy Mayor are elected by Councillors. For more information about the Mayor and Councillors, visit www.krg.nsw.gov.au

St Ives Ward	
Mayor Christine Kay M: 0436 635 454 E: ckay@krg.nsw.gov.au	Councillor Martin Smith M: 0436 663 376 E: martinsmith@krg.nsw.gov.au
Wahroonga Ward	
Deputy Mayor Kim Wheatley M: 0459 933 639 E: kwheatley@krg.nsw.gov.au	Councillor Cedric Spencer M: 0436 661 911 E: cspencer@krg.nsw.gov.au
Comenarra Ward	
Councillor Matthew Devlin M: 0402 998 290 E: mdevlin@krg.nsw.gov.au	Councillor Jeff Pettett M: 0478 489 430 E: jpettett@krg.nsw.gov.au
Gordon Ward	
Councillor Indu Balachandran M: 0457 411 083 E: ibalachandran@krg.nsw.gov.au	Councillor Barbara Ward M: 0447 081 824 E: bward@krg.nsw.gov.au
Roseville Ward	
Councillor Sam Ngai M: 0436 655 543 E: sngai@krg.nsw.gov.au	Councillor Alec Taylor M: 0459 907 375 E: ataylor@krg.nsw.gov.au

Our organisation

Council is dedicated to upholding its corporate values which demonstrate our commitment to a progressive, ethical and results driven leader in local government. The values help guide the delivery of strategic outcomes and drive our organisation to deliver efficient and effective services to the community.

Do what is right <ul style="list-style-type: none"> ✓ We act with integrity in everything that we do and say ✓ We make transparent, ethical and consistent decisions that support the vision of Council 	Show respect <ul style="list-style-type: none"> ✓ We are considerate towards others ensuring fairness, dignity and equality ✓ We practice and encourage transparent communication
Own our actions <ul style="list-style-type: none"> ✓ We are accountable for our decisions ✓ We take responsibility for the outcomes of our choices, behaviours and actions 	Strive for excellence <ul style="list-style-type: none"> ✓ We work together as a team to achieve our full potential ✓ We have the insight and passion to lead Council into the future

Workforce

Council is committed to ensuring the organisation has the capacity and capability within our workforce to deliver the best possible services to the community and employs staff in a diverse range of service areas across the organisation.

TOTAL NUMBER OF EMPLOYEES¹ 432	EMPLOYMENT TYPE 374 full-time employees 58 part-time employees 101 casual employees
MEDIAN AGE 48 years old	AGE PROFILE OF EMPLOYEE 59.7% aged 45 years+
GENDER 48.4% female 51.6% male	DIVERSITY IN LEADERSHIP ROLES 42.7% female 57.3% male
AVERAGE YEARS OF SERVICE 8.3 years per employee	RETENTION RATE 87.9%
NUMBER OF JOB TYPES 289	

Council employee snapshot as at 30 June 2024

¹ Full-time and part-time employees

Leadership

Ku-ring-gai Council is made up of six departments – civic management, community, corporate, development and regulation, operations and strategy and environment as shown in the organisational structure below.

Council's executive management team comprises of the General Manager and Directors. The General Manager is responsible for the day-to-day management of the departments, overall operation of the organisation and for ensuring the implementation of decisions of Council. The Directors assist the General Manager in the development of long-term strategic plans and their delivery, whilst ensuring the organisation is meeting its obligations.

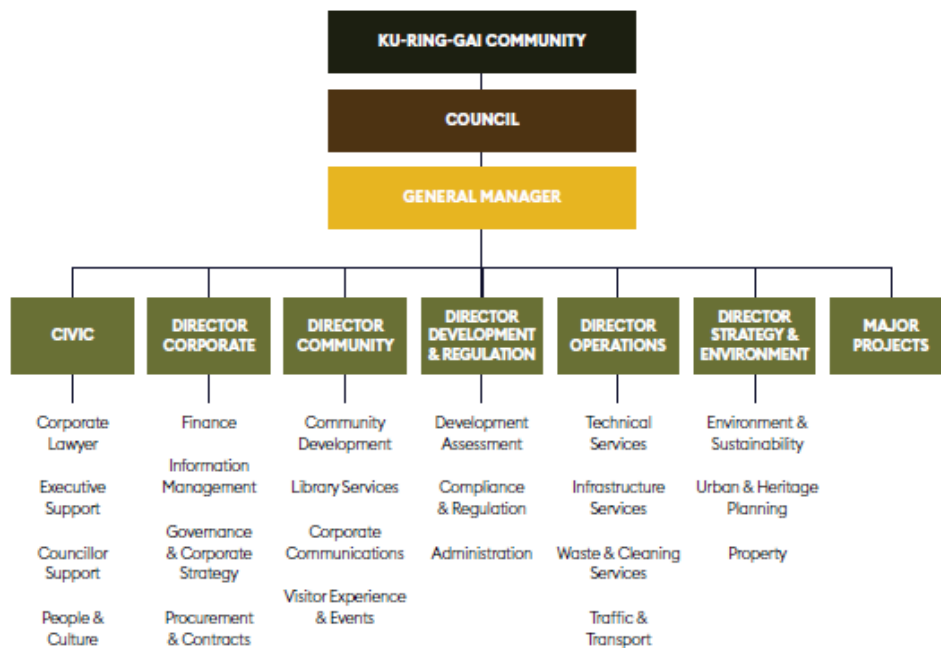


Diagram 1: Council's organisational structure

Service improvement program

Ku-ring-gai Council provides efficient, high-quality services to its community. Council's new Service Improvement Program (SIP) is designed to support the continuous evaluation, enhancement and cost-effectiveness of our service delivery.

The SIP directly aligns the *Local Government Act 1993* and the Integrated Planning and Reporting (IP&R) framework, which requires that NSW councils to identify areas for review, engage with the community to define service level expectations and report on the progress of its reviews.

The SIP will provide a systematic and ongoing process to evaluate the quality, accessibility, efficiency and effectiveness of Council's services. Each review will draw on data analysis, customer feedback, benchmarking with other councils or organisations and process mapping to identify opportunities for improvement.

In 2024/25, Council undertook targeted reviews of the following services:

- Communications and engagement
- Open space (maintenance of sporting fields)
- Development assessment
- Compliance and regulation

Progress and outcomes of these reviews will be reported in biannual performance reports and the annual report.

Beyond these formal reviews, all service units are being actively encouraged to look for innovations and improvement initiatives such as process streamlining, waste reduction and improvements to customer experience. These proactive efforts complement the formal SIP and are part of Council's culture of service excellence.

Integrated planning and reporting framework

The NSW Government requires local councils to deliver their community vision and objectives through long, medium and short-term plans which promotes best practice strategic planning and ensures a more sustainable local government sector.

NSW legislation requires councils to prepare strategic planning documents in consultation with the community and stakeholders, and monitor, review and undertake statutory reporting on progress.

Council is required to prepare the following plans:

- **Community Strategic Plan** (minimum ten-years)
- **Resourcing Strategy** comprising of:
 - Long Term Financial Plan (minimum ten-years)
 - Asset Management Strategy (minimum ten-years)
 - Workforce Management Strategy (four-years)
- **Delivery Program** (four-years)
- **Annual Operational Plan** (including budget, Statement of Revenue Policy and Fees and Charges).

Diagram 2 illustrates the hierarchy of plans and statutory reporting within the Integrated Planning and Reporting (IP&R) framework and their relationship to state and regional planning.



Diagram 2: Integrated planning and reporting framework

Delivering the plans

The Integrated Planning and Reporting Framework requires Council to regularly report on its progress towards achieving the strategies stated in the Community Strategic Plan.

Community Strategic Plan 2035 - Our Ku-ring-gai: Growing together

The Community Strategic Plan has been prepared in consultation with the community and provides Council with the strategic direction needed to align its services, policies and programs with community needs and priorities, as well as state and regional planning priorities.

Delivery Program 2025-2029

The Delivery Program contains term achievements which are Council's commitments during its term of office. They identify how Council will work towards achieving the community's vision, strategies and priorities over the four years as identified in the Community Strategic Plan.

Operational Plan 2025-2026

The Operational Plan is developed annually and details the services, key actions, projects and programs that Council will deliver for its community during the financial year. It also incorporates Council's Budget, Statement of Revenue Policy, Capital Works Program and Operating Projects, funding allocations from the Infrastructure Special Rate Variation, Road Rehabilitation Program and New Footpath Program. The Fees and Charges for the financial year are presented separately.

Resourcing Strategy 2025-2035

The Resourcing Strategy supports the priorities identified in the Delivery Program through asset, financial and workforce planning to deliver the 10-year strategic objectives in the Community Strategic Plan. The three components of the Strategy are the Long Term Financial Plan, Asset Management Strategy and the Workforce Management Strategy.

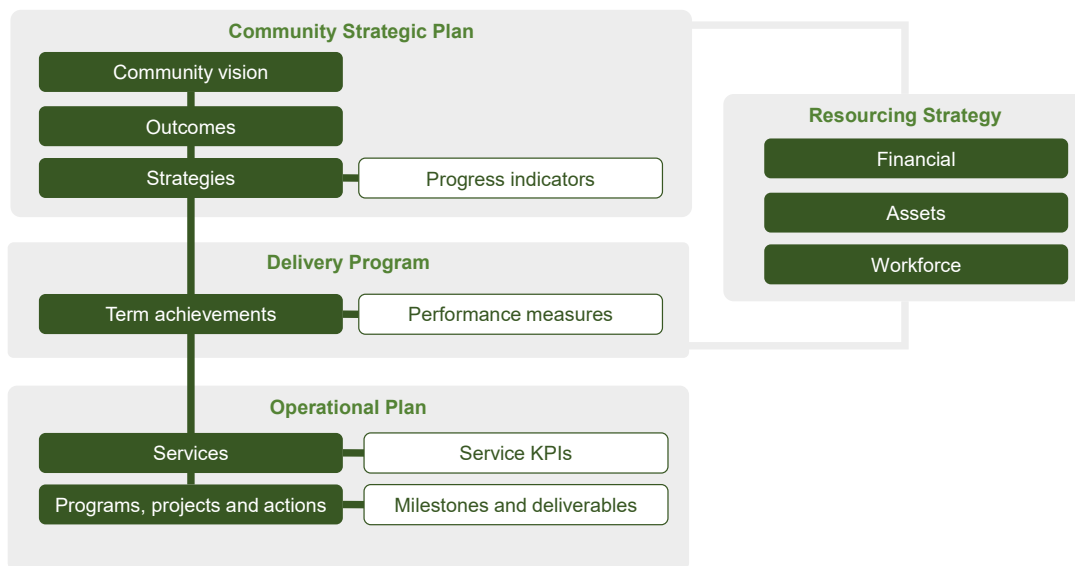


Diagram 3: Implementation of the Community Strategic Plan, Resourcing Strategy and Delivery Program and Operational Plan.

Performance monitoring and progress reporting

Council is required to regularly report its progress in achieving the community's vision, strategies and term achievements and activities identified in adopted strategic planning documents.

The following summarises Council's responsibilities under the Integrated Planning and Reporting framework for performance monitoring, reviewing and reporting of strategic plans to the Ku-ring-gai community.

Community Strategic Plan

The State of our Ku-ring-gai Report details progress made during the previous term of Council in progressing strategies in the Community Strategic Plan. It emphasises Council's delivery against its social, environmental, economic and civic leadership goals and highlights key challenges and opportunities for Council and the community moving forward. It is prepared in line with the election cycle by the outgoing council and endorsed by the incoming council.

Resourcing Strategy

The Resourcing Strategy includes the Long Term Financial Plan, Asset Management Strategy and Workforce Management Strategy. The Strategy links the Community Strategic Plan with the Delivery Program in terms of financial, asset and workforce planning.

Delivery Program and Operational Plan

Progress of the Delivery Program and Operational Plan is monitored quarterly by the General Manager and Directors. Biannual progress reports are presented to Council on one-year actions and four-year term achievements, and annual performance indicators. Financial reports are presented to Council to provide results of quarterly budget reviews, and proposed adjustments based on actual financial performance. Council's Annual Report is prepared for the community and presented to Council in November. It includes audited financial statements, statutory reporting and a summary of achievements and challenges during the financial year.

The Plan

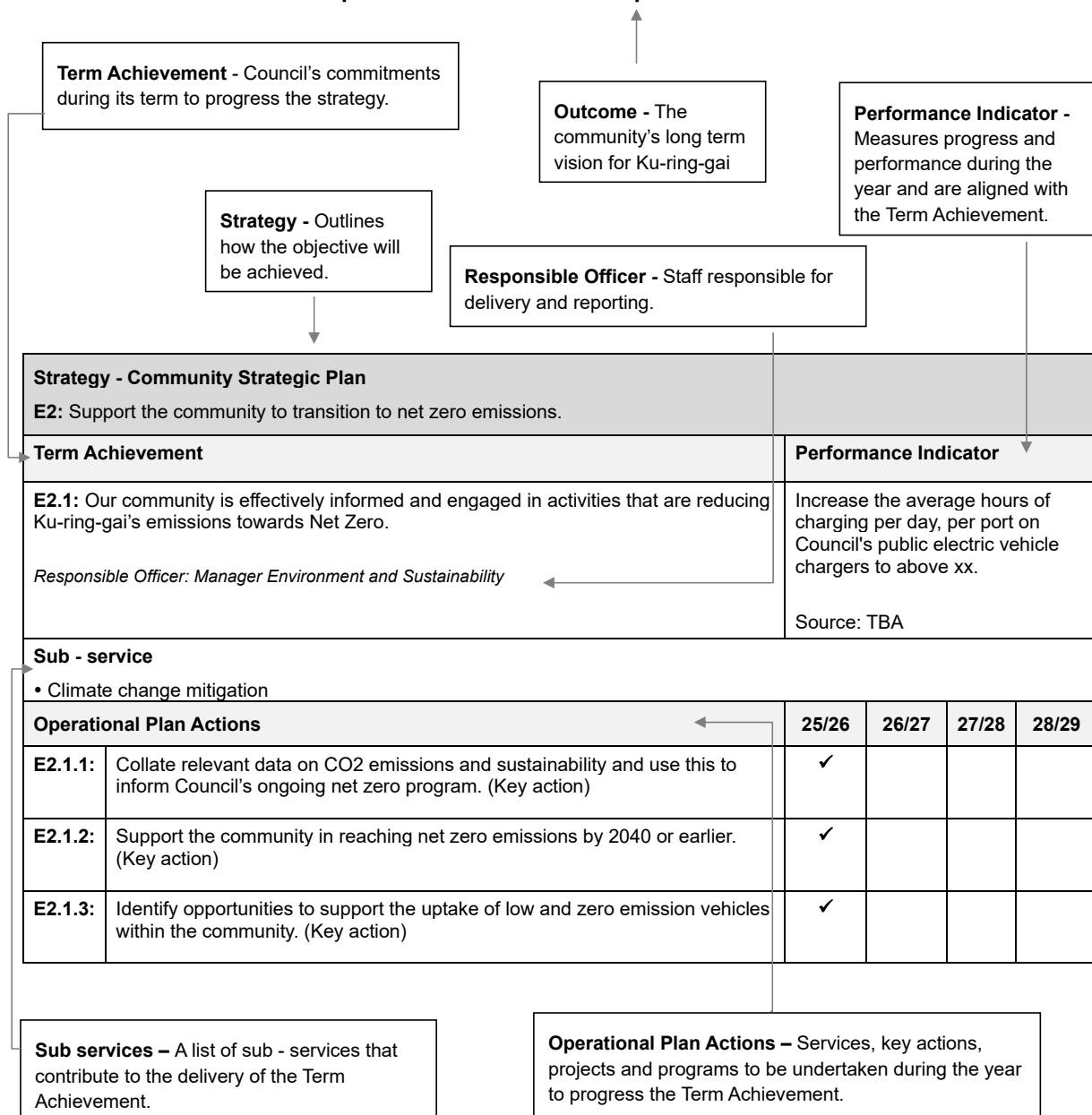
How to read the plan

Council's Delivery Program and Operational Plan is presented under five outcomes as outlined in the Community Strategic Plan. These are:

Outcome 1: Our unique natural environment is protected and enhanced	Objective - Ku-ring-gai's bushland, waterways and biodiversity is being protected and a healthy tree canopy enhances our suburban landscape. Ku-ring-gai is a leader in sustainable resource management and environmental stewardship and is on track to achieve net-zero emissions
Outcome 2: Sustainable urban growth and change	Objective - Ku-ring-gai is a thriving community of safe and well-planned neighbourhoods. We are continuing to deliver diverse housing options, while balancing suburban growth with the preservation of our unique character, open spaces and heritage. We have a strong local economy with thriving businesses, and revitalised centres providing offering convenient access to shops, services and community facilities.
Outcome 3: Infrastructure and assets support community needs	Objective - All residents have access to modern and accessible sport, recreational and community facilities that support active lifestyles. The area is connected by a high-quality road and footpath network that supports active transport alternatives. Public transport connects our neighbourhoods and access to Greater Sydney.
Outcome 4: An inclusive, connected and safe community	Objective - Ku-ring-gai will be a safe, inclusive and connected community where diversity is valued. We cherish our rich history while welcoming new residents to the area. Strong community networks combat social isolation and support services are available for people who need them.
Outcome 5: Leadership and service excellence	Objective - Ku-ring-gai Council is a high-performing organisation and a strong civic leader. Council builds strategic partnerships with other councils, government agencies, not-for-profit and community groups. Council has a focus on innovation and customer service to deliver continuously improving services to the community.

The strategies, term achievements and operational plan actions that contribute to the delivery of each outcome are detailed in the plan structure below, along with how progress and performance will be measured.

Outcome 1: Our unique natural environment is protected and enhanced



Outcome 1: Our unique natural environment is protected and enhanced

Council provides the following key services under this Outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and Term Achievements in Council's four year Delivery Program.

Key service
Environment and sustainability Includes natural areas and biodiversity monitoring and protection, catchment and water management, climate change adaptation (emergency preparedness and resilience), climate change mitigation (transition to net zero emissions), community and corporate sustainability, community engagement and education, environmental volunteering programs, environmental assessment and approvals.
Waste and recycling Includes domestic and commercial waste and recycling services including collections, disposal and community engagement, waste education programs.

Strategy - Community Strategic Plan					
E1: Maintain and improve our bushland, waterways and biodiversity, maintain or improve the health and function of local ecosystems.					
Term Achievement		Performance Indicator			
E1.1: The health and function of local ecosystems is maintained and improved and native flora and fauna are conserved. Responsible Officer: Manager Environment and Sustainability		Maintain a percentage gain in Vegetation Integrity Scores across priority bushland reserves in Ku-ring-gai. Source: Council records, Biodiversity Assessment Method, measured in Spring			
Sub - service					
• Natural areas and biodiversity management, monitoring and protection					
Operational Plan Actions		25/26	26/27	27/28	28/29
E1.1.1:	Ensure Biodiversity Offsetting requirements are considered in Environmental Impact Assessments for activities on Council owned or care, control and managed land.	✓	✓	✓	✓
E1.1.2:	Review service level agreements for bushland maintenance activities and develop maintenance delivery schedules.	✓	✓	✓	✓
E1.1.3:	Review site management plans for priority bushland reserves.	✓	✓	✓	✓
E1.1.4:	Implement the Biodiversity Policy and priority actions including the biodiversity monitoring program.	✓	✓	✓	✓
E1.1.5:	Implement the Fauna Management Policy and priority actions including the fauna monitoring program.	✓	✓	✓	✓
E1.1.6:	Implement the Natural Areas Plan of Management.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
E1.2: The condition and quality of natural waterways and riparian areas have improved. Responsible Officer: Manager Environment and Sustainability		Maintain the overall health grade of waterway sites sampled in Ku-ring-gai at an average of B. Source: Council's Water Quality Report Card. (Based on physical and chemical condition, bacterial contamination and the presence of water bugs, measured in Spring).			
Sub - service					
• Catchment and water management and monitoring					
Operational Plan Actions		25/26	26/27	27/28	28/29
E1.2.1:	Maintain cleaning of water sensitive urban design (WSUD) devices in accordance with asset management plan service levels.	✓	✓	✓	✓
E1.2.2:	Investigate opportunities for swimming in natural places in Ku-ring-gai in line with Sydney Water's Urban Plunge initiative.	✓			

E1.2.3:	Implement priority actions from the Water Sensitive City Strategy.	✓	✓	✓	✓
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Strategy - Community Strategic Plan					
E2: Support the community to transition to net zero emissions.					
Term Achievement		Performance Indicator			
E2.1: Our community is effectively informed and engaged in activities that are reducing Ku-ring-gai's emissions towards Net Zero. <i>Responsible Officer: Manager Environment and Sustainability</i>		Increase the kilowatt hours provided through Council's public electric vehicle chargers. (New measure) Source: Council records			
Sub - service					
• Climate change mitigation					
Operational Plan Actions		25/26	26/27	27/28	28/29
E2.1.1:	Support the community in reaching net zero emissions by 2040 or earlier.	✓	✓	✓	✓
E2.1.2:	Identify opportunities to support the uptake of low and zero emission vehicles within the community.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
E3: Improve community resilience to the impacts of climate change and extreme weather events.					
Term Achievement		Performance Indicator			
E3.1: Our community is aware of and recognises resilience as a shared responsibility. Responsible Officer: Manager Environment and Sustainability		Increase the number of residents involved in Council's Climate Wise Communities program above 500. Source: Council records			
Sub - service					
• Climate change adaptation					
Operational Plan Actions		25/26	26/27	27/28	28/29
E3.1.1:	Deliver the Climate Wise Communities program to build community resilience to the impacts of climate change and extreme weather events.	✓	✓	✓	✓

Strategy - Community Strategic Plan						
E4: Support the community to reduce its consumption of resources and engage in the circular economy.						
Term Achievement			Performance Indicator			
E4.1: The community is effectively engaged in improved waste reduction, reuse and recycling. Responsible Officer: Manager Waste and Cleaning Services			Decrease the kilograms of waste generated per resident in Ku-ring-gai to below 164kg. Source: Council records			
Sub - service						
• Waste and recycling						
Operational Plan Actions			25/26	26/27	27/28	28/29
E4.1.1:	Deliver effective and efficient waste management services.		✓	✓	✓	✓
E4.1.2:	Investigate options for the introduction of Food Organics and Garden Organics (FOGO).		✓	✓		
E4.1.3:	Participate in the Northern Sydney Regional Organisation of Councils (NSROC) Regional Waste Disposal Contract.		✓	✓	✓	✓
E4.1.4:	Implement Agreed Regional Waste Plan Actions.		✓	✓	✓	✓
E4.1.5:	Deliver community waste education programs.		✓	✓	✓	✓
Term Achievement			Performance Indicator			
E4.2: The community is effectively engaged in energy and water conservation and efficiency programs. Responsible Officer: Manager Environment and Sustainability			100% of Council's co-contributions for the community rebate are expended for smart energy and water saving initiatives. Source: Council records			
Sub - service						
• Climate change mitigation						
Operational Plan Actions			25/26	26/27	27/28	28/29
E4.2.1:	Implement programs to assist the community to reduce energy and water use.		✓	✓	✓	✓

Strategy - Community Strategic Plan					
E5: Foster a culture of environmental stewardship across the community through education, engagement and partnerships.					
Term Achievement		Performance Indicator			
E5.1: The community has an enhanced appreciation of local environmental issues and impacts and are provided opportunities to engage with environmental stewardship programs.		Increase the number of residents involved in Council's community environmental programs and events to above 7500.			
Responsible Officer: Manager Environment and Sustainability		Source: Council records			
Sub - service					
• Community engagement and education					
Operational Plan Actions		25/26	26/27	27/28	28/29
E5.1.1:	Utilise a variety of communication mechanisms and channels for different target groups to deliver environmental information.	✓	✓	✓	✓
E5.1.2:	Deliver the Cultural and Environmental Education Centre at St Ives Showgrounds.	✓	✓		
E5.1.3:	Deliver environmental resources and programs for residents.	✓	✓	✓	✓
E5.1.4:	Deliver environmental resources and programs for businesses.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
E5.2: Partnerships are established with educational institutions, businesses, Government agencies and community groups.		Monitor the number of approvals and partnerships for environmental research projects with Council.			
Responsible Officer: Manager Environment and Sustainability		Source: Council records (includes MOUs, research approvals and collaborations).			
Sub - service					
• Community engagement and education					
Operational Plan Actions		25/26	26/27	27/28	28/29
E5.2.1:	Proactively pursue partnerships with highly regarded institutions or government agencies on environmental matters that will be of benefit to Ku-ring-gai.	✓	✓	✓	✓

Outcome 2: Sustainable urban growth and change

Council provides the following key services under this Outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and Term Achievements in Council's four year Delivery Program.

Key service
Heritage and Urban Planning Strategic land use planning, zoning and management, heritage planning, development contributions planning and management, strategic and integrated transport planning, public domain planning, open space planning, master planning & consultation, special projects, community engagement and consultation.
Development Assessment Assessment and management of development and related applications, specialist landscape, heritage and ecological advice, engineering and traffic advice, Land & Environment Court representation, coordination and support to the Ku-ring-gai Local Planning Panel and Sydney North Planning Panel

Strategy - Community Strategic Plan					
U1: Facilitate a diverse mix of housing options to accommodate the needs of a growing and changing population, including increased density in appropriate locations.					
Term Achievement		Performance Indicator			
U1.1: Planning for housing is responsive and addresses the supply, choice, adaptability and affordability needs of the community and the changing population. Responsible Officer: Manager Urban and Heritage Planning		Adopt and implement the Affordable Housing Policy and Affordable Housing Contributions Plan by June 2026. Source: Council records			
Sub - service					
• Strategic land use planning					
Operational Plan Actions		25/26	26/27	27/28	28/29
U1.1.1:	Monitor and process proponent led and Council's planning proposals for additional housing.	✓	✓	✓	✓
U1.1.2:	Implement Affordable Housing Policy and Affordable Housing Contributions Plan consistent with the Local Strategic Planning Statement (LSPS).	✓	✓	✓	✓
Term Achievement		Performance Indicator			
U1.2: Expanded community engagement in shaping the future of the Ku-ring-gai area provides enhanced opportunities to provide input on strategic planning policy decisions. Responsible Officer: Manager Urban and Heritage Planning		Monitor the number of community engagements facilitated by Council that relate to strategic policy decisions. Source: Council records			
Sub - service					
• Community engagement and consultation					
Operational Plan Actions		25/26	26/27	27/28	28/29
U1.2.1:	Undertake engagement activities for identified strategic landuse plans and policies consistent with Council's Community Engagement Strategy.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
U2: Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change.					
Term Achievement		Performance Indicator			
U2.1: Community confidence has continued in our assessment and regulatory processes. Responsible Officer: Manager Development Assessment Services		Reduce the average determination times for development applications to 105 days or less. Source: NSW Department of Planning, Development Application Lodgement Performance			
Sub - service					
• Assessment and management of development and related applications					
Operational Plan Actions		25/26	26/27	27/28	28/29
U2.1.1:	Development is assessed against all relevant federal, state and local planning policies and their objectives to ensure consistent quality urban design outcomes for the natural and built environment, that ecologically sensitive areas are protected and enhanced and the natural and built heritage of Ku ring gai is conserved and enhanced.	✓	✓	✓	✓
U2.1.2:	Review and improve development assessment processes to increase efficiency, improve decision times and deliver outcomes consistent with Council's policies.	✓	✓	✓	✓
U2.1.3:	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.	✓	✓	✓	✓
U2.1.4:	Provide regulatory compliance services consistent with state and local controls including community education and engagement in local policy reviews.	✓	✓	✓	✓
U2.1.5:	Review Council's Compliance Policy and Local Approvals Policy.	✓	✓		
U2.1.6:	Review and monitor Council's design quality and building sustainability standards.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
U2.2: Ku-ring-gai's visual and landscape character is preserved and enhanced. Responsible Officer: Manager Environment and Sustainability		Indicator to be confirmed			
Sub - service					
• Tree management, street and public space cleaning, graffiti removal, biodiversity monitoring and protection.					
Operational Plan Actions		25/26	26/27	27/28	28/29
U2.2.1:	Administer and implement Council's tree preservation policies and procedures.	✓	✓	✓	✓
U2.2.2:	Maintain a register of properties under Order to restore tree canopy and report quarterly on compliance progress.	✓	✓	✓	✓
U2.2.3:	Continue implementation of tree replacement orders and investigation of illegal tree works.	✓	✓	✓	✓

U2.2.4:	Oversee implementation of the Urban Forest Strategy.	✓	✓	✓	✓
U2.2.5:	Progress the urban forest replenishment program for Ku-ring-gai.	✓	✓	✓	✓
U2.2.6:	Undertake priority monitoring from the Urban Forest Strategy.	✓	✓	✓	✓
U2.2.7:	Develop and implement a volunteer based Treecare program to assist in the protection, enhancement and monitoring of selected indigenous canopy trees in key locations.	✓	✓	✓	✓
U2.2.8:	Deliver programs to reduce litter and graffiti and provide street cleaning operations to improve drainage and the appearance of Ku-ring-gai.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
U2.3: Strategies, plans and processes are prepared, implemented and reviewed to effectively manage the impact of new development.		Indicator to be confirmed			
Responsible Officer: Manager Urban and Heritage Planning					
Sub - service					
• Strategic land use planning, land zoning (retail, commercial residential, infrastructure, open space)					
Operational Plan Actions		25/26	26/27	27/28	28/29
U2.3.1:	Continue to review the effectiveness of existing strategies, local environmental plans, development control plans and processes across all programs.	✓	✓	✓	✓
U2.3.2:	Investigate the inclusion of Local Character Controls within the Ku-ring-gai Development Control Plan.	✓	✓	✓	✓
U2.3.3:	Commence review of the implementation of the Local Strategic Planning Statement (LSPS).	✓	✓		
U2.3.4:	Prepare a new Employment Lands Strategy in accordance with Department of Planning, Housing and Infrastructure (DPHI) guidelines.	✓	✓		

Strategy - Community Strategic Plan					
U3: Facilitate the transformation of local centres as vibrant residential, business and community hubs through partnerships and appropriate mixed-use development.					
Term Achievement		Performance Indicator			
U3.1: Plans to revitalise local centres are progressively implemented and achieve quality design and sustainability outcomes in collaboration with key agencies, landholders and the community. Responsible Officer: Manager Urban and Heritage Planning		Completion of agreed improvements for Lindfield Avenue and Tryon Road streetscape upgrade by June 2026. Source: Council records			
Sub - service					
• urban planning • integrated transport planning • public domain planning					
Operational Plan Actions		25/26	26/27	27/28	28/29
U3.1.1:	Integrate all transport modes for the primary local centres through the traffic and transport studies in collaboration with Transport for NSW.	✓	✓	✓	✓
U3.1.2:	Actively engage with residents, key agencies, landholders, businesses and other stakeholders to assist with the delivery of the streetscape projects.	✓	✓	✓	✓
U3.1.3:	Complete detail design plans for priority streetscapes in Pymble, Roseville, St Ives and Turramurra.	✓	✓		
U3.1.4:	Continue to facilitate disposal of the Lindfield Library site.	✓	✓	✓	✓
U3.1.5:	Commence stage 3 construction of streetscape improvement works incorporating Heritage Park and Werona Avenue, Gordon.	✓	✓		
U3.1.6:	Progress delivery of Lindfield Avenue and Tryon Road streetscape upgrade.	✓	✓	✓	
U3.1.7:	Progress delivery of works for Fitzsimons Lane/ Merriwa Street (east)/Pacific Highway (north), Gordon.	✓	✓		
U3.1.8:	Review the feasibility of the Lindfield Village Hub and if viable, progress towards securing a development partner.	✓	✓		
U3.1.9:	Progress the staged delivery of the Turramurra Community Hub.	✓	✓	✓	✓
U3.1.10:	Examine options for progressing development of the Gordon Community Hub.	✓	✓		
U3.1.11:	Oversee and monitor the implementation of the Ku-ring-gai Public Domain Plan.	✓	✓	✓	✓
U3.1.12:	Oversee and monitor the implementation of Council's Open Space Acquisitions Program.	✓	✓	✓	✓

Term Achievement		Performance Indicator			
U3.2: Appropriate place making programs are implemented to suit the needs and character of centres and locations. Responsible Officer: Manager Project Services		Completion of agreed neighbourhood centre improvements by June 2026. Source: Council records			
Sub - service					
• Project delivery - design and construction					
Operational Plan Actions		25/26	26/27	27/28	28/29
U3.2.1:	Progress delivery of Bedes Forest upgrade.	✓	✓		
U3.2.2:	Develop concept plans and deliver improvements to selected neighbourhood centres that achieve place-making objectives, informed by community engagement.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
U4: Protect Ku-ring-gai's heritage and character through appropriate planning controls.					
Term Achievement		Performance Indicator			
U4.1: Strategies, plans and processes are in place to effectively protect, preserve and manage Ku-ring-gai's heritage assets. Responsible Officer: Manager Urban and Heritage Planning		80% of Council's co-contribution to the homeowner's rebate for the Heritage Home Grants Program is expended. Source: Council records			
Sub - service					
• Heritage planning					
Operational Plan Actions		25/26	26/27	27/28	28/29
U4.1.1:	Protect and effectively manage Ku-ring-gai's Aboriginal heritage assets in conjunction with the Aboriginal Heritage Office.	✓	✓	✓	✓
U4.1.2:	Promote local heritage in consultation with key stakeholders.	✓	✓	✓	✓
U4.1.3:	Cultural and heritage assets in open space areas are protected, preserved, restored and maintained.	✓	✓	✓	✓
U4.1.4:	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy.	✓	✓	✓	✓

Strategy - Community Strategic Plan						
U5: Work with partners to support local businesses and strengthen Ku-ring-gai's local economic base.						
Term Achievement			Performance Indicator			
U5.1: Strategies and plans are in place that support business growth, including a night-time economy.			Report to Council on opportunities for developing Ku-ring-gai's night-time economy by June 2026.			
Responsible Officer: Manager Corporate Communications			Source: Council records			
Sub - service						
• Business engagement and support						
Operational Plan Actions			25/26	26/27	27/28	28/29
U5.1.1:	Investigate opportunities for developing Ku-ring-gai's night-time economy. (Key action)		✓	✓		
Term Achievement			Performance Indicator			
U5.2: 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.			Maintain the number of participants involved in business engagement activities facilitated by Council at 400.			
Responsible Officer: Manager Corporate Communications			Source: Council records			
Sub - service						
• Business engagement and support						
Operational Plan Actions			25/26	26/27	27/28	28/29
U5.2.1:	Continue to engage and collaborate with the local business community on local centre upgrades, economic development priorities, actions and relevant issues.		✓	✓	✓	✓
U5.2.2:	Collaborate with Chamber of Commerce, other local councils, NSW State Government and other stakeholders to identify and implement initiatives to support local businesses.		✓	✓	✓	✓
U5.2.3:	Continue Council's comprehensive business engagement events program offering a range of in person and online events.		✓	✓	✓	✓
Term Achievement			Performance Indicator			
U5.3: Destination business has been strengthened and expanded through attractions and events that draw local and regional visitors.			Increase the number of cars through the gates of St Ives Showground and Ku-ring-gai Wildflower Garden to above 104,000 annually.			
Responsible Officer: Manager Visitor Experience and Events			Source: Council records			
Sub - service						
• Destination attractions and events management including Ku-ring-gai Wildflower Garden and St Ives Showground						
Operational Plan Actions			25/26	26/27	27/28	28/29
U5.3.1:	Promote destination-related facilities and events using Council channels including social media.		✓	✓	✓	✓

U5.3.2:	Consult, review and update the Destination Management Plan.	✓	✓	✓	✓
U5.3.3:	Implement an annual program of destination festivals and events, including key destination partners in events programs.	✓	✓	✓	✓
U5.3.4:	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.	✓	✓	✓	✓

Outcome 3: Infrastructure and assets support community needs

Council provides the following key services under this Outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and Term Achievements in Council's four year Delivery Program.

Key service
Asset management Establish review and implement asset management plans for all Council Assets in line with Council's Long Term Financial Plan and Asset Management Strategy.
Project delivery - design and construct Deliver projects in accordance with Council's programs for Capital Works//Community engagement
Infrastructure services Maintenance of roads infrastructure, footpaths, drainage, buildings, parks, open spaces, sportsfields, golf courses, playgrounds, bushland, trees, public place cleansing, litter and fleet. Emergency Management including planning and hazard reduction.
Traffic & Transport including road safety Traffic management, transport planning, parking management, traffic investigations and compliance, stakeholder engagement, secure state and federal funding for infrastructure upgrades and implement road safety programs.

Strategy - Community Strategic Plan						
A1: Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.						
Term Achievement			Performance Indicator			
A1.1: Plans are in place to effectively fund public infrastructure and assets to meet the needs of a growing and changing population.			90% completion of the review of the s7.11 Contributions Plan by June 2026.			
Responsible Officer: Manager Urban and Heritage Planning			Source: Council records			
Sub - service						
• Development contributions planning and management						
Operational Plan Actions			25/26	26/27	27/28	28/29
A1.1.1:	Continue to progress the review of the s7.11 Contributions Plan.		✓	✓	✓	✓
A1.1.2:	Oversee the implementation of the s7.12 Contributions Plan.		✓	✓	✓	✓
A1.1.3:	Oversee the drafting and implementation of a s7.32 Affordable Housing Contributions Scheme.		✓	✓	✓	✓
Term Achievement			Performance Indicator			
A1.2: Assets are managed in accordance with asset management plans and agreed service standards.			100% of Council's Asset Management Plans are reviewed consistent with Council's Asset Management Strategy by June 2026.			
Responsible Officer: Manager Assets and Technical Services			Source: Council records			
Sub - service						
• Asset management						
Operational Plan Actions			25/26	26/27	27/28	28/29
A1.2.1:	Programs to upgrade, renew and maintain infrastructure and assets are developed in accordance with adopted Asset Management Plan, including capital works programs.		✓	✓	✓	✓
A1.2.2:	Asset Management Plans are reviewed to align with the Resourcing Strategy.		✓	✓	✓	✓
A1.2.3:	Plan, design and deliver projects and assets in line with Council's Project Management Framework to ensure best practice in project delivery.		✓	✓	✓	✓
A1.2.4:	Deliver adopted Road and Carparks Capital Works Programs on time and within budget.		✓	✓	✓	✓
A1.2.5:	Deliver adopted Stormwater Drainage Capital Works Programs on time and within budget.		✓	✓	✓	✓
A1.2.6:	Deliver adopted stormwater relining program to increase the useful life of pipes and reduce future maintenance costs.		✓	✓	✓	✓
Term Achievement			Performance Indicator			

A1.3: The community is engaged on infrastructure priorities and the design and upgrade of new facilities with regular updates on project progress.		Monitor the number of community engagement activities on infrastructure projects.			
Responsible Officer: Manager Project Services		Source: Council records			
Sub - service					
• Community engagement and consultation					
Operational Plan Actions		25/26	26/27	27/28	28/29
A1.3.1:	Undertake engagement activities for identified projects consistent with Council's Community Engagement Strategy and provide regular updates on progress.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
A2: Provide, upgrade and maintain open space, recreation and sporting facilities to meet the needs of current and future user groups and a growing population.					
Term Achievement		Performance Indicator			
A2.1: A program is implemented to provide, improve and maintain open space, recreation and sporting facilities including multi-use facilities.		85% of the capital works program for open space assets is completed by June 2026.			
Responsible Officer: Manager Project Services		Source: Council records			
Sub - services					
• Project delivery - design and construct • Maintenance of parks, open spaces, sportsfields, golf courses, playgrounds, bushland • Open space planning					
Operational Plan Actions		25/26	26/27	27/28	28/29
A2.1.1:	Deliver Council's adopted Open Space Capital Works Program on time and within budget.	✓			
A2.1.2:	Maintain existing recreation and sporting facilities in accordance with the Asset Management Plan.	✓	✓	✓	✓
A2.1.3:	Actively engage with sporting organisations and clubs, user groups and residents during the preparation of plans, policies and strategies for sport and recreation.	✓	✓	✓	✓
A2.1.4:	Progressively review Plans of Management for Community land in consultation with Crown Lands.	✓	✓	✓	✓
A2.1.5:	Implement priority actions from the Recreation in Natural Areas Strategy.	✓	✓	✓	✓
A2.1.6:	Progress preparation of recreation and open space strategies, plans and policies identified as priorities in the Recreation Needs Study.	✓	✓	✓	✓
A2.1.7:	Explore options for Bannockburn Oval in consultation with user groups including Little Athletics and the local community.	✓	✓		
A2.1.8:	Continue to engage with the relevant stakeholders in progressing the development of the North Turramurra Recreation Area grandstand.	✓	✓	✓	✓
A2.1.9:	Manage water harvesting and reuse sites according to Water Reuse Management Plans.	✓	✓	✓	✓
A2.1.10:	Progress preparation of Green Grid Strategy consistent with Council's Local Strategic Planning Statement (LSPS).	✓	✓		
A2.1.11:	Complete remaining works for the implementation of adopted Masterplan at Robert Pymble Park.	✓			
A2.1.12:	Prepare a masterplan for the former Gordon Bowling Club site (4 Pennant Avenue Gordon) for public open space uses consistent with Council resolution.	✓	✓		
A2.1.13:	Monitor and oversight the construction of the indoor sports facility at St Ives High School by School Infrastructure NSW.	✓			

A2.1.14:	Implement an amenities improvement program to recreational and sporting fields in line with adopted building prioritisation matrix or in conjunction with other funded and programmed capital upgrades.	✓	✓	✓	✓
A2.1.15:	Deliver Play Spaces in accordance with the adopted Ku-ring-gai Play Space Strategy.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
A2.2: Partnerships with community groups and organisations assist to optimise the availability and use of open space, recreation and sporting facilities. <i>Responsible Officer: Manager Infrastructure Services</i>		Maintain the number of community groups and organisations participating in Council's annual Sporting Forum at 19 or above. Source: Council records			
Sub-service • Community partnerships					
Operational Plan Actions		25/26	26/27	27/28	28/29
A2.2.1:	Engage with community partners to improve sporting, leisure and recreational facilities through partnerships, grant funding and other external funding opportunities.	✓	✓	✓	✓
A2.2.2:	Facilitate a regular sporting forum and ongoing communication with sporting users.	✓	✓	✓	✓

Strategy - Community Strategic Plan						
A3: Provide, upgrade and maintain community buildings and facilities to meet the needs of current and future user groups and a growing population.						
Term Achievement			Performance Indicator			
A3.1 The condition, environmental performance and functionality of existing assets is improved, including multipurpose opportunities, and new assets achieve agreed standards.			85% of the prioritised program of improvements to building assets are delivered to agreed milestones.			
Responsible Officer: Manager Technical Services			Source: Council records			
Sub - services						
• Project delivery - design and construct • Maintenance of buildings • Sustainability • Climate change mitigation						
Operational Plan Actions			25/26	26/27	27/28	28/29
A3.1.1:	Develop and implement a prioritised program of improvements to community meeting rooms, halls, buildings and facilities.		✓			
A3.1.2:	Integrate sustainability and climate resilience measures, incorporating minimum performance standards, into the building upgrade and renewal program.		✓	✓	✓	✓
A3.1.3:	Continue to take action to achieve substantial commencement by August 2026 in order to preserve the current Marian Street Theatre development consent.		✓	✓	✓	✓
Term Achievement			Performance Indicator			
A3.2: Usage of existing community buildings and facilities is optimised.			Indicator to be confirmed			
Responsible Officer: Manager Property Services						
Sub - services						
• Leasing and licensing of Council properties • Recreational services – KFAC and golf courses • Project delivery - design and construct						
Operational Plan Actions			25/26	26/27	27/28	28/29
A3.2.1:	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.		✓	✓	✓	✓
A3.2.2:	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.		✓	✓	✓	✓
A3.2.3:	Continue to implement the KFAC management contract to maximise utilisation of this facility.		✓	✓	✓	✓
A3.2.4:	Develop and implement the St Ives High School Indoor Multipurpose Sports Facility management contract to maximise utilisation of this facility.		✓	✓	✓	✓
A3.2.5:	Align capital works programs with adopted open space and recreational assets management plans to ensure Council's recreation services meet customer needs.		✓	✓	✓	✓

Strategy - Community Strategic Plan							
A4: Provide, upgrade and maintain Ku-ring-gai's local road and footpath network, traffic facilities and other road infrastructure.							
Term Achievement				Performance Indicator			
A4.1: The footpath network is expanded and maintained to provide improved connectivity, safety and accessibility.				Complete the construction of a minimum of 2.5kms of new footpath per year.			
<i>Responsible Officer: Manager Technical Services</i>				Source: Council records			
Sub - services							
• Maintenance of footpaths • Project delivery - design and construct (new footpaths)							
Operational Plan Actions				25/26	26/27	27/28	28/29
A4.1.1:	Programs for infrastructure and asset maintenance management are delivered in accordance with adopted Asset Management Plan.			✓	✓	✓	✓
A4.1.2:	Deliver Council's annual Capital Works Program for new footpaths within the allocated Financial Year.			✓			
Term Achievement				Performance Indicator			
A4.2: The local road network and associated traffic facilities are improved and maintained.				Secure approvals and funding for at least 5 new traffic facilities.			
<i>Responsible Officer: Manager Traffic & Transport Services</i>				Source: Council records			
Sub - services							
• Project delivery - design and construct (roads, traffic facilities) • Maintenance of roads, traffic facilities etc							
Operational Plan Actions				25/26	26/27	27/28	28/29
A4.2.1:	Obtain endorsement and approval from the Ku-ring-gai Traffic Committee and Council for new or upgraded traffic and pedestrian facilities at identified sites and secure funding.			✓	✓	✓	✓
A4.2.2:	Support monthly meetings of the Ku-ring-gai Traffic Committee or as required.			✓	✓	✓	✓
A4.2.3:	Deliver road safety education programs and initiatives to the community			✓	✓	✓	✓

Strategy - Community Strategic Plan					
A5: Work with the NSW government and partners to improve local integrated transport connections, public transport and the regional road network.					
Term Achievement		Performance Indicator			
A5.1: A network of safe and convenient links to local centres, major land uses and recreation opportunities, including active transport, is progressively implemented and promoted to meet the access and travel needs of the community.		Increase the number of initiatives focused on alternatives to private car use facilitated by Council. Source: Council records			
Responsible Officer: Manager Urban and Heritage Planning					
Sub - services					
• Integrated transport planning • Project delivery - design and construct (traffic and pedestrian safety facilities)					
Operational Plan Actions		25/26	26/27	27/28	28/29
A5.1.1:	Implement the improvement plan for bikeways, pedestrian facilities and footpath networks having regard for the access, health and recreational needs of the community.	✓	✓	✓	✓
A5.1.2:	Progressively upgrade bus stops in accordance with the Disability Discrimination Act requirements to allocated budget.	✓	✓	✓	✓
A5.1.3:	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.	✓	✓	✓	✓
A5.1.4:	Coordinate the design for traffic signal upgrades in Lindfield.	✓	✓		
A5.1.5:	Facilitate the implementation of paid parking in major project car parks.	✓	✓	✓	✓
A5.1.6:	Deliver community education and awareness programs focused on alternatives to private car use, including walking and cycling.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
A5.2: Advocate to relevant government agencies and private companies for integrated public transport facilities and service improvements that meet community needs.		Monitor the patronage of rail services in Ku-ring-gai. Source: Transport for NSW			
Responsible Officer: Manager Urban and Heritage Planning					
Sub - service					
• Integrated transport planning					
Operational Plan Actions		25/26	26/27	27/28	28/29
A5.2.1:	Liaise with Transport for NSW to improve access (via all modes) to rail stations in Ku-ring-gai.	✓	✓	✓	✓
A5.2.2:	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.	✓	✓	✓	✓
A5.2.3:	Collaborate with Transport for NSW to co-ordinate and implement connections and upgrades to bus interchanges.	✓	✓	✓	✓
Term Achievement		Performance Indicator			

A5.3: A strategic access, traffic and transport plan is being implemented for the Northern Sydney region. <i>Responsible Officer: Manager Urban and Heritage Planning</i>		Progress at least 2 improvements to regional traffic and transport facilities that benefit Ku-ring-gai. Source: Council records			
Sub - service <ul style="list-style-type: none">Integrated transport planning (Advocacy and collaboration)					
Operational Plan Actions		25/26	26/27	27/28	28/29
A5.3.1:	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.	✓	✓	✓	✓
A5.3.2:	Plan for works in response to development in local centres	✓	✓	✓	✓
A5.3.3:	Continue to implement the 10-year Traffic and Transport Program.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
A5.4: Council engages with the State Government to upgrade regional roads and reduce congestion in the local road network. <i>Responsible Officer: Manager Urban and Heritage Planning</i>		Maintain the number of grant applications for blackspot or improvement works submitted by Council to at least 3 per year. Source: Council records			
Sub - service <ul style="list-style-type: none">Integrated transport planning (Advocacy and collaboration)					
Operational Plan Actions		25/26	26/27	27/28	28/29
A5.4.1:	Pursue funding opportunities with Transport for NSW for improvement works on regional roads and at blackspot locations.	✓	✓	✓	✓

Outcome 4: An inclusive, connected and safe community

Council provides the following key services under this Outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and Term Achievements in Council's four year Delivery Program.

Key service
<p>Community development</p> <p>Community engagement and inclusion initiatives, children's services including early childhood education at Thomas Carlyle Children's Centre, vacation care centres and family day care, targeted youth and aged services, programs and initiatives supporting diversity, vulnerable and disability groups, volunteer support and coordination, active lifestyle and recreation programs, community hall and meeting room bookings, community safety and local crime prevention initiatives.</p>
<p>Library services</p> <p>Local library services provided through central library (Gordon), branch libraries (Lindfield, St Ives and Turramurra), e-Library and home library service. Includes a range of physical and digital resources, local history collection, internet and computer access, programs and events, and study/meeting spaces.</p>
<p>Ku-ring-gai Art Centre</p> <p>Provision of classes (adult, children and young adult), workshops, school holiday programs, and an exhibition space.</p>
<p>Visitor experience and events</p> <p>Ku-ring-gai Wildflower Garden and St Ives Showground destination management and venue hire, Visitors Centre management (Wildflower Garden), community and commercial events and festivals, tours and workshops, environmental education programs, community nursery, citizenship ceremonies.</p>
<p>Community health, safety and regulation</p> <p>Public health services, companion animal administration and control, building inspections, building fire safety compliance, development compliance, parking and traffic regulation and control, area rangers, waste investigation, swimming pool safety and compliance, information and advice on environmental health matters, community education and engagement.</p>

Strategy - Community Strategic Plan					
C1: Work with partners to promote a diverse and inclusive community that cares and provides for all residents.					
Term Achievement		Performance Indicator			
C1.1: Access to services and programs is equitable for all community members. Responsible Officer: Manager Community Development		Maintain the number of accessibility and inclusion improvements delivered through Council's Access, Disability and Inclusion Plan and other strategic documents to at least 5 per year. Source: Council records			
Sub - services					
• Targeted programs • Community engagement and inclusion initiatives, community hall and meeting room bookings.					
Operational Plan Actions		25/26	26/27	27/28	28/29
C1.1.1:	Oversee the management and booking of community facilities, including tennis courts, recreational spaces and other venues, and ensure facilities meet the necessary standards to support programs and activities that enhance community well-being.	✓	✓	✓	✓
C1.1.2:	Review and implement the Access, Disability and Inclusion Plan.	✓	✓	✓	✓
C1.1.3:	Resource and support the Ku-ring-gai Dementia Alliance and assist in the implementation of the Dementia Friendly Community Action Plan.	✓	✓	✓	✓
C1.1.4:	Strengthen partnerships to support and advocate for vulnerable groups while tailoring services and programs to meet their needs.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
C1.2: The development of young people is supported by services and programs designed to address their needs and interests. Responsible Officer: Manager Community Development		Increase the number of participants in Council's youth service programs. Source: Council records			
Sub – service					
• Targeted programs					
Operational Plan Actions		25/26	26/27	27/28	28/29
C1.2.1:	Develop programs and partnerships that address the evolving needs of young people guided by evidence-based approaches.	✓	✓	✓	✓
C1.2.2:	Develop and implement the Youth Action Plan.	✓	✓	✓	✓
C1.2.3:	Support and act upon recommendations from the Youth Advisory Committee.	✓	✓	✓	✓
C1.2.4:	Coordinate the St Ives and Gordon Youth Hubs.	✓	✓	✓	✓

Term Achievement		Performance Indicator			
C1.3: Programs that promote gender equality and the prevention of family violence are supported. Responsible Officer: Manager Community Development		Indicator to be confirmed			
Sub - service					
• Community engagement and inclusion initiatives					
Operational Plan Actions		25/26	26/27	27/28	28/29
C1.3.1:	Support and implement Council adopted actions arising from the Status of Women's Advisory Committee.	✓	✓	✓	✓
C1.3.2:	Develop and implement the Action Plan for the Prevention of Violence Against Women.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
C1.4: Partnerships assist to promote access to services, active lifestyles and programs that support the health and wellbeing of older residents. Responsible Officer: Manager Community Development		Increase the number of participants in Council's programs for older residents. Source: Council records			
Sub - service					
• Active lifestyle and recreation programs					
Operational Plan Actions		25/26	26/27	27/28	28/29
C1.4.1:	Support and resource community organisations, including governance, training and management assistance.	✓	✓	✓	✓
C1.4.2:	Develop and implement the Senior Support and Engagement Program in collaboration with key partners.	✓	✓	✓	✓
C1.4.3:	Deliver healthy and active lifestyle programs in collaboration with partner agencies.	✓	✓	✓	✓
C1.4.4:	Develop programs that address the evolving needs of older residents, guided by evidence-based approaches.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
C2: Support communities that understand, value and accept each other and embrace our evolving cultural identities.					
Term Achievement		Performance Indicator			
C2.1: Culturally appropriate services and programs are developed and delivered to meet the needs of diverse communities. Responsible Officer: Manager Community Development		Increase the number of participants in programs and events for diverse communities facilitated by Council to above 10,000. Source: Council records (delivered through Council's community, event and library services)			
Sub - services					
• Targeted programs					
Operational Plan Actions		25/26	26/27	27/28	28/29
C2.1.1:	Deliver culturally appropriate services and programs that cater to diverse communities.	✓	✓	✓	✓
C2.1.2:	Support and act upon recommendations from the Multicultural Advisory Committee.	✓	✓	✓	✓
C2.1.3:	Develop and implement a Multicultural Inclusion Plan to foster diversity and community cohesion.	✓	✓	✓	✓
C2.1.4:	Implement understanding local government for new residents and civic engagement program.	✓	✓	✓	✓
C2.1.5:	Deliver cultural and community related festivals and events that celebrate our diversity.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
C2.2: Reconciliation and acknowledgement of Aboriginal and Torres Strait Islander heritage is advanced. Responsible Officer: Manager Visitor Experience and Events		Complete a project plan for the development of a draft Reconciliation Action Plan by June 2026. Source: Council records			
Sub - service					
• Heritage					
Operational Plan Actions		25/26	26/27	27/28	28/29
C2.2.1:	Develop and implement a Reconciliation Action Plan.	✓	✓	✓	✓
C2.2.2:	Recognise and promote the histories, cultures and ongoing contributions of Aboriginal and Torres Strait Islander peoples.	✓	✓	✓	✓
C2.2.3:	Deliver Indigenous programs and events at Ku-ring-gai Wildflower Garden and St Ives showground.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
C3: Facilitate and deliver community risk and safety programs that enhance neighbourhood connections and community responses to emergency events.					
Term Achievement		Performance Indicator			
C3.1: Programs are implemented to manage risks and impacts on public safety. Responsible Officer: Manager Regulation and Compliance		100% of inspections required under Council's annual Fire Safety Program are completed by June 2026. Source: Council records			
Sub – service					
• Public safety, compliance and regulation					
Operational Plan Actions		25/26	26/27	27/28	28/29
C3.1.1:	Undertake responsibilities for managing regulated premises and maintaining Council's register including stakeholder engagement to update information.	✓	✓	✓	✓
C3.1.2:	Implement Council's Companion Animals Management Plan 2020-2025, having regard to new controls imposed via amended legislation.	✓	✓	✓	✓
C3.1.3:	Ensure all buildings and multioccupancy residential buildings are compliant with Council's Annual Fire Safety Program, including stakeholder engagement to update information.	✓	✓	✓	✓
C3.1.4:	Undertake mandatory inspections of swimming pools as prescribed under legislation and stakeholder engagement to ensure information is updated and pool barriers are compliant.	✓	✓	✓	✓
C3.1.5:	Undertake inspections of all premises used for the preparation of food for sale and report findings to NSW Food Authority.	✓	✓	✓	✓
C3.1.6:	Prepare new Companion Animals Plan for 2025-2030.	✓			
C3.1.7:	Participate in the NSW government review of the Companion Animals Act, 1998 in line with Office of Local Government requirements.	✓			
Term Achievement		Performance Indicator			
C3.2: Community safety through crime prevention initiatives, events and partnerships with local law enforcement is enhanced. Responsible Officer: Manager Community Development		Indicator to be confirmed			
Sub - service					
• Community safety and local crime prevention.					
Operational Plan Actions		25/26	26/27	27/28	28/29
C3.2.1:	Facilitate, resource and promote collaborative approaches to community safety that prevent anti-social behaviour and support local crime prevention initiatives.	✓	✓	✓	✓
C3.2.2:	Attend police community safety meetings, implement safety and security improvements to facilities and public spaces, organise stakeholder meetings to address local issues, and establish regular communication with police to enhance community safety and prevent anti-social behaviour.	✓	✓	✓	✓

Term Achievement		Performance Indicator			
C3.3: Emergency Management Plans are developed and implemented in partnership with emergency service agencies and key stakeholders. <i>Responsible Officer: Manager Infrastructure Services</i>		100% of Council's annual fire trail maintenance program, as identified in the Bush Fire Risk Management Plan, is completed by June 2026. Source: Council records			
Sub – service • Emergency management					
Operational Plan Actions		25/26	26/27	27/28	28/29
C3.3.1:	Communicate emergency management plans to residents and the community to improve their preparedness for emergency events.	✓	✓	✓	✓
C3.3.2:	Integrate Ku-ring-gai's Bushfire Prone Land Map into Council systems.	✓	✓		
C3.3.3:	Implement and report on the Emergency Management Plan (EMPLAN) in consultation with the Hornsby Ku-ring-gai Local Emergency Management Committee.	✓	✓	✓	✓
C3.3.4:	Implement the Hornsby Ku-ring-gai Bush Fire Risk Management Plan, in consultation with the Hornsby Ku-ring-gai Bush Fire Management Committee.	✓	✓	✓	✓
C3.3.5:	Complete flood risk management studies in consultation with the Flood Risk Management Committee and investigate priority management actions.	✓	✓	✓	✓

Strategy - Community Strategic Plan						
C4: Cultivate lifelong learning, foster local arts and creativity and celebrate our cultural diversity.						
Term Achievement			Performance Indicator			
C4.1: Enhanced library services act as hub for lifelong learning and social connections			Increase visitation to Council's libraries to above 450,000 per year.			
Responsible Officer: Manager Library Services			Source: Council records			
Sub - service						
• Library services						
Operational Plan Actions			25/26	26/27	27/28	28/29
C4.1.1:	Develop and curate diverse information collections, including local studies and electronic resources, that reflect cultural diversity and local community pride.		✓	✓	✓	✓
C4.1.2:	Deliver accessible and inclusive library services, including information and lending, aligned with social justice principles.		✓	✓	✓	✓
C4.1.3:	Provide and promote cultural, creative, literacy and informational programs that encourage lifelong learning and community engagement.		✓	✓	✓	✓
C4.1.4:	Complete an extended hours library service trial to assess feasibility and appropriate service model.		✓			
Term Achievement			Performance Indicator			
C4.2: Local artists and programs and events that showcase our diverse and talented creative arts sector are supported.			Indicator to be confirmed			
Responsible Officer: Director Community						
Sub - services						
• Arts and culture support • Ku-ring-gai Art Centre • Visitor experience and events						
Operational Plan Actions			25/26	26/27	27/28	28/29
C4.2.1:	Support and implement Council adopted actions arising from the Arts and Culture Advisory Committee.		✓	✓	✓	✓
C4.2.2:	Provide opportunities for the local arts and cultural community through the annual Arts and Culture Festival.		✓	✓	✓	✓
C4.2.3:	Deliver community education programs, cultural festivals and events that celebrate cultural diversity.		✓	✓	✓	✓
C4.2.4:	Promote opportunities to stage or participate in events through Council's destination events program.		✓	✓	✓	✓

Strategy - Community Strategic Plan					
C5: Ku-ring-gai has a volunteer community that contributes to shared goals, builds strong social networks and empowers individuals.					
Term Achievement		Performance Indicator			
C5.1: Increase participation in volunteering and recognition of volunteers. Responsible Officer: Manager Community Development		Increase the number of volunteers in Council's environmental programs to over 800. Source: Council records (includes Bushcare, Streetcare, Parkcare, Trailcare, Treecare, Native Bee Program, Propagating Shed, Streamwatch, EPP monitoring)			
Sub - service					
• Volunteer support and coordination					
Operational Plan Actions		25/26	26/27	27/28	28/29
C5.1.1:	Coordinate and strengthen the Volunteer Coordination Service and Hub to provide resources, information, training and participation opportunities for volunteers.	✓	✓	✓	✓
C5.1.2:	Establish formal and informal mechanisms to recognise and celebrate the contributions of volunteers, including those in sporting organisations, natural environment initiatives and volunteer emergency agencies.	✓	✓	✓	✓
C5.1.3:	Resource and support local volunteer organisations and initiatives through the Community Grants Program.	✓	✓	✓	✓
C5.1.4:	Deliver environmental volunteering programs.	✓	✓	✓	✓

Outcome 5: Leadership and service excellence

Council provides the following key services under this Outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and Term Achievements in Council's four year Delivery Program.

Key services
Governance and Corporate Strategy Integrated Planning and Reporting, including Community Strategic Plan and associated plans, performance reporting, service improvement reviews, council meeting support, councillor support and development, policy and procedures review, records management, archival services, information access.
Financial management and procurement Financial planning, budgeting, reporting and compliance, financial advice and support, procurement.
Property management Strategic property management, property acquisition and divestment, statutory land management, leasing and licensing of public assets including commercial, retail, childcare, community, sporting and residential property.
People and culture Workforce management including strategic workforce planning, strategies, policies and compliance, staff recruitment and selection, employee relations, learning and development, payroll management, enterprise risk management, work, health and safety (WHS), insurance portfolio management, advisory and support services.
Information management ICT infrastructure management, software and systems support, cybersecurity, data management, help desk and technical support, spatial mapping services, IT strategy and planning.
Communications and engagement Internal and external communications, media liaison, website and intranet, social media and e-news, graphic design, digital communications, printing, marketing and promotions, community consultation and engagement coordination.
Customer service Direct assistance to customers via customer service desk and phone service, management of complaints and service requests, customer feedback.

Strategy - Community Strategic Plan						
L1: Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.						
Term Achievement			Performance Indicator			
L1.1: The Community Strategic Plan drives delivery of community priorities through effective strategic planning, prioritisation, advocacy, partnerships and reporting to the community on performance.			Maintain the percentage of planned actions, programs and projects completed or on track in the Operational Plan above 90%			
Responsible Officer: Manager Governance and Corporate Strategy			Source: Council records			
Sub - service						
• Integrated Planning and Reporting						
Operational Plan Actions			25/26	26/27	27/28	28/29
L1.1.1:	Implement a new integrated planning and reporting framework to support the implementation of Council's strategies and plans, and prioritisation of projects and initiatives based on strategic alignment, community needs and availability of resources.		✓	✓	✓	✓
L1.1.2:	Update reports and supporting system to deliver clear and comprehensive reporting to Councillors and the community on performance and delivery.		✓	✓		
L1.1.3:	Proactively influence and respond to Commonwealth and NSW policy development and reforms affecting Ku-ring-gai, including the NSW Government's proposed housing policies.		✓	✓	✓	✓
L1.1.4:	Engage with government agencies, community groups and organisations in the development and implementation of plans and policies.		✓	✓	✓	✓
Term Achievement			Performance Indicator			
L1.2: Council's governance framework supports probity, transparency, compliance with legislative requirements and a culture of ethical conduct and informed decision-making.			70% of policies are reviewed by their due date.			
Responsible Officer: Manager Governance and Corporate Strategy			Source: Council records			
Sub - service						
• Governance						
Operational Plan Actions			25/26	26/27	27/28	28/29
L1.2.1:	Review and update Councils Procurement Policy & Procedures in line with best practice in procurement and sustainability initiatives		✓			
L1.2.2:	Address potential Modern Slavery risk in Council's supply chain in line with Modern Slavery Act (2018) requirements.		✓	✓		
L1.2.3:	Improve opportunities for local businesses to work with Council through education and review of procurement information on Council's website.		✓	✓	✓	✓
L1.2.4:	Coordinate, support and facilitate effective probity around procurement and provide support for the Contract Management Framework.		✓	✓	✓	✓
L1.2.5:	Review and update Council's policy and procedures for the conduct of Council meetings, public forums and committees in line with Office of Local Government requirements.		✓	✓	✓	✓

L1.2.6:	Prepare and deliver a professional development program for Councillors to ensure they are aware of their responsibilities and have the skills necessary to perform their roles.	✓	✓	✓	✓
L1.2.7:	Improve staff awareness and compliance with information access and privacy legislation, policy and practices.	✓	✓	✓	✓
L1.2.8:	Implement delegations renewal program to ensure all delegations and authorisations are current, accurate and comply with relevant legislation.	✓	✓	✓	✓
L1.2.9:	Implement a new records management strategy to ensure compliance with recordkeeping requirements and support more efficient business operations.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
L1.3: Council's risk management, compliance, and internal control systems foster a culture of safety and accountability while ensuring adherence to legislative requirements and alignment with industry best practices. Responsible Officer: Manager People and Culture		Maintain the Lost Time Injury Frequency Rate below the national industry average of 13.2. Source: Council payroll data and Safe Work Australia			
Sub - service					
• Risk management and compliance					
Operational Plan Actions		25/26	26/27	27/28	28/29
L1.3.1:	Manage and coordinate a compliant and effective Enterprise Risk Management system.	✓	✓	✓	✓
L1.3.2:	Act as a central point of contact to the Internal Audit Shared Service (hosted by NSROC) to support and facilitate Councils Internal audit function.	✓	✓	✓	✓
L1.3.3:	Coordinate, support and facilitate the effective management of Council's Insurance portfolio.	✓	✓	✓	✓
L1.3.4:	Manage and coordinate a compliant and effective Workplace, Health and Safety (WHS) Management System.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
L2: Support the long-term financial sustainability of Council through sound financial and asset management.					
Term Achievement		Performance Indicator			
L2.1: Council takes action towards financial sustainability. Responsible Officer: Manager Finance		Performance is measured by the statutory key financial indicators in the annual Audited Financial Statements.			
Sub - service					
• Financial management					
Operational Plan Actions		25/26	26/27	27/28	28/29
L2.1.1:	Ensure financial performance aligns with strategic plans by managing income and expenditure in line with adopted budget.	✓	✓	✓	✓
L2.1.2:	Review the Long Term Financial Plan and identify options such as a special rate variation to maintain financial sustainability.	✓	✓	✓	✓
L2.1.3:	Actively pursue external funding opportunities through grants, partnerships and other external funding sources.	✓	✓	✓	✓
L2.1.4:	Ensure compliance with statutory financial reporting requirements, align with external audit requirements and strive for continuous improvements.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
L2.2: Council's property assets are managed to achieve Ku-ring-gai's strategies and priority projects contained within the Community Strategic Plan and Delivery Program. Responsible Officer: Manager Property		90% of Council's commercial property portfolio is leased. Source: Council records (includes properties in a lettable condition)			
Sub - service					
• Property management					
Operational Plan Actions		25/26	26/27	27/28	28/29
L2.2.1:	Progress Council approved property acquisitions and divestments.	✓	✓	✓	✓
L2.2.2:	Optimise financial returns from Council's existing property portfolio, given the prevailing market conditions.	✓	✓	✓	✓

Term Achievement		Performance Indicator			
L2.3: Council maintains its commitment to infrastructure asset management priorities. Responsible Officer: Manager Finance		Performance is measured by the statutory key financial indicators in the annual Audited Financial Statements.			
Sub - service					
• Financial management					
Operational Plan Actions		25/26	26/27	27/28	28/29
L2.3.1:	Identify available funding sources in the Long Term Financial Plan for infrastructure renewal.	✓	✓	✓	✓
L2.3.2:	Review the Asset Management Strategy, Policy and Plans and align with Council's infrastructure priorities.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
L2.4: Council services are progressively reviewed to determine agreed service levels and improvements to service efficiency and sustainability within available resources. Responsible Officer: Manager Governance and Corporate Strategy		100% of Council's annual service review program is completed or progressed by June 2026. Source: Council records			
Sub - service					
• Service improvement reviews					
Operational Plan Actions		25/26	26/27	27/28	28/29
L2.4.1:	Prepare a framework (policy and supporting procedures) for service improvement reviews and develop measures and KPIs to track and report on service performance and organisation efficiency.	✓	✓		
L2.4.2:	Conduct systematic reviews of council services to identify opportunities to improve efficiency and effectiveness, in line with the agreed service improvement program.	✓	✓	✓	✓
L2.4.3	Continue to integrate sustainability practices into Council's business framework and service delivery.	✓	✓	✓	✓

Strategy - Community Strategic Plan					
L3: Deliver services effectively and efficiently on the basis of equity, community priorities and best value within available resources.					
Term Achievement		Performance Indicator			
L3.1: Workforce capacity is strengthened through skill development, continuous learning, and the attraction and retention of talented, engaged employees. Responsible Officer: Manager People and Culture		Maintain the turnover rate for permanent employees below the NSW Local Government industry average of 18%. Source: Council records, Annual LGNSW HR Metrics Survey			
Sub - service					
• Workforce management					
Operational Plan Actions		25/26	26/27	27/28	28/29
L3.1.1:	Effectively deliver learning and development strategies and programs in line with identified priorities and the objectives of Council's adopted Workforce Management Strategy.	✓	✓	✓	✓
L3.1.2:	Deliver an effective and efficient payroll service.	✓	✓	✓	✓
L3.1.3:	Effectively deliver services across all workforce management areas including recruitment, employee relations and industrial relations.	✓	✓	✓	✓
L3.1.4:	Continuously improve People & Culture services, business processes and systems.	✓	✓	✓	✓
L3.1.5:	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.	✓	✓	✓	✓
L3.1.6	Review the Workforce Management Strategy as part of Council's adopted Resourcing Strategy.	✓	✓	✓	✓
Term Achievement		Performance Indicator			
L3.2: Technology enhances service delivery and improves operational efficiency and effectiveness while ensuring the security of data. Responsible Officer: Manager Information Management		Deliver stage 1 and 2 of the Property and Rating CIA upgrade by June 2026. Source: Council records			
Sub - service					
• Information management					
Operational Plan Actions		25/26	26/27	27/28	28/29
L3.2.1:	Maintain, update and support Council's core business systems, coordinate reviews and facilitate enhancements to address identified requirements.	✓	✓	✓	✓
L3.2.2:	Develop, maintain and deliver quality property and geographic information services including advice and training.	✓	✓	✓	✓
L3.2.3:	Maintain, update and support Council's Information Technology infrastructure and systems.	✓	✓	✓	✓

L3.2.4:	Coordinate and facilitate the implementation of the ICT and Digital Strategy action plan and initiatives and ensure appropriate funding is identified.	✓	✓	✓	✓
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Strategy - Community Strategic Plan						
L4: Provide a high-quality customer experience that meets expectations.						
Term Achievement			Performance Indicator			
L4.1: Best practice customer service is provided to the community through benchmarking, community feedback and complaints management.			At least 85% of customer service enquiries are responded to within 48 hours.			
Responsible Officer: Manager Corporate Communications			Source: Council records			
Sub - service						
• Customer service						
Operational Plan Actions			25/26	26/27	27/28	28/29
L4.1.1:	Improve the delivery of customer service through regular training, benchmarking and feedback.		✓	✓	✓	✓
L4.1.2:	Continue to benchmark and improve customer service across the organisation.		✓	✓	✓	✓
L4.1.3:	Report annually to the Audit, Risk and Improvement Committee (ARIC) on complaints as defined by Council's adopted Complaints Policy.		✓	✓	✓	✓

Strategy - Community Strategic Plan					
L5: Provide high quality community engagement and communications to enhance collaboration, participation and decision-making.					
Term Achievement			Performance Indicator		
L5.1: Innovative and effective community engagement increases opportunities for participation by all members of the community.			Increase the number of participants in community engagement programs (baseline to be confirmed).		
<i>Responsible Officer: Manager Corporate Communications</i>			Source: Council records		
Sub - service					
• Community engagement and consultation					
Operational Plan Actions			25/26	26/27	27/28
L5.1.1:	Liaise with staff to ensure the Community Engagement Policy and Community Engagement Strategy is understood and provide support as needed.		✓	✓	✓
L5.1.2:	Convene regular meetings of the community engagement champions to report, plan and improve community engagement delivery.		✓	✓	✓
L5.1.3:	Continue to enhance engagement with people with disabilities, culturally and linguistically diverse groups, LGBTQI+ and young people.		✓	✓	✓
L5.1.4:	Monitor and report on the outcomes of community engagement and consultation.		✓	✓	✓
L5.1.5:	Promote Council festivals and events using council communication channels.		✓	✓	✓
Term Achievement			Performance Indicator		
L5.2: Council's website and other communication channels provide a reputable source of information on policies, projects and programs.			Increase the number of people subscribed to Council newsletters to 75,000.		
<i>Responsible Officer: Manager Corporate Communications</i>			Source: Council records		
Sub - service					
• Corporate communications					
Operational Plan Actions			25/26	26/27	27/28
L5.2.1:	A wide range of communication channels are used to promote Council services to agreed corporate standards.		✓	✓	✓
L5.2.2:	Council services, programs, policies and achievements are promoted across all media and outcomes are monitored.		✓	✓	✓
L5.2.3:	Monitor Council's website and report on usage.		✓	✓	✓
L5.2.4:	Proactively manage the Council's reputation through the media and other channels.		✓	✓	✓

L5.2.5:	Promote a range of events using Council channels including social media.	✓	✓	✓	✓
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Finance

This section contains Council's financial management framework, budget, Statement of Revenue Policy and Capital Works Program. Council's Fees and Charges 2025-2026 are detailed in a separate document.

All Integrated Planning and Reporting plans are available on Council's website, the four Council libraries and the Customer Service Centre in Gordon.

This section includes the following components:	Page
Financial summary	68
Statement of Revenue Policy	74
Pricing – goods and services	79
Budget statements	80
Summary of Capital Works Program and Operational Projects 2025/2026	82
Capital Works Program & Operational Projects 2025/2026	83
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Special Rate Variation for Infrastructure Summary 2025/2026	106
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Financial summary

Ku-ring-gai Council's financial position is currently satisfactory. The 2025/26 budget projects an operating surplus of \$16.7 million, which includes capital grants and contributions. Excluding capital grants and contributions, the operating result is a modest surplus of \$114,000. The operational budget for Council's services is \$165 million, while the capital works budget is \$71.8 million. See diagram 4.

The primary focus of the budget in addition to funding core services, is to continue to fund asset maintenance, depreciation, renewal and upgrades to Council's infrastructure assets, valued at \$1.8 billion. Out of the \$71.8 million capital budget, 43% is allocated to renewing existing assets, and 57% is directed toward upgrading or constructing new assets. In addition, \$18.5 million is allocated to asset maintenance.

Despite these funding allocations, infrastructure asset indicators still fail to meet long-term benchmarks. The key challenge for Council is achieving financial sustainability through funding the ongoing maintenance and renewal of its large portfolio of infrastructure assets.

Key infrastructure assets, such as buildings, footpath and drains were built decades ago and have not been adequately upgraded. As a result, there is now a greater focus on improving these assets and constructing new facilities to meet the needs of a growing population, especially in response to recent government housing reforms. Managing these assets is a financial challenge for both current and future generations, as they have been insufficiently funded over their lifecycle.

To successfully deliver key projects and increase funding to renew aging infrastructure like buildings, footpaths, and drains, additional rates revenue will be necessary. This requirement is modelled in the long-term financial plan, which includes scenarios for potential future rate increases. The budget for the years 2026/27 to 2028/29, reflects the scenario 2 in the draft LTFP, SRV Option 1 - Renew Infrastructure.

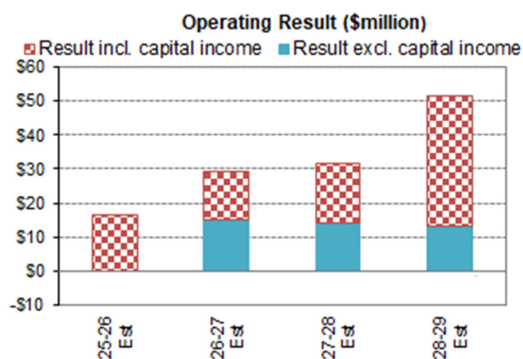


Diagram 4: Operating surplus including capital grants and contributions (\$million)

Capital Budget: In 2025/26 the allocated budget for the capital works program is \$71.8 million (refer to diagram 5). Of the \$71.8 million capital budget, 43% is allocated to renewing existing assets, and 57% to upgrading or constructing new assets. A further \$6.7 million is estimated for operational projects and is included in the operational budget.

The capital works program focuses on improving community facilities and infrastructure assets. The largest portion, \$30.8 million (43%), will go towards parks, playgrounds, sports courts, sports fields, and open space assets. Roads rehabilitation, footpaths renewal, and traffic facilities will receive \$15 million (21%), while \$11.9 million (17%) is allocated for upgrading town centre streetscapes and public domain. Council buildings and amenities will receive \$6.6 million (9%), and \$2.6 million (4%) will be spent on stormwater assets. The rest of the budget will support environmental projects, planning and community programs.

The capital works program is mainly funded from development contributions (50%), general revenue from rates (through internal reserves) (43%) and grants income (7%).

Details of the capital works program for 2025/26 to 2028/29 can be found in the Capital Works Program and Operational Projects 2025/26 to 2028/29 section of this document. The Capital Works Program reflects SRV Scenario Option 1. However, should this not be the preferred scenario, the draft program will be amended.

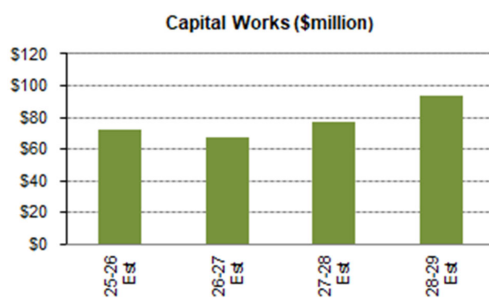


Diagram 5: Capital Works (\$million)

Liquidity position: Council's long term financial plan and budget ensures that Council maintains sufficient liquidity and has the ability to meet short term obligations for the unrestricted activities of Council. This is demonstrated by the "unrestricted current ratio" (UCR). The UCR is specific to local government and measures the difference between Council's unrestricted short term assets and short term debts. The industry benchmark of greater than 1.5:1 is considered to be 'satisfactory' and greater than 2:1 to be 'good'.

Council's budget maintains a 'good' unrestricted current ratio of 2.31:1 on average which is favourable compared to the benchmark of 2:1. This is an indication that Council will be able to maintain adequate cash levels to meet current liabilities.

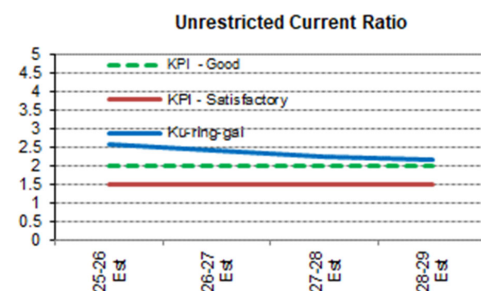


Diagram 6: Unrestricted current ratio

Debt management: Council's budget provides for loan capital repayments (interest and principal) of \$4.3 million in 2025/26 and \$4.1 million in 2028/29 reducing the outstanding debt to \$10.4 million by the end of 2028/29. This will include the remaining loans of \$5.7 million for the acquisition of Council's investment property at 828 Pacific Highway, Gordon and \$4.7 million to fund a component of the St Ives Indoor Sports Centre.

Council has sufficient cash to discharge loan repayments as they fall due and is actively monitoring its debt portfolio. Debt management is discussed in more detail in Council's Long Term Financial Plan.

Diagram 7 shows outstanding loan balances for the reporting period.

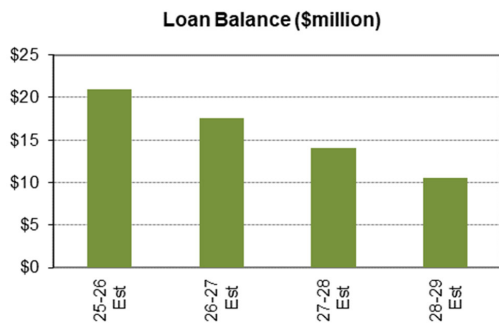


Diagram 7: Loan balance (\$million)

Development Contributions (S7.11): Council collects s.7.11 contributions from developers to help pay for new infrastructure and facilities for the growing population of the area. Some of the works to be undertaken in the Development Contributions Plan cater for the existing population and these works require a co-contribution from Council's general funds. A total of \$32 million projects funded from S7.11 and grants & contributions will be delivered in 2025/26. Funding by specific project is detailed in the capital works program of the Delivery Program and Operational Plan report.

The funding allocated to works programmed to be undertaken over the next years are shown below.

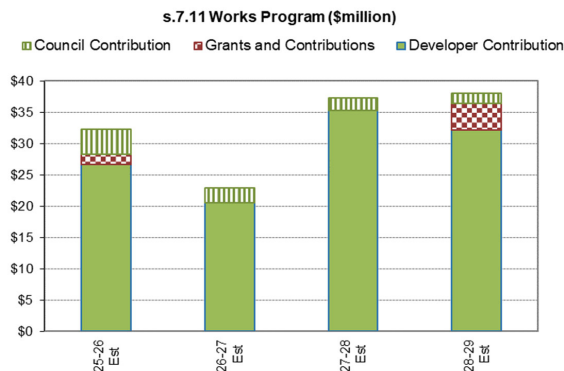


Diagram 8: s7.11 works program (\$million)

Rates and Rates Structure: Council's total rates income is 'pegged' by the State Government and approval must be obtained for increases above this amount (known as Special Rates Variations). The Independent Pricing and Regulatory Tribunal (IPART) announced the 2025/26 rate peg as 6.1%. While this is higher than previous years, the peg is still insufficient to cover increased operational and labour costs in the current environment of high inflation and rising costs.

In the 2025/26 budget the projected rates income is \$84 million. This amount includes the permanent existing Special Rate Variations for Infrastructure (\$3.7 million) and the Environmental Levies (\$3.8 million).

The proposed rates restructure for 2025/26 is outlined further in this report.

Funding Statement: A summary of Council's Funding Statement for the next years is provided below. Pending Council approval, a special rate variation (SRV) is assumed to begin in 2026/27 and has been included in the projected operating income from that year onward. The SRV funds will be allocated specifically to infrastructure assets.

The funding statement outlines the capital movements, the funding of the capital works program, and a stable forecast for working capital changes. If Council does not approve the SRV, an equivalent amount of funding will need to be removed from infrastructure assets, resulting in faster deterioration of Council's assets.

FUNDING STATEMENT (\$'000's)	2025/2026	2026/2027	2027/2028	2028/2029
Operating Revenue	181,900	198,654	207,582	233,528
Operating Expense	165,192	169,569	175,985	182,123
Net Operating Result for the Year (after Capital Grants & Contributions)	16,708	29,085	31,597	51,405
Net Operating Result for the Year (before Capital Grants & Contributions)	114	15,272	14,141	13,389
Operating Surplus (after Capital Grants & Contributions)	16,708	29,085	31,597	51,405
Plus: Depreciation & Amortisation	29,525	30,721	31,853	32,955
Plus: Book Value of Assets sold & Other Non-cash items	-	25	108	-
Plus/Less Net Loan borrowing	-3,338	-3,397	-3,460	-3,525
Plus/Less Net Transfers from Reserves	29,023	11,249	16,983	12,618
Capital Works	-71,818	-67,583	-76,981	-93,353
Net Change in Working Capital	100	100	100	100

Domestic Waste Management

Sections 496 and 504 of the *Local Government Act 1993* (as amended), require councils to make and levy an annual charge for the provision of a domestic waste management (DWM) service for each parcel of rateable land for which the service is available, ensure that the cost of providing the service is met by the charge and that the charge is reasonable for the services provided. In the current environment of rising costs and high inflation DWM contractors, materials and other costs directly associated with providing the service have increased resulting in an increase of 7% for 2025/26. A council cannot use income from its ordinary rate towards the cost of providing DWM services.

Ku-ring-gai Council's Domestic Waste Management service is provided on the following basis:

A. Single residential dwellings/base service

- A weekly general waste collection service from a container provided by Council.
- A weekly green waste collection service from a container provided by Council.
- A fortnightly recycling collection service for paper products from a container provided by Council.
- A fortnightly recycling collection service for food and beverage containers from a container provided by Council.
- By appointment and subject to availability, a maximum of four kerb-side clean-ups per year each having a maximum of three cubic metres per service. Clean-ups nominated as having metals, e-waste and/or mattresses will now have these materials collected separately for recycling.
- By appointment and subject to availability, four bulky green waste collections for tree pruning each having a maximum of three cubic metres per service.

B. Flats and home units

- A weekly general waste collection service per unit occupancy of 120 litres per week from a container provided by Council.
- A weekly recycling collection service for paper products and food and beverage containers from a container provided by Council.
- By appointment and subject to availability, a maximum of four kerb-side clean-ups per year each having a maximum of three cubic metres per service. Clean-ups nominated as having metals, e-waste and/or mattresses will now have these materials collected separately for recycling.
- By appointment and subject to availability, four bulky green waste collections for tree pruning each having a maximum of three cubic metres per service.

C. Medium density residential/base service

- A weekly general waste collection service per occupancy using 120 litre bins.
- A fortnightly recycling collection per occupancy using 120 litre containers for paper/cardboard products.
- A fortnightly recycling collection per occupancy using 120 litre containers for food and beverage containers.
- By appointment and subject to availability, a maximum of four kerb-side clean-ups per year each having a maximum of three cubic metres per service. Clean-ups nominated as having metals, e-waste and/or mattresses will now have these materials collected separately for recycling.
- By appointment and subject to availability, four bulky green waste collections for tree pruning each having a maximum of three cubic metres per service.

D. General

- Rehabilitation and maintenance of former domestic waste landfill sites to meet environmental guidelines and statutory responsibilities.
- Single residential domestic waste service upgrades to 240 litre waste bins or additional green waste bins are provided for a minimum period of 12 months from date of purchase.

Charges for 2025/26 are shown below

Category Yield	Charge per Occupancy	Service/Properties	Estimated
Base service with green waste	\$533.00	24,105	\$12,847,965
Base service without green waste	\$357.00	366	\$130,662
Flat, home unit 120L	\$462.00	14,244	\$6,580,728
Flat, home unit 240L	\$695.00	10	\$6,950
Additional green waste bin	198.00	4,324	\$856,152
240L bin with green waste	\$764.00	7,029	\$5,370,156
Additional 120L waste bin	\$233.00	202	\$47,066
Additional 240L recycle bin	\$89.00	177	\$15,753
Availability/vacant land	\$210.00	250	\$52,500
240L waste bin without green waste	\$590.00	49	\$28,910
Additional 240L waste bin, flat, home unit	\$494.00	65	\$32,110
			\$25,968,952

Note: For aged care/retirement villages rated or exempt, charge is applied per service as follows:

- Base service without green waste plus 25% and 50% respectively for each room or apartment.
- Boarding house/single room serviced apartment - Base service without green waste plus 25% for each additional room or apartment – service level is 30 litres waste and 60 litres recycling per week per apartment.

Note: New services for flat, home unit additional bin weekly collections subject to Body Corporate approval are as follows:

- Additional 660L waste bin per bin per year \$1,330.00
- Additional 660L recycle bin per bin per year \$233.00

Statement of Revenue Policy

Rates Statement

Ordinary rate

The land within the Ku-ring-gai local government area is divided into two categories: residential and business. Council has two ordinary rates being a general residential rate and a general business rate. Business and residential categories can be defined as follows:

- **Residential Rate** - each parcel of land valued as one assessment whose dominant use is for residential accommodation (other than as a hotel, motel, guesthouse, boarding house, nursing home or any other form of residential accommodation whose dominant use is for business or profit).
- **Business Rate** - each parcel of land valued as one assessment whose dominant use is for business, commerce or associated with business for profit; whether profitable or not. In accordance with the *Local Government Act 1993*, land is to be categorised as 'business' if it cannot be categorised as farmland, residential or mining.

Those properties that are subject to a Mixed Development Apportionment Factor (MDAF) as supplied by the Valuer General are rated as part Residential and part Business on the basis that MDAF are not categorised according to dominant use.

Special rates

Council has the following current special rates:

- **Infrastructure – Primary Rate and Special Rate Variation:** used to maintain, renew and upgrade Council's infrastructure. The Infrastructure rate will be levied on all rateable land within the Ku-ring-gai local government area.
- **Environmental - Special Rate Variation:** used to implement and continue a range of environmental programs. The Environmental Levy will be levied on all rateable land within the Ku-ring-gai local government area.

Refer to the Appendices for Ku-ring-gai Council's ordinary and special rates map for 2025-2026.

Rates Structure

Each year the NSW State Government approves a maximum percentage increase in the total income a council can receive from rates, known as the 'rate peg'. In 2025/26 the rate peg has been determined by IPART based on a population growth factor for each council in NSW and Ku-ring-gai Council was 6.1%.

The details of rates levied will be as follows:

Rates structure including rate pegging increase of 6.10%

Type	Category	Rate in \$	Min/Base Amount (\$)	% of Revenue from Base for each rate	Yield \$
Ordinary	Residential	0.00041495	669		39,324,080
Ordinary	Business	0.00327885	669		5,812,532
Special	Infrastructure -Primary Rate	0.00019770			15,724,519
Special	Infrastructure -Primary Rate		339	49.87%	15,641,799
Special	Infrastructure - Special Rate Variation	0.00002348			1,867,479
Special	Infrastructure - Special Rate Variation		39	49.07%	1,799,499
Special	Environmental - Special Rate Variation	0.00004808			3,824,188
Total					\$83,994,096

The Ordinary General Residential and Business Rates, plus the special 'Infrastructure – Primary Rate' together represent the total notional rates income of Council excluding the rates received from the two special rate variations. The above rates structure divides this amount into the Ordinary Rates (59%) and 'Infrastructure – Primary Rate' (41%).

Under this rates structure, Council will grant a voluntary pensioner rebate (in addition to the Statutory Rebate) of 8.5% of the total Council rates and charges. This voluntary rebate will apply to pensioners who are eligible for the Statutory Rebate.

Payment of Rates

Ratepayers may pay their rates in four instalments being:

31 August, 30 November, 28 February and 31 May each year. Council is required to forward notices one month in advance. Council's payment options include:

- A telephone payment service
- Direct debit
- Payments at Australia Post
- Credit card, cheque, money order or cash payments at Council Chambers
- BPay
- Internet payments by Credit Card via Council's website.

Interest is charged on each instalment not paid by the due date.

The applicable interest rate is set each year by the Minister for Local Government. Council will adopt the maximum rate applicable as set by the Minister. The current rate for 2024/25 is 10.5%.

Statutory Pensioner Rebate

Eligible pensioners receive a statutory reduction of 50% of the combined rates and domestic waste management charge to a maximum of \$250. Council receives a subsidy of 55% of the total statutory rebate. To be eligible for a full year rebate, the date on which the person becomes eligible must be on the date rates and charges are levied in any rating year. Pensioners who become eligible after the date on which rates and charges are levied will receive a rebate proportionate to the number of full quarters remaining in the rating year after the day on which the person becomes an eligible pensioner (*Local Government Act 1993* section 575).

Those pensioners who are uncertain of their status should contact Council for assistance and advice. The granting of the Statutory Pensioner Rebate to eligible pensioners is limited to the current year and previous year only.

Voluntary Pensioner Rebate

In addition to the Statutory Pensioner Rebate, Council will grant a voluntary pensioner rebate in accordance with the adopted rates structure discussed in section 'Rates Structure' on page 75.

This voluntary rebate will apply to pensioners who are eligible for the Statutory Rebate. It will be granted to all eligible pensioners on the same basis as the Statutory Pensioner Rebate for 2025/26. The granting of the Council's Voluntary Pensioner Rebate to eligible pensioners is limited to the current year and previous year only.

Other Rating Issues

Aggregation of rates in accordance with section 548A of the *Local Government Act 1993* (as amended) will apply in the following situations:

For all lots categorised as Residential or Business for rating purposes, one separately titled car-space and one separately titled utility lot that are in the same ownership as the residential or business lot and are within the same building or Strata Plan. All aggregations will only apply from the commencement of the quarter following the lodgement of the application with Council.

Upon registration of a plan of subdivision or consolidation with the registrar general Council will re-rate the property(s) from the commencement of the following quarter of the rating year.

Councils obtain new land values from the NSW Valuer General at least every three years. For the 2025/26 rating year, the base date for Land Values is 1/7/2022.

Council's current Policy 'Rates, Charges and Sundry Debts – Assistance, Concessions and Recovery Policy' documents provisions for assistance in paying rates, charges and sundry debts, entitlement to pensioner concessions and requirements for debt recovery.

The policy is available at www.krg.nsw.gov.au

Other Charges

Fees & Charges

Council's Fees & Charges for 2025/26 have been reviewed to ensure closer alignment with increases in costs. This resulted in an increase of 3.9% for a variety of non-statutory fees as reflected in the Fees & Charges schedule.

Stormwater management charge

The stormwater management service charge for 2025/26 is levied under Section 496A of the *Local Government Act 1993* (as amended).

The charges have been set in accordance with the Local Government Amendment (Stormwater) Bill 2005 and for 2025/26 are as follows:

- Strata/Company titled residential home units: \$12.50 per Unit
- Other residential property: \$25.00 per rateable property
- Business rateable property: \$25.00 per 350 square metres of land area (a maximum charge of \$1,500.00 applies to land area greater than 21,000 square metres)
- Strata/Company titled business units: a minimum of \$5.00 or the relevant proportion of the maximum annual charge that would apply to the land subject to the strata scheme if it were a parcel of land subject to the Business rateable property charge.

Waste management charge

The waste management charge for 2025/26 is levied under Section 501 of the Local Government Act 1993 (as amended).

Section 611 charge - Gas Mains

Under Section 611 of the LGA (as amended) a council may make an annual charge on the person for the time being in possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under or over a public place.

For the purpose of gas supplies, a charge is equal to 0.75 per cent of average sales for five years plus a main apportionment calculated according to the percentage of mains within Ku-ring-gai. This is assessed in accordance with the judgement by Justice Pike (AGL v. Glebe Municipal Council) and the charge to be calculated using the independent audited figures prepared for the Local Government NSW (LGNSW) and the apportionment determined by the LGNSW.

Pricing – goods and services

Council's pricing methodology is detailed below. The Schedule of Fees and Charges (see separate document) also details the principles employed by Council in determining each fee and charge.

PRICING PRINCIPLES

CODE	PRICING BASIS	PRICING PRINCIPLE INCLUDES
F	Full Cost Recovery Council recovers all direct and indirect cost of the service, including depreciation of assets.	The service benefits particular users, making a contribution to their individual income, welfare or profits or a private benefit being provided without any broader benefits to the community. Council has a monopoly over the provision of the service and there are no community service or equity obligations. <i>Example of Full Cost Recovery - application for drainage easement and abandoned vehicle, removal and storage. Standard fee to be paid prior to release of the vehicle.</i>
P	Partial Cost Recovery Council recovers less than full costs, reasons may include community obligation or legislative limits on charging.	The benefits from provision of the service accrue to the community as whole as well as individual users. Charging prices to recover full cost may result in widespread evasion. The service promotes or encourages local economic activity. <i>Example of Partial Cost Recover - tree preservation orders, youth program fees and freedom of information.</i>
L	Statutory Price of the service is determined by Legislation. Price may or may not recover full cost.	The service is a regulatory or statutory service and where the fee is determined by Council in accordance with a pricing principle prescribed in regulations (e.g. a maximum price). The amount of the fee is prescribed in regulations or determined by the Director General of the Office of Local Government or another authorised authority. Council has no discretion to determine the amount of the fee for a service when the amount is fixed by regulation or by another authority. <i>Example of Statutory - Certificates for classification of Council land.</i>
M	Market Pricing Price of the service is determined by examining alternative prices of surrounding service providers. Price may or may not recover full cost.	The service provided is in competition with that provided by another Council or agency (private or public) and there is pressure to set a price which will attract adequate usage of the service. <i>Example of Market Pricing - copying of documents.</i>
R	Rate of Return This would include full cost pricing in addition to a profit margin to factor in a return to Council.	The service is a profit making activity and the price paid by users should recover greater than the full cost of providing the service; (a) fees charged are greater than the full cost of the service to act as a disincentive; (b) fee charged for possession, occupation or enjoyment of Council land and air space by Gas, Electricity, Water and Telecommunications. <i>Example of Rate of Return – road restorations.</i>
Z	No Charge Some services may be provided free of charge and the whole cost determined as a community obligation or may be classed as a public good.	Service provides a broad community benefit. Impractical to charge for service on a user basis. Service is a minor part of the overall operation of Council. The potential for revenue collection is minor and is outweighed by the cost of collection. <i>Example of No Charge – Public access internet provision.</i>

Budget statements

4 Year Financial Plan for the years ending 30 June 2029

Income Statement

\$'000	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29
Income from Continuing Operations				
Rates & Annual Charges	110,063	130,642	135,296	140,386
User Charges & Fees	23,956	24,655	25,369	26,075
Interest & Investment Revenue	8,204	5,825	5,145	4,468
Other Revenues	13,895	14,270	14,655	15,039
Grants & Contributions for Operating Purposes	9,188	9,390	9,380	9,544
Grants & Contributions for Capital Purposes	16,594	13,813	17,456	38,016
Other Income:				
Net gains from the disposal of assets	-	59	281	
Total Income from Continuing Operations	181,900	198,654	207,582	233,528
Expenses from Continuing Operations				
Employee Benefits & On-Costs	54,159	55,803	57,917	60,111
Borrowing Costs	1,139	998	856	705
Materials & Contracts	68,500	70,211	73,213	74,963
Depreciation & Amortisation	29,525	30,721	31,853	32,955
Other Expenses	5,130	5,257	5,390	5,518
Other Operational Projects Expenses	6,739	6,579	6,756	7,871
Total Expenses from Continuing Operations	165,192	169,569	175,985	182,123
Net Operating Result for the Year	16,708	29,085	31,597	51,405
Net Operating Result for the year before Grants & Contributions provided for Capital Purposes	114	15,272	14,141	13,389

4 Year Financial Plan for the years ending 30 June 2029

Funding Statement

Projected Funding \$'000	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29
Net Operating Result for the Year	16,708	29,085	31,597	51,405
Add: (Non-Cash) - Depreciation	29,525	30,721	31,853	32,955
Add: Book Value of Asset Disposals	-	25	108	-
Cash Available to Fund Projects	46,233	59,831	63,558	84,360
Capital Works Project Expenditure				
Planning, Community & Other	- 2,666	- 6,496	- 2,447	- 3,613
Roads & Transport	- 15,109	- 18,391	- 21,367	- 21,173
Streetscape & Public Domain	- 11,903	- 7,706	- 26,163	- 39,722
Parks & Recreation	- 30,878	- 13,183	- 10,004	- 11,493
Stormwater Drainage	- 2,600	- 7,664	- 7,855	- 8,044
Council Buildings	- 6,636	- 9,715	- 8,337	- 8,537
Trees & Natural Environment	- 2,026	- 4,428	- 808	- 771
Total Capital Projects	- 71,818	- 67,583	- 76,981	- 93,353
Cash Flow Surplus/(to Fund)	- 25,585	- 7,752	- 13,423	- 8,993
FINANCED BY:				
New Borrowings	-	-	-	-
Less: Loan Repayments	3,338	3,397	3,460	3,525
Net Loan Funds (Paid/Received)	- 3,338	- 3,397	- 3,460	- 3,525
Funds To Restricted Assets	45,067	59,365	63,343	67,905
Funds From Restricted Assets				
Internal Reserves	26,158	35,883	35,018	37,361
Section 7.11 Plans	36,126	24,766	37,322	34,752
Infrastructure Levy	3,650	3,771	3,885	4,002
Environmental Levy	4,084	4,473	3,933	4,005
DWM & Grants Reserves (Net)	4,072	1,721	168	403
Net Funding from Reserves	29,023	11,249	16,983	12,618
Net Working Capital Change	100	100	100	100
Opening Working Capital	9,189	9,289	9,389	9,489
Closing Working Capital	9,289	9,389	9,489	9,589

Summary of Capital Works Program and Operational Projects 2026 (In 2025/2026 Prices - \$000's)

Project Group	Project SubGroup/Asset Sub Category (Programs)	Suburb	Capital Works	Operating Projects	Total Cost	General Funds	Development Contributions	Grants	Infrastructure Levy	Environmental Levy	Infrastructure & Facilities	Other Internal Reserves	Loans
Council Buildings	Building Works & Maintenance	Gordon	1,544	0	1,544	0	0	0	0	0	1,544	0	0
	Capital Building Works	Various	2,330	0	2,330	388	0	0	0	0	1,488	455	0
	Community Centres & Halls	Various	69	159	227	159	0	0	0	0	69	0	0
	Public Toilets	Various	2,694	0	2,694	0	0	335	0	0	2,359	0	0
Parks & Recreation	Fencing & Parking Areas	Various	746	0	746	0	515	0	0	0	232	0	0
	Open Space Acquisition	Various	6,173	0	6,173	0	6,173	0	0	0	0	0	0
	Open Space/Recreational Assets	Various	720	0	720	0	720	0	0	0	0	0	0
	Parks Development	Wahroonga	7,276	0	7,276	0	6,971	0	0	0	306	0	0
	Playgrounds	West Pymble	3,258	0	3,258	0	2,625	0	0	0	633	0	0
	Sports Courts	Various	10,708	0	10,708	0	5,184	1,650	0	0	977	0	2,897
	Sportsfields	Various	1,995	0	1,995	0	69	0	0	0	1,927	0	0
	Tree Planting	Various	0	71	71	71	0	0	0	0	0	0	0
	Community Development	Various	0	65	65	0	0	65	0	0	0	0	0
Planning, Community & Other	Community Projects	Various	265	169	434	169	0	0	0	0	265	0	0
	Contributions Program Administration	Various	45	393	439	0	439	0	0	0	0	0	0
	Heritage Planning	Various	0	58	58	58	0	0	0	0	0	0	0
	Human Resources	Various	0	74	74	0	0	74	0	0	0	0	0
	Information Technology	Various	0	476	476	476	0	0	0	0	0	0	0
	Library Resources	Various	787	0	787	787	0	0	0	0	0	0	0
	Other Operating Projects	Various	0	16	16	16	0	0	0	0	0	0	0
	Planning Projects	St Ives	303	60	363	0	296	0	0	0	6	60	0
	Plant & Vehicles	Various	1,266	0	1,266	1,266	0	0	0	0	0	0	0
	Footpaths	Various	2,210	0	2,210	0	0	0	0	0	2,210	0	0
Roads & Transport	Roads New & Upgrade	Various	412	429	841	0	412	429	0	0	0	0	0
	Roads Renewal Program	Various	11,483	375	11,858	0	0	1,575	3,650	0	6,632	0	0
	Street Furniture	Various	116	0	116	0	0	0	0	0	116	0	0
	Traffic Facilities	Various	888	157	1,045	0	12	819	0	0	214	0	0
	Stormwater Drainage	Various	2,600	72	2,672	0	0	0	0	0	2,672	0	0
Streetscape & Public Domain	Town Centre & Urban Design	Various	0	376	376	376	0	0	0	0	0	0	0
	Town Centre Streetscape	Various	5,924	170	6,094	170	5,924	0	0	0	0	0	0
	Town Centres	Turramurra	5,979	0	5,979	0	5,979	0	0	0	0	0	0
Trees & Natural Environment	Biodiversity	Turramurra	0	989	989	0	0	123	0	0	866	0	0
	Catchment Management & Analysis	Various	0	631	631	244	0	0	0	0	351	0	36
	Community Partnerships	Various	1,029	1,003	2,032	122	807	0	0	1,103	0	0	0
	Environmental levy projects	Various	0	634	634	0	0	0	0	634	0	0	0
	Sustainable Energy	Various	491	259	750	285	0	0	0	404	0	61	0
	Transport	Various	257	100	357	0	0	0	0	357	0	0	0
	Water Sensitive Urban Design	Various	249	0	249	0	0	0	0	249	0	0	0
Total at 2025/2026 Prices			71,818	6,739	78,557	4,589	36,126	5,071	3,650	3,964	21,648	611	2,897

Capital Works Program & Operational Projects 2025/2026 (in 2025/2026 prices)

Year: 2026				78,557,300	34,462,900	36,125,800	5,071,200	2,897,400
Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	Loans
Council Buildings								
Building Works & Maintenance	Gordon	818 Pacific Highway	Undertake upgrade work to Council Chambers, with special attention to building footings, internal fit-out, and upgrading HVAC	926,100	926,100	0	0	0
	Gordon	818 Pacific Highway	Council Chambers Upgrade	617,400	617,400	0	0	0
Capital Building Works	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	842,500	842,500	0	0	0
	Killara	Marian Street	Marian Street Theatre - capital works	514,500	514,500	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	558,400	558,400	0	0	0
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement.	414,900	414,900	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building – operational contributions	158,800	158,800	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	68,700	68,700	0	0	0
Public Toilets	Pymble	Bannockburn Oval	Refurbishment of building	2,166,900	1,831,700	0	335,200	0
	Various	LGA	Two amenities will be refurbished	526,800	526,800	0	0	0
Parks & Recreation								
Fencing & Parking Areas	St Ives	St Ives Showground - Mona Vale Road	St Ives Showground carpark upgrade including the main area and new areas at regional playground to improve parking capacity. Protect and aid recovery of Duffys Forest Endangered Ecological Community within carparks, and control sediment runoff and erosion in adjacent Duffys Forest bushland.	514,500	0	514,500	0	0
	Various	LGA	Fencing and carpark upgrades at parks and sportsgrounds in accordance with prioritisation matrix	231,700	231,700	0	0	0
Open Space Acquisition	Various	LGA	Land acquisition and embellishment of new parks	5,454,100	0	5,454,100	0	0
	Various	LGA	Open space planning and acquisition of land for new parks	719,100	0	719,100	0	0

Year: 2026

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	Loans
Open Space/Recreational Assets	Lindfield	Ibbitson Park, cnr Worsley Road	Upgrade centre park to urban park standard inclusive of new playground, new fixtures and associated landscaping works	720,300	0	720,300	0	0
	Killara	Killara Park	Accessible toilet facilities - design	309,300	0	309,300	0	0
Parks Development	Pymble	Robert Pymble Park, cnr Park Crescent and Alma Street	Upgrade works to park and surrounding streets - project management and construction	3,087,000	0	3,087,000	0	0
	St Ives	Bedes Forest Reserve cnr Stanley Street and Yarrabung Road	Construction of new park in accordance with adopted concept plan	3,296,500	0	3,296,500	0	0
	Various	LGA	Parks Development Program	305,700	305,700	0	0	0
	Wahroonga	The Glade	Construction of Stage 1 works in accordance with adopted landscape master plan	205,800	0	205,800	0	0
Playgrounds	East Lindfield	Carlyle Road	Carlyle Road Reserve - playground removal	55,400	55,400	0	0	0
	East Lindfield	Pleasant Avenue Reserve	Playground removal and nature play	38,300	38,300	0	0	0
	Lindfield	Bradfield Road	Queen Elizabeth Reserve playground upgrade	926,900	103,000	823,900	0	0
	Roseville	Roseville Park	Roseville Park playspace upgrade	740,900	0	740,900	0	0
	South Turramurra	Mimosa Reserve/ Rofe Park, Mimosa Road	Playspace upgrade	367,300	67,300	300,000	0	0
	St Ives	420 Mona Vale Road	Ku-ring-gai Wildflower Garden - district playspace upgrade	611,500	68,000	543,500	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	62,800	62,800	0	0	0
	Wahroonga	Curtin Avenue	McMahon Park - playground removal and nature play	38,300	38,300	0	0	0
	Wahroonga	The Glade, Koora Avenue	Playspace upgrade	142,600	53,900	88,700	0	0
	West Pymble	Next to 11 Henry Street	Applegum Way playground – removal/conversion to nature play in line with Playspace Strategy 2020	55,400	55,400	0	0	0
	West Pymble	Sequoia Close	Playground upgrade	161,900	33,800	128,100	0	0
	West Pymble	Camira Street	Claire Taylor Park - playground removal and nature play	57,200	57,200	0	0	0

**ATTACHMENT NO: 6 - DRAFT: DELIVERY PROGRAM 2025-2029 AND DRAFT OPERATIONAL PLAN
2025-2026**

ITEM NO: GB.2

Year: 2026

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	Loans
Sports Courts	St Ives	St Ives Indoor Sports Courts – located on the grounds of the St Ives High School, Horace Street	New St Ives Indoor Sports Courts (joint usage with Department of Education)	10,158,100	426,500	5,184,200	1,650,000	2,897,400
	Various	LGA	Sports Courts Development Program as per prioritisation matrix	550,100	550,100	0	0	0
Sportsfields	Pymble	Bannockburn Oval, cnr Bannockburn Road and Birubi Avenue	Sportsfield upgrade of playing surface, irrigation, drainage and water harvesting	801,900	801,900	0	0	0
	Roseville	Charles Bean Oval	Synthetic sportsfield replacement	828,200	828,200	0	0	0
	St Ives Chase	Warrimoo Sportsground, Warrimoo Avenue	Sportsfield upgrade with consideration for synthetic surface and floodlights. Undertake hydrological investigations to determine ecological impacts and installation of synthetic playing field subject to technical investigations and findings of Sport and Recreation Strategy	68,800	0	68,800	0	0
	Various	LGA	Sportsfield Optimisation Trial	63,800	63,800	0	0	0
	Various	LGA	Matching funding opportunities and design and project management	232,700	232,700	0	0	0
Tree Planting	Various	LGA	Tree planting	71,300	71,300	0	0	0
Planning, Community & Other								
Community Development	Various	LGA	Local Priority Grant (State govt funding)	65,200	0	0	65,200	0
Community Projects	Gordon	707 Pacific Highway	Tulkiyan Building - change of use access improvements	264,700	264,700	0	0	0
	St Ives	St Ives Showground	Multicultural Festival	51,500	51,500	0	0	0
	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	32,800	32,800	0	0	0
	Various	LGA	Improvements to facilities	85,000	85,000	0	0	0
Contributions Program Administration	Various	LGA	Contributions management, data and supporting studies	172,400	0	172,400	0	0
	Various	LGA	S7.12 (S94A) Plan projects	45,400	0	45,400	0	0
	Various	LGA	S7.12 (S94A) Contribution Plan management	221,100	0	221,100	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	58,200	58,200	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	74,500	0	0	74,500	0
Information Technology	Various	LGA	IT systems projects	170,000	170,000	0	0	0
	Various	LGA	IT digital transformation	305,700	305,700	0	0	0

Year: 2026

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	Loans
Library Resources	Various	LGA	Library resources	787,100	787,100	0	0	0
Other Operating Projects	Various	LGA	Governance and delegations management system	16,400	16,400	0	0	0
Planning Projects	Gordon	Pennant Avenue	Landscape masterplan for former Gordon Bowling Club	60,300	60,300	0	0	0
	St Ives	St Ives Showground	St Ives Showground Master Plan	302,500	6,000	296,500	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,266,300	1,266,300	0	0	0
Roads & Transport								
Footpaths	Various	LGA	Footpaths – rehabilitation and maintenance program	229,600	229,600	0	0	0
	Various	LGA	Footpaths - New Footpath Program	1,483,100	1,483,100	0	0	0
	Various	LGA	Footpaths - Renewal Program	497,700	497,700	0	0	0
Roads New & Upgrade	Gordon	Between Moree Street and St Johns Avenue, Gordon 70m	New 15m wide street, two way traffic, with on street parking	411,600	0	411,600	0	0
	Various	LGA	Traffic facilities maintenance	429,100	0	0	429,100	0
Roads Renewal Program	Gordon	Road resurfacing - St Johns Avenue, Gordon (Pacific Hwy to Vale Street)	Road Rehabilitation Program - Road to Recovery Grant FY25-26	1,200,000	0	0	1,200,000	0
	Various	LGA	Roads - Rehabilitation Program	6,632,500	6,632,500	0	0	0
	Various	Various	Road Rehabilitation Program - Infrastructure Levy FY25-26	3,650,500	3,650,500	0	0	0
	Various	LGA	Roads maintenance (block grant)	374,800	0	0	374,800	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	116,400	116,400	0	0	0

Year: 2026

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	Loans
Traffic Facilities	Gordon	Robert Street	Pedestrian crossing outside Gordon railway station	74,400	0	0	74,400	0
	LGA - North	All	Speed cushions installation	56,700	56,700	0	0	0
	Lindfield	Pacific Highway	Lindfield Local Centre. New traffic infrastructure - design and construction of following: 1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities. 2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of Tryon Road and Lindfield Avenue. 3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street. 4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road.	12,100	0	12,100	0	0
	Lindfield	Lindfield CBD	High Pedestrian Activity Area (HPAA). This involves traffic calming measures and pedestrian facilities with a proposed 40km/h speed limit in the area bounded by Lindfield Ave, Tryon Rd, Milray St & Havilah Rd.	361,600	0	0	361,600	0
	North Turramurra	Bobbin Head Road	Wombat crossing outside Ku-ring-gai High School	55,600	0	0	55,600	0
	Roseville	Margaret Street	Wombat crossing for Roseville Public School	86,400	0	0	86,400	0
	St Ives	Mudies Road	Wombat crossing	76,900	0	0	76,900	0
	Turramurra	Nambucca Street	Pedestrian refuge island	55,000	0	0	55,000	0
	Turramurra	Eastern Road	Wombat crossing outside Karuah Oval	109,400	0	0	109,400	0
	Various	LGA	Audit of signs and linemarking	156,900	156,900	0	0	0
Stormwater Drainage								
Drainage Structures	Various	LGA	Infrastructure renewal - enhanced program	898,300	898,300	0	0	0
	Various	LGA	Stormwater drainage - flooding impact reduction	741,200	741,200	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	880,900	880,900	0	0	0
	Various	LGA	Stormwater drainage - minor works	79,400	79,400	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	72,000	72,000	0	0	0

Year: 2026

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	Loans
Streetscape & Public Domain								
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	376,200	376,200	0	0	0
Town Centre Streetscape	Gordon	Fitzsimons Lane	Gordon North streetscape improvements - tender and construction of works in accordance with adopted concept plan	4,643,000	0	4,643,000	0	0
	Gordon	Heritage Park and Werona Avenue	Streetscape improvements	205,800	0	205,800	0	0
	Pymble	Pymble Local Centre - East side	Preparation of construction documentation for streetscape improvement works in accordance with Public Domain Plan	541,300	0	541,300	0	0
	Turramurra	Eastern Road	East Turramurra Neighbourhood Centre upgrade	533,600	0	533,600	0	0
	Various	LGA	Renewing streetscape garden beds	170,500	170,500	0	0	0
Town Centres	Lindfield	Woodford Lane Carpark, 2-12 Bent Street and Drovers Way	Lindfield Village Hub - project management	1,131,900	0	1,131,900	0	0
	Lindfield	Lindfield Avenue	Detail design, tender and construction of streetscape improvement works in accordance with endorsed concept plan	4,333,000	0	4,333,000	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	514,500	0	514,500	0	0
Trees & Natural Environment								
Biodiversity	Various	LGA	Biodiversity and bushfire management	865,700	865,700			
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	123,100	0	0	123,100	0
Catchment Management & Analysis	Various	LGA	Water and catchment management	351,300	351,300			
	Various	LGA	Catchment management - operational and maintenance	279,500	279,500	0	0	0
Community Partnerships	St Ives	St Ives Showground, 450 Mona Vale Road	St Ives Cultural and Environmental Education Centre - design and construction	1,029,000	222,100	806,900	0	0
	Various	LGA	Community engagement and environmental education	848,200	848,200			
	Various	LGA	Better Business Partnership Program	155,400	155,400	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	634,000	634,000			
Sustainable Energy	Various	LGA	Alternative energy and energy efficiency projects	145,300	145,300	0	0	0
	Various	LGA	Energy efficient lighting and initiatives	60,400	60,400	0	0	0
	Various	LGA	Energy management	259,100	259,100			
	Various	LGA	Reinvestment of savings from energy projects	285,500	285,500	0	0	0

Year: 2026

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	Loans
Transport	Various	LGA	Management of recreation in natural areas	151,400	151,400	0	0	0
	Various	LGA	Sustainable transport and recreation in natural areas	100,000	100,000			
	Various	All	Sustainable transport initiatives projects	105,900	105,900	0	0	0
Water Sensitive Urban Design	Various	LGA	Stormwater harvesting and reuse projects	153,500	153,500	0	0	0
	Various	LGA	Bio filter systems and tree pits	63,500	63,500	0	0	0
	Various	LGA	Buildings and facilities - water projects	31,100	31,100	0	0	0

Capital Works Program & Operational Projects 2026/2027 (in 2026/2027 prices)

Year: 2027				74,162,000	30,521,400	24,766,200	2,778,500	2,335,900	13,760,000
Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Council Buildings									
Building Works & Maintenance	Gordon	818 Pacific Highway	Undertake upgrade work to Council Chambers, with special attention to building footings, internal fit-out, and upgrading heating, ventilation and air-conditioning (HVAC)	1,582,100	1,582,100	0	0	0	0
	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	397,700	397,700	0	0	0	0
Capital Building Works	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	6,700,000	0	0	0	0	6,700,000
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement	425,300	425,300	0	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building – operational contributions	162,800	162,800	0	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	70,400	70,400	0	0	0	0
Public Toilets	Various	LGA	Two amenities will be refurbished	540,000	540,000	0	0	0	0
Parks & Recreation									
Fencing & Parking Areas	Various	LGA	Fencing and carpark upgrades at parks and sportsgrounds in accordance with prioritisation matrix	237,500	237,500	0	0	0	0
Open Space Acquisition	Pymble	Pymble Local Centre	Preparation of concept design for new park - for Council endorsement. Note - timing of project is subject to completion of land acquisition	416,200	0	416,200	0	0	0
	Various	LGA	Land acquisition and embellishment of new parks	976,500	0	976,500	0	0	0
	Various	LGA	Open space planning and acquisition of land for new parks	1,122,500	0	1,122,500	0	0	0
Open Space/Recreational Assets	Various	LGA	Infrastructure renewal - enhanced program - open space/recreational assets	2,145,500	45,500	0	0	2,100,000	0
Parks Development	Killara	Selkirk Park	Outdoor amphitheatre in park for performances next to Marian Street Theatre	102,400	0	27,400	0	75,000	0
	Pymble	Robert Pymble Park, cnr Park Crescent and Alma Street	Upgrade works to park and surrounding streets - project management and construction	2,414,200	0	2,414,200	0	0	0
	Roseville	Roseville Memorial Park - cnr Pacific Highway and McLaurin Parade	Upgrade existing centre park to urban park standard	535,800	0	535,800	0	0	0
	St Ives	St Ives Village Green	Masterplan implementation works at Village Green and William Cowan Oval	1,215,800	800	1,215,000	0	0	0
	Various	LGA	Parks Development Program	313,400	313,400	0	0	0	0
	Wahroonga	The Glade	Construction of Stage 1 works in accordance with adopted landscape master plan	896,900	0	896,900	0	0	0

Year: 2027

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Playgrounds	Lindfield	Primula Oval	Princes Park/Primula Oval playground upgrade	226,000	27,100	198,900	0	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	94,200	94,200	0	0	0	0
	Wahroonga	The Glade, Koora Avenue	Playspace upgrade	818,200	0	818,200	0	0	0
Sports Courts	Various	LGA	Sports Courts Development Program as per prioritisation matrix	563,900	563,900	0	0	0	0
Sportsfields	Turramurra	North Turramurra Recreational Area	Synthetic sportsfield replacement	954,400	954,400	0	0	0	0
	Various	LGA	Sportsfield Optimisation Trial	65,400	65,400	0	0	0	0
	Various	LGA	Matching funding opportunities and design and project management	84,000	84,000	0	0	0	0
Tree Planting	Various	LGA	Tree planting	73,100	73,100	0	0	0	0
Planning, Community & Other									
Community Development	Various	LGA	Local Priority Grant (State govt funding)	66,800	0	0	66,800	0	0
Community Projects	St Ives	St Ives Showground	Multicultural Festival	52,700	52,700	0	0	0	0
	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	33,600	33,600	0	0	0	0
	Various	LGA	Improvements to facilities	87,100	87,100	0	0	0	0
Contributions Program Administration	Various	LGA	Contributions management, data and supporting studies	176,700	0	176,700	0	0	0
	Various	LGA	S7.12 (S94A) Plan projects	56,800	0	56,800	0	0	0
	Various	LGA	S7.12 (S94A) Contribution Plan management	113,300	0	113,300	0	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	59,600	59,600	0	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	76,300	0	0	76,300	0	0
Information Technology	Various	LGA	IT equipment replacement	225,700	225,700	0	0	0	0
	Various	LGA	IT systems projects	174,300	174,300	0	0	0	0
	Various	LGA	IT digital transformation	313,300	313,300	0	0	0	0
Land Acquisition	Pymble	Grandview Lane	Extension of existing lane - land acquisition component only of new road	3,798,600	0	3,798,600	0	0	0
Library Resources	Various	LGA	Library resources	806,800	806,800	0	0	0	0

Year: 2027

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Other Operating Projects	Various	LGA	Governance and delegations management system	16,800	16,800	0	0	0	0
Planning Projects	St Ives	St Ives Showground	St Ives Showground Master Plan	310,100	6,200	303,900	0	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,298,000	1,298,000	0	0	0	0
Roads & Transport									
Footpaths	Various	LGA	Footpaths – rehabilitation and maintenance program	235,400	235,400	0	0	0	0
	Various	LGA	Footpaths - New Footpath Program	1,520,200	1,520,200	0	0	0	0
	Various	LGA	Footpaths - Renewal Program	510,100	510,100	0	0	0	0
Roads New & Upgrade	Gordon	Between Moree Street and St Johns Avenue, Gordon 70m	New 15m wide street, two way traffic, with on street parking	843,800	0	843,800	0	0	0
	Various	LGA	Traffic facilities maintenance	439,800	0	0	439,800	0	0
Roads Renewal Program	Various	LGA	Roads - Rehabilitation Program	10,551,400	10,551,400	0	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - footpaths	1,160,000	0	0	0	0	1,160,000
	Various	LGA	Roads maintenance (block grant)	384,200	0	0	384,200	0	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	119,300	119,300	0	0	0	0

Year: 2027

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Traffic Facilities	Gordon	Robert Street	Pedestrian crossing outside Gordon Railway station	200,000	0	0	200,000	0	0
	Lindfield	Pacific Highway	Lindfield Local Centre. New traffic infrastructure - design and construction of following: 1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities. 2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of Tryon Road and Lindfield Avenue. 3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street. 4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road.	1,582,100	1,256,700	164,500	0	160,900	0
	North Turramurra	Bobbin Head Road	Wombat crossing outside Ku-ring-gai High School	400,000	0	0	400,000	0	0
	Roseville	Margaret Street	Wombat crossing for Roseville Public School	350,000	0	0	350,000	0	0
	St Ives	Mudies Road	Wombat crossing	150,000	0	0	150,000	0	0
	Turramurra	Nambucca Street	Pedestrian refuge island	200,000	0	0	200,000	0	0
	Turramurra	Eastern Road	Wombat crossing outside Karuah Oval	350,000	0	0	350,000	0	0
	Various	LGA	Traffic facilities program allocation	218,900	218,900	0	0	0	0

Year: 2027

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Stormwater Drainage									
Drainage Structures	Various	LGA	Infrastructure renewal - enhanced program	5,900,000	0	0	0	0	5,900,000
	Various	LGA	Stormwater drainage - flooding impact reduction	759,700	759,700	0	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	922,500	922,500	0	0	0	0
	Various	LGA	Stormwater drainage - minor works	81,400	81,400	0	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	54,300	54,300	0	0	0	0
Streetscape & Public Domain									
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	385,700	385,700	0	0	0	0
Town Centre Streetscape	Pymble	Pymble Local Centre - East side	Preparation of construction documentation for streetscape improvement works in accordance with Public Domain Plan	554,800	0	554,800	0	0	0
	St Ives	St Ives Local Centre	Detail design for streetscape improvement works in accordance with Public Domain Plan	1,022,000	0	1,022,000	0	0	0
	Various	LGA	Renewing streetscape garden beds	174,800	174,800	0	0	0	0
Town Centres	Lindfield	Woodford Lane Carpark, 2-12 Bent Street and Drovers Way	Lindfield Village Hub - project management	1,160,200	0	1,160,200	0	0	0
	Lindfield	Lindfield Avenue	Detail design, tender and construction of streetscape improvement works in accordance with endorsed concept plan	4,441,300	0	4,441,300	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	527,400	0	527,400	0	0	0
Trees & Natural Environment									
Biodiversity	Various	LGA	Biodiversity and bushfire management	894,100	894,100	0	0	0	0
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	161,400	0	0	161,400	0	0
Catchment Management & Analysis	Various	LGA	Water and catchment management	362,200	362,200	0	0	0	0
	Various	LGA	Catchment management - operational and maintenance	249,600	249,600	0	0	0	0
Community Partnerships	St Ives	St Ives Showground, 450 Mona Vale Road	St Ives Cultural and Environmental Education Centre - design and construction	3,801,800	820,500	2,981,300	0	0	0
	Various	LGA	Community engagement and environmental education	877,700	877,700	0	0	0	0
	Various	LGA	Better Business Partnership Program	161,500	161,500	0	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	657,400	657,400	0	0	0	0

Year: 2027

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Sustainable Energy	Various	LGA	Alternative energy and energy efficiency projects	86,800	86,800	0	0	0	0
	Various	LGA	Energy efficient lighting and initiatives	61,900	61,900	0	0	0	0
	Various	LGA	Energy management	267,400	267,400	0	0	0	0
	Various	LGA	Reinvestment of savings from energy projects	292,600	292,600	0	0	0	0
Transport	Various	LGA	Sustainable transport and recreation in natural areas	103,100	103,100	0	0	0	0
	Various	LGA	Management of recreation in natural areas	86,800	86,800	0	0	0	0
Water Sensitive Urban Design	Various	LGA	Bio filter systems and tree pits	65,100	65,100	0	0	0	0
	Various	LGA	Buildings and facilities - water projects	32,600	32,600	0	0	0	0

Capital Works Program & Operational Projects 2027/2028 (in 2027/2028 prices)

Year: 2028				83,737,000	28,475,400	37,321,800	1,120,800	562,500	16,256,500
Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Council Buildings									
Capital Building Works	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	407,700	407,700	0	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	6,867,500	0	0	0	0	6,867,500
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement	435,900	435,900	0	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building – operational contributions	166,900	166,900	0	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	72,100	72,100	0	0	0	0
Public Toilets	Various	LGA	Two amenities will be refurbished	553,500	553,500	0	0	0	0
Parks & Recreation									
Fencing & Parking Areas	Various	LGA	Fencing and car park upgrades at parks and sportsgrounds in accordance with prioritisation matrix	243,400	243,400	0	0	0	0
Open Space Acquisition	Pymble	LGA	Construction of new park	1,919,300	0	1,919,300	0	0	0
	Various	LGA	Land acquisition and embellishment of new parks	2,483,500	0	2,483,500	0	0	0
Open Space/Recreational Assets	Various	LGA	Infrastructure renewal - enhanced program - open space/recreational assets	2,661,500	509,000	0	0	0	2,152,500
Parks Development	Various	LGA	Parks Development Program	321,200	321,200	0	0	0	0
Playgrounds	Lindfield	Primula Oval (Princes Park)	Playground upgrade	231,600	27,800	203,800	0	0	0
	St Ives	59B Yarrabung Road	Yarrabung Reserve playground upgrade	231,600	27,800	203,800	0	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	157,400	157,400	0	0	0	0
	West Pymble	37 Kiparra Street	Peewee Park playground upgrade	231,600	27,800	203,800	0	0	0
Sports Courts	Various	LGA	Sports Courts Development Program as per prioritisation matrix	578,000	578,000	0	0	0	0
Sportsfields	East Lindfield	Lindfield Soldiers Memorial Oval No.1, Tryon Road	Upgrade of playing surface and installing turf wicket, drainage and automated irrigation. Stormwater - planning, investigation and design	791,300	0	393,800	0	397,500	0
	Various	LGA	Sportsfield Optimisation Trial	67,000	67,000	0	0	0	0
	Various	LGA	Matching funding opportunities and design and project management	86,100	86,100	0	0	0	0
Tree Planting	Various	LGA	Tree planting	75,000	75,000	0	0	0	0

Year: 2028

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Planning, Community & Other									
Community Development	Various	LGA	Local Priority Grant (State govt funding)	68,500	0	0	68,500	0	0
Community Projects	St Ives	St Ives Showground	Multicultural Festival	54,100	54,100	0	0	0	0
	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	34,500	34,500	0	0	0	0
	Various	LGA	Improvements to facilities	89,300	89,300	0	0	0	0
	Various	LGA	Contributions management, data and supporting studies	336,100	0	336,100	0	0	0
Contributions Program Administration	Various	LGA	S7.12 (S94A) Plan projects	58,200	0	58,200	0	0	0
	Various	LGA	S7.12 (S94A) Contribution Plan management	116,200	0	116,200	0	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	61,100	61,100	0	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	78,300	0	0	78,300	0	0
Information Technology	Various	LGA	IT equipment replacement	231,300	231,300	0	0	0	0
	Various	LGA	IT systems projects	178,600	178,600	0	0	0	0
	Various	LGA	IT digital transformation	321,100	321,100	0	0	0	0
Library Resources	Various	LGA	Library resources	827,000	827,000	0	0	0	0
Other Operating Projects	Various	LGA	Governance and delegations management system	17,200	17,200	0	0	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,330,400	1,330,400	0	0	0	0
Roads & Transport									
Footpaths	Various	LGA	Footpaths – rehabilitation and maintenance program	241,200	241,200	0	0	0	0
	Various	LGA	Footpaths - New Footpath Program	1,558,200	1,558,200	0	0	0	0
	Various	LGA	Footpaths - Renewal Program	522,800	522,800	0	0	0	0
Roads New & Upgrade	Gordon	Between Moree Street and St Johns Avenue, Gordon 70m	New 15m wide street, two way traffic, with on street parking	3,523,000	0	3,523,000	0	0	0
	Turramurra	Between Gilroy Road and Turramurra Avenue	Land acquisition for new street (15m wide road reserve, two way traffic)	1,548,900	0	1,548,900	0	0	0
	Various	LGA	Traffic facilities maintenance	450,800	0	0	450,800	0	0

Year: 2028

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Roads Renewal Program	Various	LGA	Roads - Rehabilitation Program	10,815,700	10,815,700	0	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - footpaths	1,189,000	0	0	0	0	1,189,000
	Various	LGA	Roads maintenance (block grant)	393,800	0	0	393,800	0	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	122,300	122,300	0	0	0	0
Traffic Facilities	Lindfield	Pacific Highway	Lindfield Local Centre: New traffic infrastructure - design and construction of following: 1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities. 2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of Tryon Road and Lindfield Avenue. 3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street. 4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road.	1,621,600	1,288,000	168,600	0	165,000	0
Traffic Facilities	Various	LGA	Traffic facilities program allocation	224,400	224,400	0	0	0	0
Stormwater Drainage									
Drainage Structures	Various	LGA	Infrastructure renewal - enhanced program	6,047,500	0	0	0	0	6,047,500
	Various	LGA	Stormwater drainage - flooding impact reduction	778,700	778,700	0	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	945,600	945,600	0	0	0	0
	Various	LGA	Stormwater drainage - minor works	83,400	83,400	0	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	55,600	55,600	0	0	0	0

Year: 2028

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Streetscape & Public Domain									
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	395,300	395,300	0	0	0	0
Town Centre Streetscape	Killara	Marian Street	Killara Village - Neighbourhood Centre upgrade	1,202,200	0	1,202,200	0	0	0
	Pymble	Pymble Local Centre	Construction of streetscape improvement works in accordance with Public Domain Plan	5,623,300	0	5,623,300	0	0	0
	St Ives	St Ives Local Centre	Construction of streetscape works in accordance with Public Domain Plan	5,223,800	0	5,223,800	0	0	0
	Various	LGA	Renewing streetscape garden beds	179,100	179,100	0	0	0	0
Town Centres	Lindfield	Woodford Lane Carpark, 2-12 Bent Street and Drovers Way	Lindfield Village Hub - project management	1,082,100	0	1,082,100	0	0	0
	Lindfield	Lindfield Precinct L2, L3, L5 and L6	Lindfield Village Hub - construction	12,490,900	0	12,490,900	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	540,500	0	540,500	0	0	0
Trees & Natural Environment									
Biodiversity	Various	LGA	Biodiversity and bushfire management	923,400	923,400	0	0	0	0
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	129,400	0	0	129,400	0	0
Catchment Management & Analysis	Various	LGA	Water and catchment management	373,500	373,500	0	0	0	0
	Various	LGA	Catchment management - operational and maintenance	255,900	255,900	0	0	0	0
Community Partnerships	Various	LGA	Community engagement and environmental education	906,300	906,300	0	0	0	0
	Various	LGA	Better Business Partnership Program	33,200	33,200	0	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	681,800	681,800	0	0	0	0
Sustainable Energy	Various	LGA	Alternative energy and energy efficiency projects	89,000	89,000	0	0	0	0
	Various	LGA	Energy efficient lighting and initiatives	63,400	63,400	0	0	0	0
	Various	LGA	Energy management	276,400	276,400	0	0	0	0
	Various	LGA	Reinvestment of savings from energy projects	299,900	299,900	0	0	0	0

Year: 2028

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Transport	Various	LGA	Sustainable transport and recreation in natural areas	105,100	105,100	0	0	0	0
	Various	LGA	Management of recreation in natural areas	89,000	89,000	0	0	0	0
Water Sensitive Urban Design	Various	LGA	Stormwater harvesting and reuse projects	166,900	166,900	0	0	0	0
	Various	LGA	Bio filter systems and tree pits	66,700	66,700	0	0	0	0
	Various	LGA	Buildings and facilities - water projects	33,400	33,400	0	0	0	0

Capital Works Program & Operational Projects 2028/2029 (in 2028/2029 prices)

Year: 2029				101,224,000	48,189,000	34,751,500	1,466,500	170,300	16,646,700
Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Council Buildings									
Capital Building Works	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	417,400	417,400	0	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	7,032,400	0	0	0	0	7,032,400
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement	446,400	446,400	0	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building – operational contributions	170,900	170,900	0	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	73,900	73,900	0	0	0	0
Public Toilets	Various	LGA	Two amenities will be refurbished	566,800	566,800	0	0	0	0
Parks & Recreation									
Fencing & Parking Areas	Various	LGA	Fencing and car park upgrades at parks and sportsgrounds in accordance with prioritisation matrix	249,300	249,300	0	0	0	0
Open Space Acquisition	Pymble	LGA	Construction of new park	2,028,700	0	2,028,700	0	0	0
	Various	LGA	Land acquisition and embellishment of new parks	2,625,100	0	2,625,100	0	0	0
	Various	LGA	Open space planning and acquisition of land for new parks	2,206,100	0	2,206,100	0	0	0
Open Space/Recreational Assets	Various	LGA	Infrastructure renewal - enhanced program - open space/recreational assets	2,204,100	0	0	0	0	2,204,100
Parks Development	Various	LGA	Parks Development Program	328,900	328,900	0	0	0	0
Playgrounds	East Killara	Saiala Road	Allan Small Park playground upgrade	237,200	28,500	208,700	0	0	0
	Killara	Marian Street	Selkirk Park playground upgrade	298,200	0	298,200	0	0	0
	St Ives	59B Yarrabung Road	Yarrabung Reserve playground upgrade	237,200	28,500	208,700	0	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	161,200	161,200	0	0	0	0
	West Pymble	37 Kiparra Street	Peewee Park playground upgrade	237,200	28,500	208,700	0	0	0

**ATTACHMENT NO: 6 - DRAFT: DELIVERY PROGRAM 2025-2029 AND DRAFT OPERATIONAL PLAN
2025-2026**

ITEM NO: GB.2

Year: 2029

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Sports Courts	Various	LGA	Sports Courts Development Program as per prioritisation matrix	591,800	591,800	0	0	0	0
Sportsfields	Various	LGA	Matching funding opportunities and design and project management	88,100	88,100	0	0	0	0
Tree Planting	Various	LGA	Tree planting	76,700	76,700	0	0	0	0
Planning, Community & Other									
Community Development	Various	LGA	Local Priority Grant (State govt funding)	70,100	0	0	70,100	0	0
Community Projects	St Ives	St Ives Showground	Multicultural Festival	55,400	55,400	0	0	0	0
	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	35,300	35,300	0	0	0	0
	Various	LGA	Improvements to facilities	91,400	91,400	0	0	0	0
Contributions Program Administration	Various	LGA	Contributions management, data and supporting studies	409,400	0	409,400	0	0	0
	Various	LGA	S7.12 (S94A) Plan projects	59,600	0	59,600	0	0	0
	Various	LGA	S7.12 (S94A) Contribution Plan management	118,900	0	118,900	0	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	62,600	62,600	0	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	80,100	0	0	80,100	0	0
Information Technology	Various	LGA	IT equipment replacement	236,900	236,900	0	0	0	0
	Various	LGA	IT systems projects	182,900	182,900	0	0	0	0
	Various	LGA	IT digital transformation - additional from increased population growth	1,107,000	1,107,000	0	0	0	0
	Various	LGA	IT digital transformation	328,800	328,800	0	0	0	0
Library Resources	Various	LGA	Library resources	846,800	846,800	0	0	0	0
Other Operating Projects	Various	LGA	Engagement of the NSW Electoral Commission to conduct the 2029 Ku-ring-gai Local Government election	1,026,500	1,026,500	0	0	0	0
	Various	LGA	Governance and delegations management system	17,700	17,700	0	0	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,362,400	1,362,400	0	0	0	0

Year: 2029

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Roads & Transport									
Footpaths	Various	LGA	Footpaths – rehabilitation and maintenance program	247,000	247,000	0	0	0	0
	Various	LGA	Footpaths - New Footpath Program	1,595,600	1,595,600	0	0	0	0
	Various	LGA	Footpaths - Renewal Program	535,400	535,400	0	0	0	0
Roads New & Upgrade	Turrumurra	Between Gilroy Road and Turrumurra Avenue	Construction of new street (15m wide road reserve, two way traffic)	3,819,600	0	3,819,600	0	0	0
	Various	LGA	Traffic facilities maintenance	461,600	0	0	461,600	0	0
Roads Renewal Program	Various	LGA	Roads - Rehabilitation Program	11,742,000	11,433,300	0	308,700	0	0
	Various	LGA	Infrastructure renewal - enhanced program - footpaths	1,217,500	0	0	0	0	1,217,500
	Various	LGA	Roads maintenance (block grant)	403,300	0	0	403,300	0	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	125,200	125,200	0	0	0	0
Traffic Facilities	Lindfield	Pacific Highway	Lindfield Local Centre. New traffic infrastructure - design and construction of following: 1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities. 2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of Tryon Road and Lindfield Avenue. 3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street. 4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road.	1,660,600	1,329,300	161,000	0	170,300	0
Traffic Facilities	Various	LGA	Traffic facilities program allocation	229,700	229,700	0	0	0	0
Stormwater Drainage									
Drainage Structures	Various	LGA	Infrastructure renewal - enhanced program	6,192,700	0	0	0	0	6,192,700
	Various	LGA	Stormwater drainage - flooding impact reduction	797,400	797,400	0	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	968,300	968,300	0	0	0	0
	Various	LGA	Stormwater drainage - minor works	85,400	85,400	0	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	57,000	57,000	0	0	0	0

Year: 2029

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Streetscape & Public Domain									
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	404,800	404,800	0	0	0	0
Town Centre Streetscape	Gordon	Pacific Highway	Streetscape improvement - detail design, tender and project management	451,000	0	451,000	0	0	0
	Lindfield	Moore Avenue	West Lindfield - Neighbourhood Centre upgrade	1,415,800	0	1,415,800	0	0	0
	Pymble	Pymble Local Centre	Construction of streetscape improvement works in accordance with Public Domain Plan	5,758,300	0	5,758,300	0	0	0
	Roseville	Hill Street and Pacific Highway	Upgrade existing and new bus stops	286,600	0	286,600	0	0	0
	St Ives	St Ives Local Centre	Construction of streetscape works in accordance with Public Domain Plan	5,349,200	0	5,349,200	0	0	0
Town Centres	Lindfield	Lindfield Precinct L2, L3, L5 and L6	Lindfield Village Hub - construction	13,099,000	13,099,000	0	0	0	0
	St Ives	St Ives Local Centre	Construction of improvement works in accordance with Public Domain Plan. This project to be undertaken in conjunction with construction of streetscape works in accordance with Public Domain Plan	2,449,300	0	2,449,300	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	676,600	0	676,600	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - construction	10,236,700	4,224,700	6,012,000	0	0	0

Year: 2029

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Trees & Natural Environment									
Biodiversity	Various	LGA	Biodiversity and bushfire management	953,400	953,400	0	0	0	0
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	142,700	0	0	142,700	0	0
Catchment Management & Analysis	Various	LGA	Water and catchment management	385,000	385,000	0	0	0	0
	Various	LGA	Catchment management - operational and maintenance	262,000	262,000	0	0	0	0
Community Partnerships	Various	LGA	Community engagement and environmental education	936,900	936,900	0	0	0	0
	Various	LGA	Better Business Partnership Program	38,300	38,300	0	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	706,900	706,900	0	0	0	0
Sustainable Energy	Various	LGA	Alternative energy and energy efficiency projects	91,100	91,100	0	0	0	0
	Various	LGA	Energy efficient lighting and initiatives	64,900	64,900	0	0	0	0
	Various	LGA	Energy management	285,600	285,600	0	0	0	0
	Various	LGA	Reinvestment of savings from energy projects	307,100	307,100	0	0	0	0
Transport	Various	LGA	Management of recreation in natural areas	91,100	91,100	0	0	0	0
	Various	LGA	Sustainable transport and recreation in natural areas	107,600	107,600	0	0	0	0
	Various	All	Sustainable transport initiatives projects	113,900	113,900	0	0	0	0
Water Sensitive Urban Design	Various	LGA	Bio filter systems and tree pits	68,300	68,300	0	0	0	0
	Various	LGA	Buildings and facilities - water projects	34,200	34,200	0	0	0	0

Special Rate Variation for Infrastructure Summary

Capital Projects funded from Special Rate Variation 2025/26

Suburb	Location	Project Description	Special Rate Variation (\$)
South Turrumurra	Vernon Street	Chisholm Street to End - stage 2	829,700
St Ives	Yarrabung Road	Hunter Avenue to Kelvin Road	504,600
Wahroonga	Larbert Avenue	Halcyon Avenue to cul-de-sac	305,400
Wahroonga	Chilton Parade	Davison Avenue to Young Street	483,600
Wahroonga	Halcyon Avenue	Chilton Parade to Billyard Avenue	763,600
Wahroonga	Braeside Street	Westbrook Avenue to Eastern Road - stage 1	763,600

Road Rehabilitation Program 2025/26

Suburb	Name	Project Description	Estimated Cost (\$)
East Killarra	Eastgate Avenue	Springdale Road to Fairbairn Road	381,800
East Killarra	Killara park - Carpark	Carpark adjacent to KU Preschool (72a Springdale Road, Killara)	130,800
East Killarra	Monash Avenue	Springdale Road to cul-de-sac	627,600
East Killarra	Saiala Road	Barrie Street to Parnell Street	368,200
East Lindfield	Ailsa Close	Tryon Road to cul-de-sac	125,500
East Lindfield	Cranbrook Avenue	Clanville Road to cul-de-sac	138,100
East Lindfield	Melbourne Road	Hobart Avenue to Woodlands Road	169,500
Gordon	Metzler Place	Carlotta Avenue to cul-de-sac	261,500
Gordon	St Johns Avenue	Pacific Highway to Vale Street	1,200,000
Killara	Rosebery Road	Springdale Road to Wattle Street	741,100
North Turramurra	Stonecrop Road	Gwydir Avenue to end	392,300
Pymble	Livingstone Avenue	Penrhyn Avenue to Cross Street	190,400
Pymble	Ward Street	Livingstone Avenue to Yarrara Road	261,500
Roseville	The Grove	Clanville Road to Oliver Road	221,800
Roseville	Toongarah Road	Shirley Road to end	209,200
South Turramurra	Hudson Close	The Comenarra Parkway to cul-de-sac	184,100
South Turramurra	Saddington Street	Kissing Point Road to end - design only	104,600
South Turramurra	Vernon Street	Chisholm Street to end - stage 2	829,700
St Ives	Athena Avenue	Hayle Street to Acron Road	313,800
St Ives	Yarrabung Road	Hunter Avenue to Kelvin Road	504,600
St Ives Chase	Robina Street	Awatea Road to cul-de-sac	230,100
Turramurra	Catalpa Crescent	Barellan Avenue to Kissing Point Road	679,800
Turramurra	Karlool Street	Bobbin Head Road to Billabong Avenue	78,500
Turramurra	Kate Street	Waratah Road to end	363,000
Turramurra	Murdoch Street	Sandford Road to end	380,800
Wahroonga	Braeside Street	Westbrook Avenue to Eastern Road - stage 1	763,600
Wahroonga	Chilton Parade	Davison Avenue to Young Street	483,600
Wahroonga	Halcyon Avenue	Chilton Parade to Billyard Avenue	763,600
Wahroonga	Larbert Avenue	Halcyon Avenue to cul-de-sac	305,400
Wahroonga	Wahroonga Avenue	Boundary Road to Carrington Road - design only	78,500

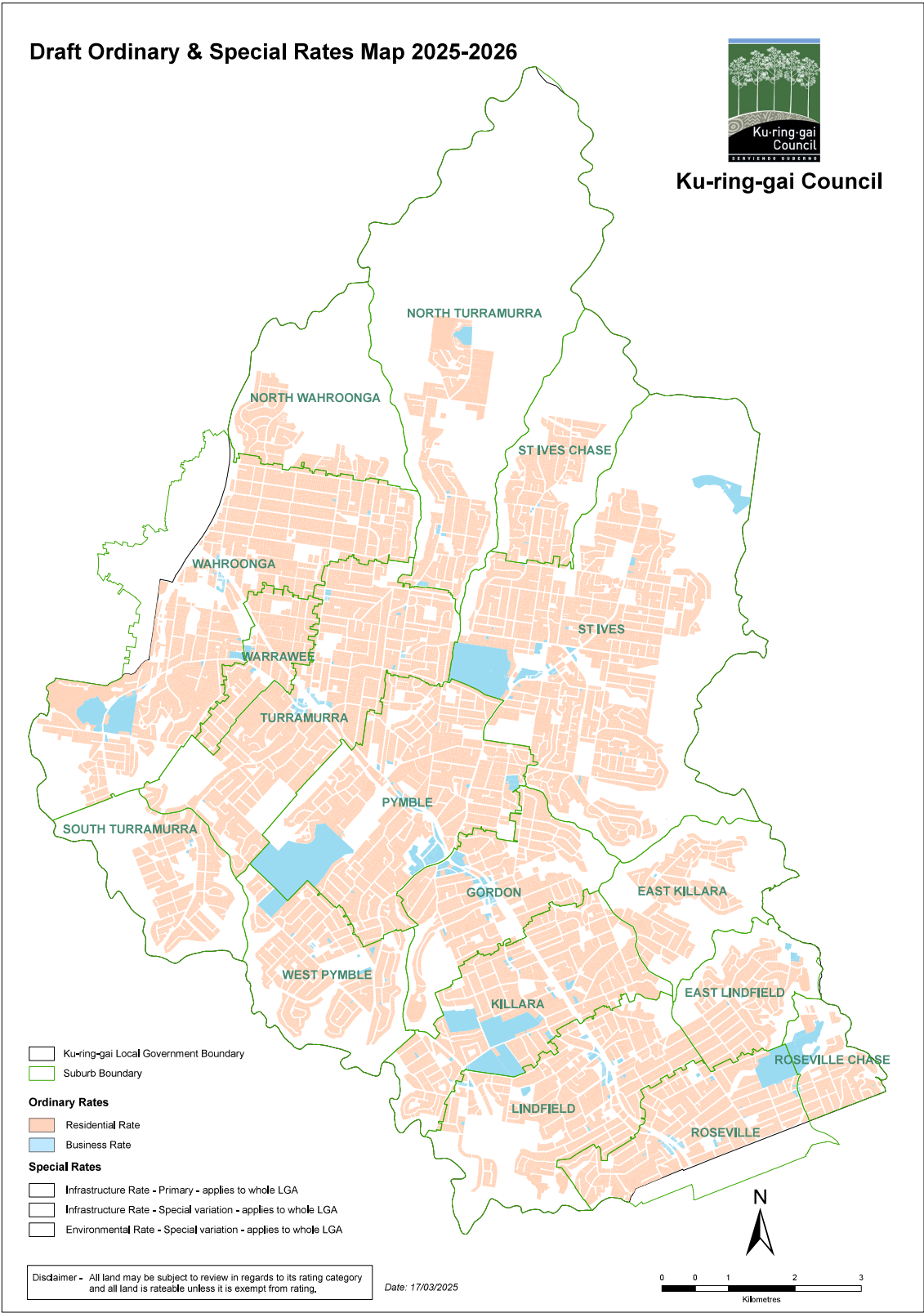
Council's Road Rehabilitation Program for 2025/26 is subject to change based on community and organisational priorities, and at the discretion of the Director Operations.

New Footpath Program 2025/26

Suburb	Name	Project Description	Estimated Cost (\$)
Killara	Cunliffe Road & Barrie Street	Koola Avenue to Wentworth Avenue	180,800
Killara	Kardella Avenue	Springdale Road to Stanhope Road	166,200
Lindfield	Primula Street	Provincial Road to Dorman Crescent	89,200
Lindfield	Winchester Avenue	Eton Road to Lyle Avenue	154,800
St Ives Chase	Collins Road	Dalton Road to Shelby Road	156,500
St Ives Chase	Dalton Road	Waipoint Street to Collins Road	147,900
Wahroonga	Kintore Street	Eastern Road to Westbrook Avenue	127,900
Wahroonga	Cherrywood Avenue	Clissold Road to Hampden Avenue	117,300
Wahroonga	Campbell Drive	No.22 Campbell Drive to Rainforest Close	176,400
West Pymble	Kamilaroy Road	Yanko Road to Ryde Road	166,100

Council's New Footpath Program for 2025/26 is subject to change based on community and organisational priorities, and at the a of the Director Operations.

Appendices



Contact us

For assistance or information regarding any of Council's services or facilities please contact us.

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Website

krg.nsw.gov.au

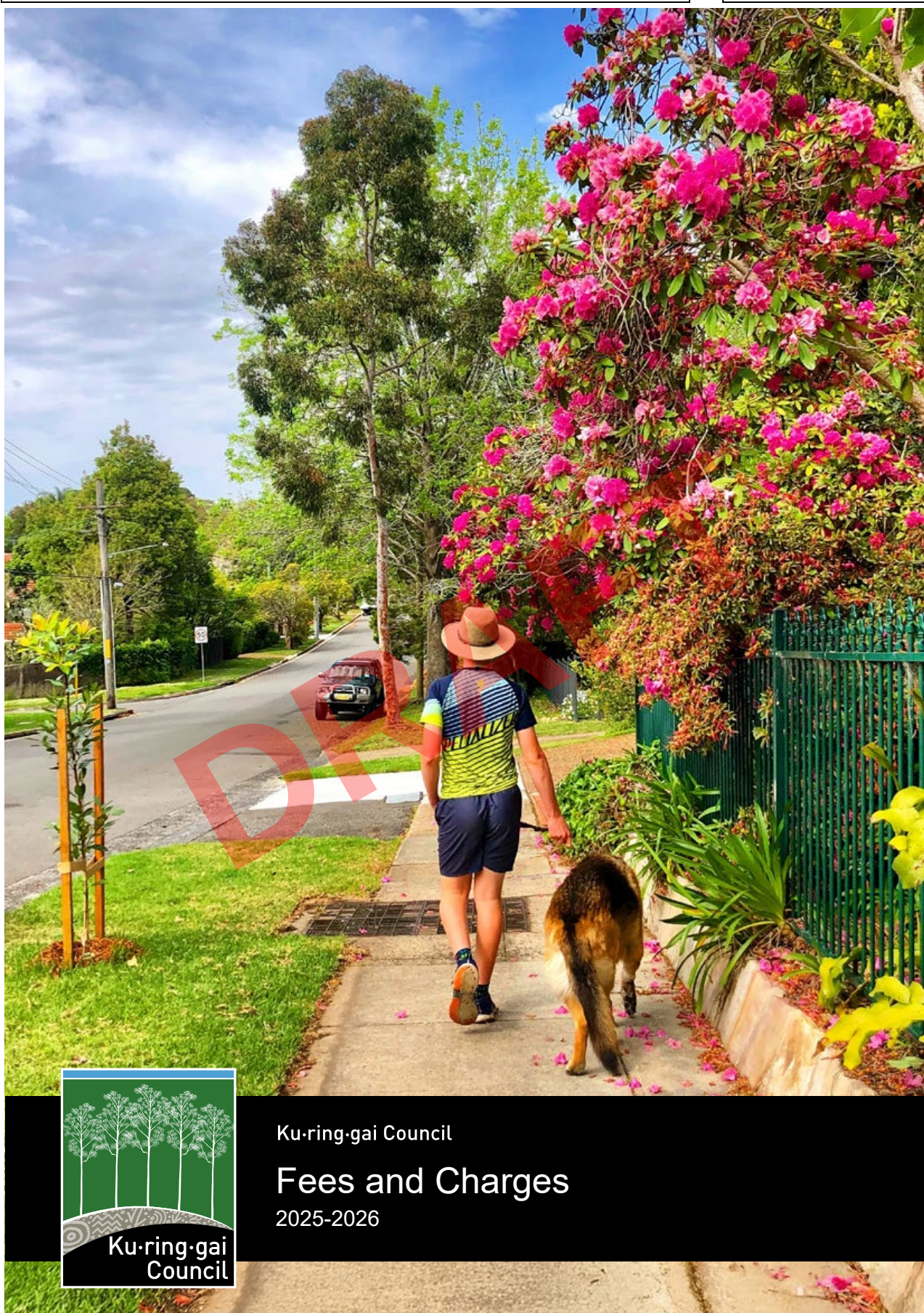
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Ku-ring-gai Council

Fees and Charges

2025-2026

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Fees & Charges

Community Customer Service

Banners

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Commercial Casual Hire per day	\$62.95	N	P
Commercial – 2 Weeks	\$193.25	N	P

Photocopying/Printing

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
A4 black and white photocopies up to 100 pages	\$1.05	N	M
A4 black and white photocopies – Document in excess of 100 pages	\$0.25	N	M
A3 black and white photocopies	\$2.30	N	M
A4 colour photocopies	\$4.15	N	M
A2, A1, A0, large format – plans as supplied	\$18.90	N	M
A3 colour photocopies	\$5.05	N	M
Laminating service per metre (external)	\$80.35	Y	M
A2 printing of plans, black/white per page	\$60.40	N	R
A2 printing of plans, colour per page	\$112.10	N	R
A1 printing of plans, black/white, per page	\$112.10	N	R
A1 printing of plans, colour, per page	\$196.45	N	R
A0 printing of plans, black/white, per page	\$159.90	N	R
A0 printing of plans, colour, per page	\$346.35	N	R
Additional costs for photocopying documents in excess of 20 pages	\$22.65	N	M

Publications for Sale

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Good Design Manual DCP38	\$73.10	N	P
Ku-ring-gai Planning Scheme Ordinance	\$95.75	N	P
Exempt & Complying DCP46	\$60.40	N	P
Water Management DCP47	\$61.75	N	P
Dual Occupancy Code	\$37.75	N	P
Subdivision Code	\$18.90	N	P
SEPP 5 Code	\$37.75	N	P
Advertising DCP28	\$37.75	N	P
Dev. In Business Zones DCP14	\$37.75	N	P
Car Parking Code DCP43	\$37.75	N	P
Section 94	\$100.80	N	P
Notification DCP56	\$37.75	N	P
Access Code DCP31	\$37.75	N	P
Medium Density DCP48	\$37.75	N	P
Multi Unit Housing DCP55	\$61.75	N	P
Child Care Centres DCP57	\$37.75	N	P
Regulation of Brothels DCP42	\$18.90	N	P

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Publications for Sale [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Outdoor Dining Policy	\$18.90	N	P
Guidelines for Dev. Heritage	\$18.90	N	P
Temporary Access over Community Land Policy	\$44.05	N	P
Ku-ring-gai Town Centre Development Control Plan and Local Environmental Plan on CD	\$50.35	N	P

Corporate**Archiving/Scanning Fee**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Residential alterations and additions, ancillary structure, pool, tennis court, garage etc, including signage and advertising structure	\$90.40	N	F
New dwelling house	\$184.85	N	F
Dual occupancy	\$365.30	N	F
Residential flat buildings and seniors living development	\$902.60	N	F
Alterations to school, church, nursing home, hospital	\$264.05	N	F
Retail/commercial development	\$901.40	N	F
Retail/commercial development change of use and internal fit out and minor additions	\$90.40	N	F
Subdivision	\$264.05	N	F

Cheque Dishonour

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration Charge	\$30.00	N	R

Electronic copies of specifications and standards for all Council's road, drainage and capital works projects.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Estimated Tender Value up to \$500,000	\$91.00	N	P
Estimated Tender Value \$500,001 – \$1,000,000	\$189.00	N	P
Estimated Tender Value \$1,000,001 – \$2,000,000	\$367.00	N	P
Estimated Tender Value \$2,000,001 – \$3,000,000	\$516.00	N	P
Estimated Tender Value \$3,000,001 – \$10,000,000	\$857.00	N	P
Estimated Tender Value \$10,000,001 plus	\$2,029.00	N	P

Government Information (Public Access) Act

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application Fee	\$30.00	N	L
Access to records by natural person about their personal affairs – after first 20 hours of work, per hour	\$30.00	N	L
All other requests for access to records, per hour of work	\$30.00	N	L
Internal Review	\$40.00	N	L

Merchant service fee for credit card payments

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Merchant service fee for credit card payments.	Maximum Fee Visa & MasterCard 0.75% American Express 0.75%	N	F
Council's policy is to charge actual cost for merchant service fees that it incurs for payments by credits cards through various payment channels. This cost and the payment channels provided may be varied by Council's agents throughout the year.			

Photocopying/Printing

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Copy of Delivery Program and Operational Plan charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P
Sale of Tender documents charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P
Copy of DCP'S/LEP'S (draft or adopted) charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P

Rates

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Rates Certificate: 603	\$100	N	L
The applicable fee is set each year by the Minister for Local Govt. Council will adopt the maximum fee applicable as set by the Minister			
Interest on Overdue Rates charged	10.5%	N	L
The applicable interest rate is set each year by the Minister for Local Govt. Council will adopt the maximum rate applicable as set by the Minister			

Security Deposits

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Security Deposit Administration & Compliance Fee	\$60.00 plus 3% of the original bond amount per annum.	N	F
<p>Under Section 97 (5) of the Local Government Act 1993, a security deposit (or part) if repaid to the person who provided it is to be repaid with any interest accrued on the deposit (or part) as a consequence of its investment.</p> <p>Council must cover administration and other costs incurred in the investment of these monies.</p> <p>The interest earned on all deposits is at the on-call rate received by Council.</p> <p>Council will accept a bank guarantee in lieu of a deposit.</p> <p>Interest earned on security deposits will be used to offset the Security Deposit Administration and Compliance fee. Where interest earned on a deposit is not sufficient to meet the fee, it will be accepted in full satisfaction of the fee.</p>			

Subpoenas

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Conduct money	\$100.00	N	F
Base fee charged upon receipt of subpoena, includes first hour of processing time			
Processing charge for all subsequent hours, per hour (or part thereof)	\$50.00	N	F

10.7 Certificates

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Planning Certificate Section 10.7(2)	\$69.00	N	L
Planning Certificate Section 10.7(2) & (5)	\$173.00	N	L

Strategy and Environment

Amendment to Local Environmental Plan

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Advertising (to be paid for by the applicant as an additional fee, regardless of the type of the application)	\$4,000.00	N	F
Public hearing relating to classification or reclassification of public land through LEP	\$20,000.00	N	F
Complex	\$80,000.00 Plus advertising costs plus public hearing costs (if required)	N	F
<p>Planning Proposal Application seeking amendment/s to an LEP involving:</p> <ul style="list-style-type: none"> To change in the land use zone and/or the principal development standards of the LEP, which would result in significant increase in demand for supporting local regional or State infrastructure and would require infrastructure funding To respond to a new policy e.g. local character or new provision not in the standard instrument template That is inconsistent with a District/Regional Plan or council's endorsed LSPS Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends That is progressed under the Aboriginal Land SEPP Any other amendment or amendments that are not categorised as a principal LEP, standard or basic planning proposal 			

Amendment to Local Environmental Plan [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Standard Amendment - Major	\$65,000.00 plus advertising costs plus public hearing costs (if required)	N	F
Planning Proposal Application seeking amendment/s to an LEP involving sites over 5000sqm in area, or sites with significant planning issues, 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 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 			
Standard Amendment - Minor	\$35,000.00 plus advertising costs plus public hearing costs (if required)	N	F
Planning Proposal 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 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 			
Basic Amendments	\$15,000.00 plus advertising costs	N	F
Planning Proposal Application with any one or more of the following proposed LEP amendment types: <ul style="list-style-type: none"> To correct an administrative error For a few minor 'housekeeping' amendments To add or remove a local heritage item, that is supported by an office of Environment and Heritage endorsed study To reclassify land where the Governor's approval is not required That is consistent with a Department endorsed/approved local strategy such as a Local Housing Strategy That is consistent with section 3.22 Expedited amendments of environmental planning instruments of the EP&A Act 			
Planning Agreements (VPAs) under Environmental Planning and Assessment Act 1979.	Full costs including Council's legals borne by the proponent	N	F
Amendment of existing Development Control Plan (DCP) or preparation of site specific Development Control Plan (DCP)	Quote prepared as required based on additional hourly fee rate \$220 per hour	N	F
Additional Charges	\$220.00	N	F
Where an Application results in additional assessment or review of the Planning Proposal at any stage of the process, an hourly rate will be charged for extra work undertaken.			
Complex Amendments – Pre-lodgement Meeting – Mandatory 1st Meeting	\$5,870.00	N	F
Pre-lodgement Meeting Application to discuss proposals seeking amendment/s to an LEP involving sites over 5000sqm in area, or sites with complex planning issues.			
Complex Amendments – Pre-lodgement Meeting – 2nd and Subsequent meetings	\$2,000.00	N	F

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Amendment to Local Environmental Plan [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Standard Amendments (Major) – Pre-lodgement Meeting – Mandatory 1st Meeting	\$4,500.00	N	F
Pre-lodgement Meeting Application to discuss proposals seeking amendment/s to an LEP involving sites over 5000sqm in area, or sites with complex planning issues.			
Standard Amendments (Major) – Pre-lodgement Meeting – 2nd and Subsequent meetings	\$2,000.00	N	F
Standard Amendments (Minor) – Pre-lodgement Meeting – Mandatory 1st Meeting	\$3,500.00	N	
Standard Amendments (Minor) – Pre-lodgement Meeting – 2nd and Subsequent meetings	\$2,000.00	N	F
Basic Amendment – Pre-lodgement Meeting – Mandatory Meeting	\$1,761.00	N	F

Environment & Sustainability - Consultancy

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration / attendance – charge per hour	\$0 - \$242	Y	R
Presentations by Council staff – charge per presentation	\$0 - \$165	Y	P
Proposed fees for review of Environmental Assessments prepared for activities undertaken under Part 5 of the NSW Environmental Planning & Assessment Act 1979	\$220/hr (+GST) (min 7 hrs for a simple assessment and min 21 hrs complex assessment, as determined by the Environment and Sustainability Team) Additional site visits or reviews charged at \$220/hr + GST	Y	R
Potential for reduced rates for not for profit organisations, charities and environmental groups will be considered by the Environment and Sustainability Team			

Property Management

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Property Services General Admin Fee - Non refundable (includes applications for dealing with Council and Council-managed land, excluding telecommunications)	\$1,610.00	Y	M
Application Fee (non-refundable) for the creation or withdrawal of a dealing noting Council on title (easement, caveat, covenant etc (excluding legal fees and disbursements)	\$2,852.00	N	R
Application fee (non-refundable) – For the grant of a new lease/licence for a telecommunications site	\$2,743.00	N	R
Annual Fee/compensation for telecommunications infrastructure on Council managed land/building. Single user	Independent Valuation	N	
Annual Fee/compensation for co-user of telecommunication infrastructure on Council managed land/building or other telecommunications operators	Independent valuation	N	R
Annual Fee/compensation for use of Council's pole or lighting structure	Independent valuation	N	R
Minimum Annual Fee/compensation per site for low impact Small Cell installation, or by independent valuation.	\$1,000.00	N	R
Administration Fee - Telecommunications Installations	\$1,034.00	Y	P

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Property Management [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Compensation Fee (non refundable) to extinguish, modify or release a Council easement where Council is the Authority/Owner (excluding application fee, legal fees and disbursements incurred) or by independent valuation (whichever is greater)	\$21,944 (excluding application fee, legal fees and disbursements)	N	R
For the creation/modification/release of easement/covenant/right of way where Council is the property owner or authority			
Administration fee for allowing entries onto titles over which Council has a Caveat - minor matter (eg re-financing)	\$600.00	N	R
Application/Renewal Fee (non refundable) for road reserve/airspace leases and encroachments. Market rent to be determined by independent valuation	\$1,704.00	Y	R
Application Fee (non-refundable) for permanent road closure (not including processing/assessment fee and other disbursements)	\$10,819.00	N	R
For processing road closure application			
Application for owners consent - commercial organisations (Fee is for standard application. Where additional investigation is required, additional fees may apply)	\$500.00 for up to 1 hour, then \$500.00 per hour thereafter (prorata)	N	R
Application fee for owner's consent for works on Council managed buildings or facilities - community organisations	\$105.00	N	R
Application for Standard Public Notification including signage, website, letters etc (commercial organisations). Where there is any objection and/or requiring further assessment, further fees may apply	\$500.00	N	F
Keys Management - Extra Standard or Master key issue or access pass, loss or non return per type	\$30.00	Y	F
Replacement of lock or re-keying due to lost keys not including cost of replacement keys	\$600.00	Y	F
External Native title report / assessment	"Cost plus 10%"	Y	F
Internal Native Title report / assessment	\$877.75 for first 5 hours, \$164.60 per hour thereafter	Y	F
(use of external or internal Native title report/assessment subject to Council)			
Use of External or Internal Native Title Assessor	At Council's discretion	Y	F
Property Officer Inspection/Assessment Fee – Minimum charge 1 hour	\$110.00/hour Property Officer, \$165.00/hour Senior Property Officer or Coordinator, \$219.00/hour Property Manager or Team Leader	Y	R
Third party consultant engaged by Council to assess an application	Cost plus 10%	Y	M
Wade Lane Carpark - Monthly fee per space payable quarterly in advance (non refundable)	\$182.00	Y	R
Car Parking Lindfield Village Green Hourly Rates	0-2 Hours Free, 2-3 Hours \$6.00, 3-4 Hours \$10.00, 4-5 Hours \$25.00, 5+ Hours \$45.00	Y	R
Car Share Parking Application fee for new installation bay	\$3,000.00	N	
Annual fee per Car Share Bay	\$2,000.00	N	P
Car Share Bay Logo/Pavement Marking per Bay	\$400.00	N	P

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Property Management [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Dedicated car space for authorised fixed-space car share parking (Year 2025/26 only)- Free	No charge for first year	Y	R
Electric Vehicle Charging (Council owned chargers)	\$0.00/kWh to \$0.99/kWh	Y	M
Application fee for installation of Electric Vehicle Charging Infrastructure (charge per site) This fee is applicable to a single application that may be for multiple parking bays and sites	\$1,500.00	N	R
Minimum Annual fee per Electric Vehicle Bay* - for AC Charge Points	\$450.00	N	P
Minimum Annual fee per Electric Vehicle Bay* - for DC Charge Points. Higher fees may apply to high capacity charge points	\$2,000.00	N	P
Electric Vehicle Bay/Logo/Pavement Marking per Bay	Arranged by Operator - Fee is based on the number of parking spaces converted to EV use. For example, if 5 parking spaces become 4 charging spaces, the Charge Point Operator pays for 5 spaces	N	P

Lease and Licence Administration

Note: Fees apply in accordance with Council's Policy for the Management of Community & Recreation Land and Facilities

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration Fee for a lease or licence (not-for-profit community organisations)	\$660.00	Y	P
Annual Licence fee over Council managed land/buildings - for non-profit groups (or as per Management of Community & Recreation Facilities Policy, whichever is greater)	\$707.00	Y	P
Annual Storage Fee for temporary use of Council managed land/buildings (commercial organisations) fee per sqm pa, subject to minimum fee	\$109.00 - \$260.00 (Minimum \$707/ year)	Y	P
Use of Council facilities for storage purposes only (not-for-profit community organisations) Fee per sqm p.a subject to a minimum fee.	\$53.00/sqm for upto 14 sqm, and \$26.50/sqm thereafter Minimum \$707 p.a	Y	P
Administration Fee for a lease, lease assignment or sublease of Council managed land (commercial organisations)	\$1,646.00	Y	
Legal Fees and disbursements for preparation of legal documents	cost plus 10%	Y	P
Bus Shelter Advertising - Temporary arrangement where there is no agreement in place - \$ per week for each double sided panel	\$269 per week	Y	M

Site Compound

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Annual Lease/Licence Fee - use of Council managed land/road reserve as a site compound or by independent valuation (whichever is greater) fee per sqm pa subject to a minimum fee	\$260 - \$520/sqm p.a (minimum \$5195 p.a)	N	M

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Site Compound [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application fee (non-refundable) - lease/licence of Council-managed land as a site compound	\$1,610.00	N	P
Fee per application for Standard Public Notification including signage, website, letters etc. Where there is any objection and or requiring further assessment, further fees may apply	\$500.00	N	F

LEP & DCP for Sale

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Ku-ring-gai Local Environment Plan (Local Centres) 2012 (CD version only)	\$60.00	N	F
Development Control Plans (CD version only)	\$60.00	N	F

Publications for Sale

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Flood Report	\$80.00	N	P

Section 54 Local Govt Act 1993

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Certificate for Classification of Council Land	\$150.00	N	L

Walks and Talks Programs

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Community environmental walks, talks, workshops and entertainment (per person)	\$0 - \$100	Y	P

Wildthings

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Foam box for Tetragonula carbonaria (stingless native bee) hive	\$24.00	Y	P
Available for those outside the Ku-ring-gai LGA or outside of the WildThings native beehive program			
Original Australian Tetragonula Hive (OATH) (no bees)	\$59.00	Y	P
Available for those outside the Ku-ring-gai LGA or outside of the WildThings native beehive program			
Original Australian Tetragonula Hive (OATH) with honey collector (no bees)	\$88.00	Y	P
Available for those outside the Ku-ring-gai LGA or outside of the WildThings native beehive program			
Tetragonula carbonaria (stingless native bee) hive honey collector	\$30.00	Y	P
Available for those outside the Ku-ring-gai LGA or outside of the WildThings native beehive program			
Tetragonula carbonaria (stingless native bee) hive (with bees & foam box) – for schools	\$400.00	Y	P
Tetragonula carbonaria (stingless native bee) hive (KOATH box with bees) if purchasing 10 or more	\$500.00	Y	P
Tetragonula carbonaria (stingless native bee) hive (KOATH box with bees)	\$550.00	Y	P
Tetragonula carbonaria (stingless native bee) hive (KOATH box with bees) - for schools	\$420.00	Y	P

Operations

Golf Courses

Gordon Golf Course

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Green Fees - Twilight Rate after 2pm	\$25.00	Y	P
Green Fees – Visitor Thursday Pro Shop Competition Green Fee (inc. prizes)	\$39.50	Y	P
Green Fees School student 10 or 18 holes (primary, high school with student id)	\$15.00	Y	P
Pro Shop – Golf Lessons – 40 minute individual lesson	\$70.00 - \$80.00	Y	P
Pro Shop – Golf Lessons – Junior Program	Refer to Active Ku-ring-gai fees	Y	P
Pro Shop – Rentals – GGC Member Cart Hire 18 Hole	\$37.00	Y	P
Pro Shop – Rentals – Hire MGI Buggy 10 holes	\$11.50	Y	P
Pro Shop – Rentals – Hire MGI Buggy 18 holes	\$18.50	Y	P
Pro Shop – Rentals – Hire Pull Buggy	\$6.00	Y	P
Pro Shop – Rentals – Visitor 10 hole Cart Hire	\$37.00	Y	P
Pro Shop – Rentals – Visitor 18 hole Cart Hire	\$48.00	Y	P
Pro Shop – Retail sales – Apparel	Prices as marked	Y	M
Pro Shop – Retail sales – Golf Equipment	Prices as marked	Y	M
Pro Shop – Retail sales – Refreshments	Prices as marked	Y	M
Proshop - Rental GGC Member Cart Hire 9 hole	\$23.00	Y	P
Green Fees – Weekend & Public Holidays – 18 holes	\$49.50	Y	P
Green Fees – Weekday (Monday to Friday) – 18 holes	\$38.00	Y	P
Green Fees – Golf Club Lease Rate	\$13.00	Y	P
Non Daylight Savings Twilight rate after 3pm Serves as basis for Gordon Golf Clubs lease rate			
Green Fees – Concession – Weekday only 10 holes (includes pensioners & tertiary students – proof required)	\$23.00	Y	P
Green Fees – Concession – Weekday only 18 holes (includes pensioners & tertiary students – proof required)	\$30.00	Y	P
Green Fees – Weekday (Monday to Friday) – 10 holes	\$30.00	Y	P
Green Fees – Weekend & Public Holidays – 10 holes	\$33.00	Y	P
Caddy / spectator / use of facilities for purpose of practice only	\$14.50	Y	P
Pro Shop - Hire Clubs 18 Holes including Buggy	\$28.00	Y	P
Pro Shop - Hire Clubs 10 Holes including Buggy	\$16.50	Y	P
Pro Shop – Golf Lessons – 1 hour individual lesson	\$90.00 - \$110.00	Y	P
Pro Shop – Golf Lessons – 30 minute individual lesson	\$40.00 - \$70.00	Y	P

North Turramurra Golf Course

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Green Fees – Weekend & Public Holidays – 18 holes	\$54.50	Y	P
Green Fees – Weekday (Monday to Friday) – 18 holes	\$42.00	Y	P
Green Fees – Twilight hours Standard time starts 2pm Daylight Saving starts 3pm	\$31.00	Y	P
Green Fees – Concession – Weekday only 10 holes (includes tertiary students, pensioners, specials – proof required)	\$24.00	Y	P
Green Fees – Concession – Weekday only – 18 holes (includes tertiary students, pensioners, specials – proof required)	\$30.00	Y	P
Green Fees – Weekday (Monday to Friday) – 10 holes	\$34.00	Y	P

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North Turramurra Golf Course [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Green Fees – Weekend & Public Holidays – 10 holes	\$41.50	Y	P
Green Fees School student 10 or 18 holes (primary, high school with student id)	\$15.50	Y	P
Caddy /Spectator / use of facilities for purpose of practice only	\$14.50	Y	P

Engineering plan and works inspection fees for roadworks or drainage associated with development.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Temporary ground anchors application fee	\$2,073.84	N	M
Application for temporary ground anchors made under Council managed land including road reserve.			
Temporary ground anchors permit (per anchor)	\$1,142.90	N	M
Anchor Bond	Bond \$5,250.00 per anchor \$50K minimum bond, disbursements at cost, permanent anchors to support Councils road if required by Council	N	P
Engineering plan assessment and works inspection – submission of engineering plans per A1 plan in PDF format per page	\$370.00	N	F
Engineering plan assessment and works inspection – submission of engineering plans per A3 plan in PDF format per page	\$555.00	N	F
Engineering plan assessment and works inspection – driveways for medium density, mixed use and commercial developments	\$482.00	N	F
Engineering Consultation per hour	\$240.00	N	F
Re-assessment of any engineering plan assessments, additional works inspections	up to 40% of original fee	N	F
Inspections eg general site inspection, works incomplete or unsatisfactory etc	\$304.00	N	F

Infrastructure**Alignment Level**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Re-consideration fee per property	\$256.00	Y	F
Additional fee for survey works per property - Fee for provision of additional survey works to enable vehicular crossing design	\$624.00	N	F
Applicant provided vehicular crossing design per property - Fee where the applicant provides design complying with required documents for review & approval by Council	\$256.00	N	F
Council provided vehicular design per property - Fee where the applicant requests design undertaken by council or where applicant design is not compliant with required standards	\$526.00	N	F
Re-application for expired permits	\$239.00	N	F
Additional inspection	\$239.00	N	F
Re-issuing of current approved levels	\$46.00	N	F

Driveway / Footway / General

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Construct asphalt surface between road pavement and layback or pipe crossing (per square metre)	\$324.00	Y	R
Construct 100mm thick fine crushed rock pavement across footway (per square metre)	\$1,128.00	Y	R
Construct 130mm thick plain concrete driveway (per square metre)	\$360.00	Y	R
Construct 100mm thick fine crushed rock and 30mm thick asphalt driveway (per square metre)	\$396.00	Y	R
Construct 100mm thick concrete footpath (per square metre)	\$307.00	Y	R
Excavation in rock (per cubic metre)	\$1,325.00	Y	R
Excavation in other than rock (per cubic metre)	\$522.00	Y	R
Asphalt footpath 30mm (per square metre)	\$273.00	Y	R
Saw cutting up to 100mm depth (per metre)	\$80.00	Y	R
Town Centre Paving (per square metre)	\$1,390.00 to \$1,873.00	Y	R

Gutter Bridge

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Remove existing gutter bridge crossing	\$369.00	Y	R

Gutter Crossing Construction

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Dish crossings constructed in conjunction with kerb and gutter works where no approved constructed crossing previously existed – per metre	\$436.00	Y	R

Kerb & Gutter

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Kerb and/or gutter (per metre) (regional road)	\$505.00	Y	R
Hole in kerb (per opening)	\$189.00	Y	R
Kerb and/or gutter (per metre) (local and collector roads)	\$446.00	Y	R
150mm handformed AC kerb (similar profile to SA) per metre	\$86.00	Y	R

Layback

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Reinstate existing layback with kerb up to 3.7 metres	\$1,506.00	Y	R
Additional layback gutter crossing (per additional metre) in new gutter crossing	\$584.00	Y	R
Extension of existing layback crossing (per metre)	\$921.00	Y	R
Standard 3.7 metre wide concrete layback gutter crossing no existing kerb and gutter	\$2,660.00	Y	R
Standard 3.7 metre wide concrete layback gutter crossing in existing kerb & gutter	\$2,148.00	Y	R

Pipe Crossing

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Remove existing piped crossing	\$419.00	Y	R
1.2m extension of existing piped crossing	\$3,405.00	Y	R
2.4 metre extension of existing piped crossing	\$5,166.00	Y	R
Construction of 4.8 metre wide x 300mm diameter pipe crossing	\$7,668.00	Y	R
Construct Headwall & Capstone on existing pipe crossing	\$2,332.00	Y	R
Reset or place new capstone (pair) on existing pipe crossing	\$796.00	Y	R

Drainage

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Reconstruct Pit Lintel 1.8m	\$3,117.00	Y	R
Additional Pit lintel (per additional metre)	\$500.00	Y	R
Drainage pit repair or reconstruction	Actual Cost	Y	F
Drainage pit construction	Actual Cost	Y	F
CCTV Investigation of Council drainage for development or private works per hour	Actual Cost	Y	F
Investigation/Locating of Council drainage for development or private works per hour	\$240.00	Y	R

Streetlighting Residuals

Part of the approval process for the changes to the streetlights includes Ausgrid issuing a Form F02 which shows the residuals and requires approval by Council. Council pay the ongoing cost of the replacement and new lights and recovers the residual on a light replaced early.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Streetlighting Residuals Processing of Residual Charges from Ausgrid	\$75.60	Y	F
Processing of Residual Charges from Ausgrid for removed lights as shown on F01A. (Note this is in addition to amount shown on F01A and GST for amount on F01A)			
Streetlighting Residuals Reprocessing of Residual Charges from Ausgrid	\$151.10	Y	F
Reprocessing of Residual Charges from Ausgrid for removed lights as shown on F01A for same project. (Note this is in addition to amount shown on F01A and GST for amount on F01A)			
Investigation and processing street light shading requests (in addition to Ausgrid fees)	\$360.00	N	F

Works Assessment

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Minor Works Assessment	\$406.00	Y	F
Fee for assessing applications for minor works under the Roads Act			

Ku-ring-gai Fitness & Aquatic Centre**Casual Swim Entry**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Adults	\$9.50	Y	P
Children/Seniors/Pensioners	\$7.00	Y	P

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Casual Swim Entry [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Spectators	\$3.60	Y	P
Family (2 Adults and 2 Children)	\$28.00	Y	P
Additional Family Member	\$3.10	Y	P

Piping Requests & Approval for Drainage Easements

Note: Please refer to Council's riparian policy and drainage easement policy for piping and drainage easement request applications.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application requiring determination by Council – fee for processing report	Refer to charges under Property Section	N	P
Hydraulic, hydrologic calculations and reports, per hour	\$270.15	N	P

Publications for Sale

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Stormwater Management Manual charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P
Printed extracts from Stormwater Management Manual charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P
Stormwater Management Policy charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P
Complete set of specifications and standards for all Council's road and drainage works charged. Electronic format only.	\$333.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Cover and Indexes	\$0.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – General Requirements and Quality	\$74.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Landscape	\$30.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Concrete	\$88.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Traffic Control	\$30.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Formation Preparation	\$74.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Kerb and Gutter	\$39.00	N	P

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Publications for Sale [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Pavements Rigid	\$57.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Pavements Flexible	\$57.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Surfacing Spray Seal	\$45.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Surfacing Asphaltic Concrete	\$45.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Stormwater Drainage	\$30.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Sub-Surface Drainage	\$88.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Standard Drawings	\$106.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Drawings Driveway Profiles only	\$30.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works in electronic format – Drawings Bus Stops only	\$17.00	N	P
Separate specifications extracted from complete set of specifications and standards for all Council's road and drainage works charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P
General Conditions for Engagement of Consultant charged at standard photocopy rates (per page)	As per photocopy charges listed under Community/ Customer Service	N	P
Copies or extracts from specifications – A4 paper (per page)	\$0.80	N	P
Copies or extracts from specifications – A3 paper (per page)	\$1.00	N	P
Electronic copies of General Specification for the Construction of Road Works and Drainage Works in Ku-ring-gai Council, Construction under Roads Act Consent	\$188.00	N	P

Records Searching

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application for street name change and processing (Subject to Council accepting name change)	\$1,545.00	N	P
Application for new street name and processing	\$860.00	N	P
Conduct a search of records and extract information (per half hour)	\$175.00	N	P

Restorations

Notes

(R1) - Schedule of charges for restoration of main, secondary and other roads, footpaths, kerbs and gutters maintained by Ku-ring-gai.

(R2) - Minimum charge – one square metre or one linear metre.

(R3) - For minor local roads, the cost of traffic control is covered in the rates. However, additional costs will be incurred for High Volume Local Roads, State & Regional Roads. Refer to "Traffic Management of Restorations" fees.

(R4) - If nightworks are required, a 25% surcharge will be incurred.

(R5) - Additional Administrative charge incurred for matters involving extra site inspections and meetings, unreported damages requiring inspections for reinstatement.

(R6) - Sawcutting included where required

Footpath Restoration

Notes R1 - R6 applicable

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Asphalt Footpath per sqm	\$306.00	N	R
Concrete footpath 100mm thick per sqm	\$442.00	N	R
Concrete 130mm thick footpath and vehicular crossings per sqm	\$562.00	N	R
Concrete 200mm thick footpath and vehicular crossings per sqm	\$760.00	N	R
Grass verges per sqm	\$172.00	N	R
Flagging – sandstone per sqm	\$551.00	N	R
Brick or concrete pavers per sqm	\$459.00	N	R
Gravel footpaths per sqm	\$234.00	N	R
Town Centre Paving (per square metre)	\$1,300.00 to \$1,750.00	N	R

Kerb & Gutter Restoration

Notes R1 - R6 applicable

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Kerb and/or gutter restoration (per metre) (excludes regional road)	\$477.00	N	R
Hole in kerb (per opening)	\$303.00	N	R
Saw cutting up to 100mm depth (per metre)	\$84.00	N	R
Saw cutting up to 150mm depth (per metre)	\$94.00	N	R

Roads Restoration

Notes R1 - R6 inclusive applicable - Restoration Orders Notes R1 - R6

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Additional administrative charge to apply to restoration orders with inadequate or incorrect information	\$272.00	N	P
Road Opening Application	\$231.00	N	R
Road/footpath Barriers delivery fee (per board and 2 legs)	\$112.00	N	R
Road/footpath barriers per day hire (per board and 2 legs)	\$24.00	N	R
Gravel and all other classes of unsealed pavement or shoulder per sqm	\$396.00	N	R
Natural earth per sqm	\$200.00	N	R
Asphaltic concrete and all other bitumen surfaces per sqm	\$479.00	N	R

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Roads Restoration [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Cement Concrete per sqm	\$949.00	N	R
Asphaltic concrete with cement concrete base per sqm	\$949.00	N	R

Sportsgrounds

Classified on the basis of general sports field condition, the standard and amount of facilities provided on each site setup for winter sport(s) competition(s) i.e. Rugby Union, Rugby League, Football and AFL.

All hire shall comply with Sports Facilities Plan of Management and fees apply in accordance with Council's Policy for the Management of Community & Recreation Land and Facilities.

Natural Area Activities - Mountain Bike Facilities & Orienteering/Rogaining

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Booking Fee	\$11.50	Y	
Mountain bike/BMX facility booking (0-15 people) per hour - 2 hour minimum - Charge per hour - Commercial non-exclusive use	\$15.50	Y	
Orienteering/Rogaining booking (0-100 people) per hour - No charge for not-for-profit group use	\$0.00	Y	
Orienteering/Rogaining booking (0-100 people) per hour - 2 hour minimum Commercial use	\$48.00	Y	
Orienteering/Rogaining booking (101-200 people) per hour - 2 hour minimum Commercial & not-for-profit	\$54.00	Y	
Orienteering/Rogaining booking (200+ people) per hour - 2 hour minimum Commercial & not-for-profit	\$65.50	Y	

Annual Hirers

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Annual hirer (per hour rate) e.g. Dog Club, Aero & Archery	\$6.75	Y	P

Athletics

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Athletics venue per hour – Seasonal Rate – Bannockburn Oval and Turramurra Oval	\$17.50	Y	P

Baseball/Softball**Sports Fields - Class 1**

Large Ovals for mainly for senior or specialised competition(s), complete range of amenities including change rooms, toilets and storage. Ancillary facilities vary including parking, floodlighting, playground and picnic facilities.

William Cowan Oval, Golden Jubilee #1

Pre Season Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pre-season weekend bookings (Maximum of 4 days or part there of per day per field) can be booked by seasonal hirers subject to availability and field condition (per field per hour)	\$40.55	Y	P
Out of Season Training (per field per hour)	\$40.55	Y	P

Seasonal Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Sports Seasonal Competitions per hour (Saturday Season & max 15 Sundays)	\$31.65	Y	P
Sportsfields – Seasonal club training and school use- per field per hour	\$40.45	Y	P

Casual Sports Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Sport – training rate (per hour per field)	\$64.00	Y	P
Casual Sport – competition rate (per hour per field)	\$50.00	Y	P

Sports Fields - Class 2

Sportfields of varying size suitable for junior and/or senior training and competition, medium range of amenities including toilets, change rooms and storage. Ancillary facilities vary including parking, floodlighting, playground and picnic facilities.

Golden Jubilee #2, Cliff Oval #1 and Auluba #3

Pre Season

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pre-season weekend bookings (Maximum of 4 days or part there of per day per field) can be booked by seasonal hirers subject to availability and field condition (per field per hour)	\$24.35	Y	P
Out of Season Training (per field per hour)	\$24.35	Y	P

Seasonal Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Sports Seasonal Competitions per hour (Saturday Season & max 15 Sundays)	\$18.95	Y	P
Sportsfields – Seasonal club training and school use- per field per hour	\$24.35	Y	P

Casual Sports Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Sport – training rate (per hour per field)	\$38.55	Y	P
Casual Sport – competition rate (per hour per field)	\$30.00	Y	P

Sports Fields - Class 3

Sportsfields of varying size mainly for junior training and competition with basic amenities (may include toilets, change rooms and/or canteen).

St Ives Village Green, Bryce Oval

Pre-Season Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pre-season weekend bookings (Maximum of 4 days or part there of per day per field) can be booked by seasonal hirers subject to availability and field condition (per field per hour)	\$16.20	Y	P
Out of Season Training (per field per hour)	\$16.20	Y	P

Seasonal Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Sports Seasonal Competitions per hour (Saturday Season & max 15 Sundays)	\$12.65	Y	P
Sportsfields – Seasonal club training and school use- per field per hour	\$16.20	Y	P

Casual Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Sport – training rate (per hour per field)	\$25.75	Y	P
Casual Sport – competition rate (per hour per field)	\$20.55	Y	P

Cricket

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual – Cricket turf wicket full day only (no preparation or old wickets)	\$526.00	Y	P
Casual and Seasonal – Cricket Artificial practice nets (per wicket strip per hour)	\$10.30	Y	P
Seasonal – Cricket Turf Practice nets (per wicket strip per hour) (Lindfield nets)	\$32.50	Y	P
Seasonal – Cricket Artificial Wicket per hour	\$10.15	Y	P
Seasonal – Cricket Turf wicket per wicket prepared (Saturday Season & max 15 Sundays)	\$437.55	Y	P
Weekend turf wicket maintenance – Saturday 4 hours	\$263.35	Y	P
Weekend turf wicket maintenance – Saturday 2 hours	\$114.90	Y	P
Weekend turf wicket maintenance – Sunday 4 hours	\$296.90	Y	P
Weekend turf wicket maintenance – Sunday 2 hours	\$150.00	Y	P

Facilities

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Club House hire – Community per hour.	\$32.00	Y	P
Casual Club House hire – Commercial per hour.	\$36.95	Y	P

Floodlighting

Note: Fees are per hour/per location. New locations charged on level of lighting.

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Floodlighting [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Auluba No. 1 & No. 2 (100 lux)	\$36.00	Y	P
North Turramurra Recreation Area (50 + Lux)	\$26.50	Y	P
North Turramurra Recreation Area (Netball Courts)	\$26.50	Y	P
North Turramurra Recreation Area (Practise areas)	\$23.50	Y	P
Acron (100 lux)	\$36.00	Y	P
Acron (200 Lux)	\$60.00	Y	P
Allan Small (100 lux)	\$36.00	Y	P
Bannockburn (50+ lux)	\$26.50	Y	P
Barra Brui (50+ lux)	\$26.50	Y	P
Charles Bean (50+ Lux)	\$26.50	Y	P
Charles Bean (100 lux)	\$36.00	Y	P
Charles Bean (200 lux)	\$60.00	Y	P
Cliff No. 1, Cliff No 2 – per oval (50+ lux)	\$26.50	Y	P
Cliff No. 2 oval (50 lux)	\$26.50	Y	P
Comenarra (50 lux)	\$26.50	Y	P
Canoon Road (Netball Courts)	\$23.50	Y	P
Golden Jubilee – Back Oval (50+ lux)	\$26.50	Y	P
Golden Jubilee – Front Oval (100 Lux)	\$35.00	Y	P
Golden Jubilee – Front Oval (200 Lux)	\$60.00	Y	P
Hassell Park (50+ lux)	\$26.50	Y	P
Howson (50+ lux)	\$26.50	Y	P
Koola Park (50 Lux)	\$26.50	Y	P
Koola Park (100 lux)	\$35.50	Y	P
Koola Park (200 lux)	\$60.00	Y	P
Lindfield (No 1) (100 lux)	\$36.00	Y	P
Lindfield (No.2) (50+lux)	\$26.50	Y	P
Lofberg (Oval) (100 lux)	\$35.50	Y	P
Lofberg (Netball Courts)	\$23.45	Y	P
Lindfield Park (Netball Courts)	\$23.50	Y	P
Mimosa (100 lux)	\$35.50	Y	P
Norman Griffith (100 lux)	\$35.50	Y	P
North Turramurra Recreation Area (100 lux)	\$35.50	Y	P
North Turramurra Recreation Area (200 lux)	\$60.00	Y	P
Primula (50+ lux)	\$26.50	Y	P
Primula (100+ lux)	\$36.00	Y	
Queen Elizabeth (100 lux)	\$35.50	Y	P
Roseville Chase (50+ lux)	\$26.50	Y	P
Samuel King (North Turramurra) (50+ lux)	\$26.50	Y	P
St Ives Village Green (50 lux)	\$26.50	Y	P
St Ives Village Green (Netball Courts)	\$23.50	Y	P
Turramurra Oval (50 lux)	\$26.50	Y	P
The Glade (Netball Courts)	\$23.50	Y	P
Warrimoo (50 lux)	\$26.50	Y	P
Wellington (50+ lux)	\$26.50	Y	P
William Cowan (100 lux)	\$35.50	Y	P

Futsal/Touch/Oztag (summer)

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Sportsfields – Summer futsal, touch football, oztag	\$28.35	Y	P

Netball or Basketball (Outdoor)

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual – Netball or Basketball Courts per court/per hour	\$17.50	Y	P
School – Netball or Basketball per court/per hour	\$8.45	Y	P
Seasonal – Netball or Basketball Courts training per court/per hour	\$10.10	Y	P
Seasonal – Netball or Basketball Courts Competition per court/per hour	\$6.85	Y	P

Personal training

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Personal training non-exclusive use – Low intensity, per week (maximum 15 hours per week).	\$55.00	Y	P
Personal training non-exclusive use – Low intensity, per week (maximum 8 hours per week).	\$35.10	Y	P

School Cross Country and Athletics Carnivals

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Cross Country Athletics Event (0-200 people) includes marshalling area, permit for PA and Cross Country Track Includes waste service & toilet cleaning	\$366.00	Y	P
Cross Country Athletics Event (+200 people) includes marshalling area, permit for PA and Cross Country Track	\$677.00	Y	P
Athletics Carnival/Gala Day (per day) . Includes additional waste service & toilet cleaning fee	\$213.00	Y	P

Sports Field Hire**Sports Fields - Class 1**

Fields of a standard suitable for competitive sport at the highest level played in an area; with change rooms; may have other facilities such as a canteen

Acron Oval, Auluba Oval #1, Cliff Oval #1, Golden Jubilee Field #1, Hassell Park #1, Lindfield Oval #1, Lofberg Oval, Norman Griffiths, North Turramurra Recreation Area

Pre-Season Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pre-season weekend bookings (Maximum of 4 days or part there of per day per field) can be booked by seasonal hirers subject to availability and field condition (per field per hour)	\$40.45	Y	P
Out of Season Training (per field per hour)	\$40.45	Y	P

Seasonal Hire

Note: Only available to the clubs, schools and associations who hire fields on a seasonal basis.

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Seasonal Hire [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Winter Sports Seasonal Competitions per hour (Saturday Season & max 15 Sundays)	\$31.65	Y	P
Sportsfields – Seasonal club training and school use- per field per hour	\$40.45	Y	P

Casual Sports Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Sport – training rate (per hour per field)	\$64.00	Y	P
Casual Sport – competition rate (per hour per field)	\$50.00	Y	P

Sports Field - Class 2

Fields of a standard suitable for community use and for junior sport with change rooms such as a canteen; may have other facilities such as a canteen; no turf wicket provided

Allan Small Sportsfield, Auluba Oval #2, Auluba Oval #3, Bannockburn Oval, Barra Brui Sportsground, Cliff Oval #2, Comenarra Oval, George Christie Oval, Golden Jubilee Field #2, Hassell Park #2, Howson Oval, Kent Road Oval, Killara Park, Koola Park (rugby/soccer), Lindfield Oval #2, Mimosa Oval, Primula Oval, Queen Elizabeth Reserve, Roseville Chase Oval, Roseville Park, Samuel King Sportsground, St Ives Showground (main arena), The Glade Oval, Turramurra Oval, Warrimoo Oval, Wellington Oval

Pre-Season Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pre-season weekend bookings (Maximum of 4 days or part there of per day per field) can be booked by seasonal hirers subject to availability and field condition (per field per hour)	\$24.35	Y	P
Out of Season Training (per field per hour)	\$24.35	Y	P

Seasonal Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Winter Sports Seasonal Competitions per hour (Saturday Season & max 15 Sundays)	\$18.95	Y	P
Sportsfields – Seasonal club training and school use- per field per hour	\$24.35	Y	P

Casual Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Sport – training rate (per hour per field)	\$38.55	Y	P
Casual Sport – competition rate (per hour per field)	\$30.00	Y	P

Sports Fields - Class 3

Fields suitable for community use and for junior sport, without other facilities

Browns Field, Bryce Field, Darnley Oval, Edenborough Oval, Fiddens Wharf, Friars Field, Karuah Sportsground, Loyal Henry Sportsground, Carrington Oval, Regimental Field(s), St Ives Village Green, Toolang Oval, Westbrook Oval

Pre-Season Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pre-season weekend bookings (Maximum of 4 days or part there of per day per field) can be booked by seasonal hirers subject to availability and field condition (per field per hour)	\$16.20	Y	P
Out of Season Training (per field per hour)	\$16.20	Y	P

Seasonal Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Winter Sports Seasonal Competitions per hour (Saturday Season & max 15 Sundays)	\$12.65	Y	P
Sportsfields – Seasonal club training and school use- per field per hour	\$16.20	Y	P

Casual Sports Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Sport – training rate (per hour per field)	\$25.75	Y	P
Casual Sport – competition rate (per hour per field)	\$20.55	Y	P

Synthetic Fields**Charles Bean Oval, North Turramurra Recreation Area**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual - NTRA Training Area 1 & 2	\$23.65	Y	P
Seasonal - NTRA Training Area 1 & 2	\$20.00	Y	P
Casual Synthetic Field	\$92.00	Y	P
Seasonal Weekday Training per hour	\$58.00	Y	P
Seasonal Weekend Competition per hour	\$58.00	Y	P
School bookings (School Hours only) per hour	\$33.00	Y	P
Personal training non-exclusive use – Low intensity, per week (maximum 15 hours per week).	\$61.00	Y	P
Personal training non-exclusive use – Low intensity, per week (maximum 8 hours per week).	\$45.00	Y	P

Traffic**Application for private use of Road Reserve****Section 139 - Roads Act 1993**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application fee	\$112.00	N	F
Assessment and consent fee for permanent and temporary structures	\$286.00	N	F
Assessment and consent fee for hard landscaping works	\$213.00	N	F

Lines at Driveways

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Provision of perpendicular pavement lines at driveways	\$460.00	N	P

No Parking Signs at Driveways - Requests from Residents

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application fee – including reporting to Ku-ring-gai Traffic Committee	\$615.00	N	P
Provision of Two No Parking signs, if approved (installed or altered)	\$852.00	N	P

Parking Restriction Signs

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application fee – processing, including reporting to Ku-ring-gai Traffic Committee	\$1,234.00	N	P
Provision of signs, if approved (per sign/stem installed or altered)	\$424.00	N	P

Road Occupancy

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Occupy roadway during work for crane or other vehicle (per vehicle per day or part – subject to approved TMP/TCP)	\$290 per day or \$1,040 per week	N	P

Senior Driver Workshops

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Subsidised fee for attending full day senior driver workshops	\$10.00	Y	P

Special Events

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application fee – processing Traffic Management Plan and report to Ku-ring-gai Traffic Committee – for non profit groups	\$624.00	N	P
Application fee – processing Traffic Management Plan and report to Ku-ring-gai Traffic Committee – for commercial applicants	\$1,234.00	N	P
Advertising (at cost +10%) – minimum	\$994.00	N	P

Traffic Control

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application fee for appraisal or re-appraisal of Traffic Control Plan for activity on public roads. Standard application requires more than 2 working days notice.	\$353.00	N	P
Fee for Route Assessment as the Road Manager for road access consent via National Heavy Vehicle Regulator	\$123.30	N	P
Application fee for appraisal of Road access consent request directly to Council	\$339.00	N	P
Application fee for Urgent (less than 48 hours) appraisal of Road access consent request directly to Council	\$499.00	N	P

Traffic Management of Restorations

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Prepare & Submit a Traffic Control Plan with a Road Occupancy Licence (ROL)	\$717.00	N	
Dedicated Traffic Control Crew (2 Person Crew) per hour	\$219.50	N	
Additional Traffic Controller per hour	\$95.59	N	
Concrete Plant Opening Fee (for night works)	\$2,348.15	N	

Works Zones

Fees include application fee for 18 metre (min) Work Zone, where required by DA condition for development.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Work Zone for 12 month period	\$24,214.00	N	R
Work Zone (additional length), per metre per annum	\$1,351.00	N	R
Work Zone for up to 10 weeks	\$4,240.00	N	R
Fee only applies after first 12 month period and payment of appropriate fee.			
Work Zone (additional length), per metre per 10 weeks	\$248.00	N	R
Only applies after first 12 month period and payment of appropriate fee.			

Tree Management

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Basic Application Fee under the Tree Preservation Order (includes one tree)	\$88.00	N	P
Assessment Fee for each and every tree in excess of one	\$13.00	N	P
Tree Pruning	\$44.00	N	P
Applications by pensioners – general (card must be produced)	\$42.00	N	P
Applications by pensioners – tree pruning (card must be produced)	\$20.00	N	P
Applications by pensioners – review of application (card must be produced)	\$42.00	N	P
Tree protection bond	\$500.00 - \$50,000.00	N	P

Waste

Commercial Waste Management Charges

The following Commercial Waste Collection fees include:

1. Provision of container and repairs.
2. Disposal costs.
3. Waste collection at nominated fee schedule.
4. Recycling collection at nominated fee schedule.

Note: Service Fees associated with commercial waste management services may be subjected to quotation in a commercially competitive environment and the nominated fees for services below may vary according to the request service level of the customer, type of waste, disposal costs, specific collection site, customer or waste requirements requested by the Director Operations.

Commercial Waste Management Charges [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
1100 litre waste Standard	\$68.50	N	R
1100 litre waste Heavy	\$80.50	N	R
1100 litre Paper	\$29.50	N	R
1100 litre Mixed	\$34.50	N	R
120 Waste weekly	\$14.50	N	R
120 Paper weekly	\$9.50	N	R
120 Mixed Recycling weekly	\$11.00	N	R
240 litre Standard per bin per week	\$21.00	N	R
240 litre Heavy per bin per week	\$30.00	N	R
240 litre Paper Recycling per bin per week	\$11.50	N	R
240 litre Mix Recycling	\$12.50	N	R
360 litre waste Standard	\$31.00	N	R
360 litre waste Heavy	\$40.50	N	R
360 litre Paper	\$13.00	N	R
360 litre Mixed Recycling	\$15.50	N	R
660 litre Standard Waste per bin	\$42.00	N	R
660 litre Heavy Waste per bin	\$53.50	N	R
660 litre Paper Recycling per bin per week	\$18.50	N	R
660 litre Mix Containers Recycling per bin per week	\$23.50	N	R
Additional Units Service 240 Litre	\$5.50 Per Bin	N	R
Additional Units Service 660 Litre	\$14.50 Per Bin	N	R
Additional Bulky Waste Clean-up	\$100.00	N	R
Additional E/Waste/Mattress/Metals collection	\$22.00	N	R
Loose cardboard per cubic metre per week	\$16.00	N	R
360 litre green waste Weekly per bin, per year	\$198.00	N	R
Dumped waste other than booked cleanup	\$936.00	N	R
Additional Trade Service – Admin Fee	\$18.50	N	R
Admin Fee Suspend Service	\$73.00	N	P
Trade Bin Removal – Unpaid account	\$33.00	N	R
On Call Recycling Schools Only – per bin	Unit \$ Rate	N	R
Street sweeping for events or emergency response per hr minimum 2 hrs	\$293.00	Y	R
Footpath cleaning for events or emergency response per hr minimum 2 hrs	\$270.00	Y	R
Community Events	Subject to quotation	Y	R
Public Litter Bins Additional Waste Collection – per bin, per collection	\$13.00	N	R
Community Based Organisation Additional Waste Collection - per bin, per collection	\$5.50	N	R

Domestic Waste Management Charges

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Domestic Waste Management Charges, annual	Refer to Delivery Program 2025 - 2029 & Operational Plan 2025 - 2026 for Fees	N	R
Return waste collection for late presentation	\$31.00	N	R
Additional Units Domestic 240 litre Standard Waste Weekly per bin per year	\$494.00	N	R

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Domestic Waste Management Charges [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Additional Units Domestic 240 litre Recycling Waste Weekly per bin per year	\$89.00	N	R
Additional Units Domestic 660 litre Standard Waste Weekly per bin per year	\$1,330.00	N	R
Additional Units Domestic 660 litre Recycling Waste Weekly per bin per year	\$233.00	N	R

Other Waste Charges

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Waste education workshops and entertainment (per person)	\$0.00 to \$50.00	Y	P

Community**Art Centre****Term Programs**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Children's Term Classes	\$250.00 - \$360.00	Y	R
Fees based on costs and materials			
Teenage Term Classes	\$250.00 - \$360.00	Y	R
Fees based on costs and materials			
School Holiday Art Classes	\$50.00 - \$290.00	Y	R
Fees based on costs and materials			
Weekend Artists Workshops		Y	R
Fees based on costs and materials (per day)			
One off workshops and classes (2-8hours)	\$60.00 - \$300.00 per day	Y	R
January Summer School	\$100.00 - \$700.00 per day	Y	R
Fees based on costs and materials (per day)			
Adult Term Classes	\$285.00 - \$485.00	Y	R
Fees based on costs and materials			
Pensioner Term Classes	\$285.00 - \$350.00	Y	R
Creative Writing Classes – Adult		Y	R
Creative Writing Classes – Children		Y	R
Music Classes – Adult		Y	R
Fee based on duration of class			
Music Classes – Children and Teenage		Y	R
Fee based on duration of class			
Late Enrolment Fee (after 3 weeks)	\$33.00	Y	R
Pottery Kiln Firing Charges – per firing	\$150.00 - \$400.00	Y	R
Ceramics Materials	\$25.00 - \$120.00	Y	R

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Term Programs [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Art Centre Covid-19 Programs	\$20.00 - \$400.00	Y	
Corporate Creativity Day for groups of up to 12	\$5000.00 - \$6000.00	Y	R
Corporate Creativity Half Day for groups of up to 12 (up to 3 hours)	\$2500.00 - \$3000.00	Y	R
Day Long Programmed Arts Experiences & Events	\$100.00 - \$400.00 per participant	Y	R
Day Long Programmed Arts Experience & Events (Children and Teens)	\$50.00 - \$400.00 per participant	Y	R
Half Day Programmed Arts Experience & Events (up to 3 hours)	\$50.00 - \$200.00 per participant	Y	R
Half Day Programmed Arts Experience & Events (up to 3 hours) Children	\$25.00 - \$200.00 per participant	Y	R

Exhibition Space

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Art Centre & Community Services Facilities – Gallery hire – 1 Artist (per week)	\$264.00	Y	R
Art Centre & Community Services Facilities – Gallery hire – 2 Artists (per week)	\$330.00	Y	R
Art Centre & Community Services Facilities – Gallery hire – 3 Artists (per week)	\$363.00	Y	R
Art Centre & Community Services Facilities – Gallery hire – 4 Artists (per week)	\$389.50	Y	R
Art Centre & Community Services Facilities – Gallery hire – 5 or more Artists, Larger groups pay institutional rate (per week)	\$457.00	Y	R
Art Centre merchandise	\$40.00 - \$200.00	Y	M
Art equipment and materials	\$25.00 - \$400.00	Y	M
Hire of Art Centre staff to hang/assist hang of exhibition	\$50.00 per hour	Y	
Artwork Display Plinths	\$250.00 per week for up to 25 plinths	Y	
Refundable Hire Deposit for Plinths	\$150.00 Deposit is refunded only when all plinths are returned in original condition	N	R

Studio Hire

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Studio Hire	\$280.00	Y	R
Daily Hire - Maximum 8 hours			
Studio Hire	\$38.00	Y	R
Hourly Hire - Sunday to Saturday			

Childcare

Thomas Carlyle Children's Centre

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fee for parents, per enrolment. (One off fee, once child guaranteed a place, for Council staff to advise details of childcare)	\$100.00	N	P
Waiting list fee, per application each child	\$40.00	N	P
Long Day Care fee (per day) each child	\$130.00 - \$215.00	N	P
Parents arriving to collect their child/children after 6.00pm will be charged a late fee of \$30.00 per 10 minute block.			

Occasional Care

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Occasional Care (per hour) Minimum 4 hours charge	\$48.00	N	P

Family Day Care

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fee for parents per enrolment. (One off fee, once child guaranteed a place, for Council staff to advise details of childcare)	\$105.00	N	P
Administration Fee for new educators per registrations	\$0.00 - \$270.00	N	P
Family Day Care Parent/Educator Levy (per parent/Educator). The fee is a contribution made by parents/Educator towards the operation of the FDC Scheme.	\$10.00 - \$120.00	N	P

Vacation Care

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
School Holiday Centre Fees	\$60.00 - \$150.00	N	P
Parents arriving to collect their child/children after 6.00pm will be charged a late fee of \$30.00 per 10 minute block.			
School Holiday Centre – additional excursion costs depending on venue	\$10.00 - \$210.00	N	P

Council Managed Events

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Commercial Stall- small stall 2.4mx2.4m	\$80 - \$400	Y	P
Commercial Stall – large stall 3mx3m	\$110 - \$600	Y	P
Commercial Stall – oversize or non standard stall	\$150.00 - \$1,100	Y	P
Community Stall 2.4mx2.4m	\$125.00	Y	P
Private Food Business – Space Only	\$150.00 - \$1,100	Y	P
Entry Fee – Council run event	\$5.00 - \$200.00	Y	F

Consultancy

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Business Engagement Event Attendance Fee (per person)	\$20.00	Y	M

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Consultancy [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Consultancy fee/research (per hour)	\$220.00 - \$520.00	Y	R

Filming in Ku-ring-gai**Application Fees**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application processing and permit - Ultra Low and Low Impact - non-refundable	\$130.00	N	R
Application processing and permit - Medium and High Impact - non-refundable	\$200.00	N	R
Urgent assessment - within 3 business days of activity - non-refundable	\$100.00	N	R
Filming on private property & Council required to approve parking plans and/or unit base	\$150.00	N	R
Ultra Low Impact Filming	\$0.00	N	R
Low Impact Filming	\$150.00	N	R
Medium Impact Filming	\$300.00	N	R
High Impact Filming	\$500.00	N	R

Assessment of Traffic Management Plan

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Low impact	\$181.00	N	R
Medium impact	\$428.00	N	R
High impact	\$635.00	N	R
Filming Application - Parking in Council Carparks for 10+ vehicles per vehicle daily charge	\$30.00	N	M
Filming on private property (special parking - Trucks or Vans on public roads etc per day)	\$170.00	N	M

Park/Open Space Booking**General Charges for Open Space, Parks & Sportsfields**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Commercial Photography (streets, open space and parks)	\$181.00	N	F
Booking fee	\$11.00	Y	P
Administration fee changes or updates bookings	\$11.00	Y	P
Key deposit	Bond Amount	N	P
Additional grass cutting – at cost of additional service	"At Cost"	Y	P
Litter fee (per day)	"At Cost"	Y	P
Toilet cleaning fee (per day)	"At Cost"	Y	P
Electricity supply, full day, per power point	\$84.00	Y	P
Electricity supply, half day, per power point	\$49.00	Y	P
New Memorial Seat Including Plaque, Concrete Slab & Labour Cost	\$4,696.00	Y	F
Memorial Seat Refurbishment Including Plaque & Labour Cost	\$2,348.00	Y	F

Park/Open Space Functions**Excluding Sportsgrounds/Showgrounds**

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Park/Open Space Functions [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Park Booking (0- 25 people) per hour – 2 hour period minimum (excludes sportsgrounds). Charge per hour	\$46.00	Y	P
Commercial rate (per day) – Market Stalls for use of a sportsfield only – 25+ stalls	\$814.00	Y	P
Park Booking (26-50 people) 2 hour period minimum (excludes sportsgrounds). Charge per hour	\$52.00	Y	P
Park Booking (51-100 people) per 2 hour period minimum (excludes sportsgrounds). Charge per hour	\$78.00	Y	P
Park Booking (101 + people) 2 hour period minimum (excludes sportsgrounds). Charge per hour	\$102.00	Y	P

Entertainment and Temporary Structures

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Entertainment – 1 item (jumping castle, pony rides, petting zoo, music, amplifiers, generators, food machines, band, etc.)	\$72.00	Y	P
Entertainment multiple items	\$211.00	Y	P
Temporary structure – small per day or part thereof	\$65.00	Y	P
Temporary structure, marquee small – (up to 5m x 5m) per day or part thereof	\$122.00	Y	P
Temporary structure, marquee large – (over 5m x 5m) – per day or part thereof	\$376.00	Y	P

Minor Events

Up to 500 people (Parks & Sportsfields)

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Non-profit events 2 hour period minimum, includes event area, temporary structure fee & onsite power	Charge per hour \$112.50	Y	P
Commercial events 2 hour period minimum, includes event area, temporary structure fee & onsite power	Charge per hour \$150.00	Y	P

Major Events

Note: Major Event pricing is subject to an assessment of the required staffing, equipment, potential for damage, traffic management and areas required.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Non-profit per day – includes events area, all carparking area(s), temporary structure(s), power (excludes any licence hire areas) (per day) includes setup and pack away date	\$2,303.00	Y	P
Commercial per day – includes events area, all carparking area(s), temporary structure(s), power (excludes any licence hire areas) (per day) includes setup and pack away date	\$4,930.00	Y	P
Damage / Security bond for major events hire (open space, events, etc.)	\$0.00 - \$10,000.00	N	P
Community rate (per day) – Fun Run/Fundraiser for special use of a sportsfield only	\$663.00	Y	P
Commercial rate (per day) – Fun Run/Fundraiser for special use of a sportsfield only	\$923.00	Y	P
Commercial rate (per day) – Market Stalls for use of a sportsfield only – 0-20 stalls	\$336.00	Y	P
Commercial rate (per day) – Market Stalls for use of a sportsfield only – 21-25 stalls	\$596.00	Y	P

Halls and Meeting Rooms**General Charges – Fixed Costs****Halls and Meeting Rooms**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fee – per change or update per booking	\$11.00	Y	P
Stage Lighting Town Hall (per booking, per day)	\$261.00	Y	P
Security bond	\$350.00 - \$2,000.00	N	P
Clean and Close hall (per service)	\$360.00	Y	P
Key replacement fee	\$50.00	Y	

Halls - Large- Ku-ring-gai Town Hall, St Ives Community Centre & Blair Wark VC Community Hall**Community Hire****Per hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$75.00	Y	P
Permanent Hire	\$42.00	Y	P
Peak Hire (Fridays, Saturdays, Sundays and Public Holidays from 6 pm) Casual Hire Only	\$100.00	Y	P

Commercial Hire**Per Hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$138.00	Y	P
Permanent Hire	\$52.50	Y	P
Peak Hire (Fridays, Saturdays, Sundays and Public Holidays from 6 pm) Casual Hire Only	\$193.00	Y	P

Sale, Exhibition or Conference

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Sale/Exhibition charge per day	\$1,115.00	Y	P
Overnight charge	\$200.00	Y	P

Halls - Small - West Lindfield Hall, East Lindfield Hall, West Pymble Hall, East Roseville Hall, Lindfield Seniors Centre, Turramurra Seniors Centre**Community Hire****Per hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$70.00	Y	P
Permanent Hire	\$40.00	Y	P
Peak Hire (Fridays, Saturdays, Sundays and Public Holidays from 6 pm) Casual Hire Only	\$93.00	Y	P

Commercial Hire**Per hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$93.00	Y	P
Permanent Hire	\$47.00	Y	P
Peak Hire (Fridays, Saturdays, Sundays and Public Holidays from 6 pm) casual Hire Only	\$124.00	Y	P

Sale, Exhibition or Conference

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Sale/Exhibition charge per day	\$845.00	Y	P
Overnight charge	\$200.00	Y	P

Large Meeting Rooms - Gordon Meeting Rooms and Roseville Park Pavilion**Community Hire****Per hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$45.00	Y	P
Permanent Hire	\$31.00	Y	P

Commercial Hire**Per hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$62.00	Y	P
Permanent Hire	\$41.00	Y	P

Small Meeting Rooms - St Ives Meeting Room & Town Hall Meeting Room, Swain Gardens Room, Ku-ring-gai Community Groups Meeting Room and Lindfield Resource Centre**Community Hire****Per Hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$37.00	Y	P
Permanent Hire	\$26.50	Y	P

Commercial Hire**Per Hour**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Hire	\$55.00	Y	P

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Commercial Hire [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Permanent Hire	\$36.00	Y	P

Meeting Rooms & Seniors Centres (consessional)

Rates for existing or approved new groups only
Per hour

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Permanent Hire	\$16.00	Y	P

Library

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Replacement ILL Strap	\$5.50	N	P
RFID tag – damaged/replacement	\$2.20	N	F
Library booking fee – per booking for studyrooms	\$5.00 for up to 2 hours (maximum booking per day)	Y	P
Library book bags & other promotional items	\$2.00 - \$50.00	Y	P
Digital images from the Local History Collection - private use	\$15.00	Y	R
Digital images from the Local History Collection - commercial use	\$30.00	Y	R
Damaged/lost/not returned items - Full purchase of item as paid by Council		N	F
Replacement borrower cards – lost cards	\$2.00	N	R
Audio visual container (single)	\$3.50	N	R
DVD insert and associated identification	\$8.00	N	R
Audio visual container (multiple)	\$8.00 - \$20.00	N	R
DVD case and A5 book – fee levied when box only lost	\$11.00	N	R
DVD case and A4 book – fee levied when box only lost	\$17.00	N	R
Request for item not in Library's collection (inter-library loan)	\$7.50	Y	P
Inter-Library Loan (ILL) request sourced from a NSW public library. Any request sourced from other institutions will incur any additional fees set by the lending library.			
Research Fee – Detailed private research enquiries i.e. non-commercial and personal research (per hour, first hour free)	\$30.00	N	R
Research Fee – Detailed commercial research enquiries (i.e. requests from heritage consultants, real estate agents, other businesses (per hour, first hour free)	\$50.00	N	R

Programs

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Library programs and activities	Up to \$50.00	Y	P
Community Events and Functions – fee dependent on venue and type of activity	\$5.00 - \$220.00	Y	P
Seniors Programs – fee dependent on venue and type of activity	\$5.00 - \$200.00	Y	P
Seniors in Action Program day excursions – fee dependent on venue	\$10.00 - \$250.00	Y	P
Seniors in Action Program overnight excursions- fee dependent on venue (per person)	\$260.00 - \$700.00	Y	P
Youth Services Programs – fee dependent on venue and type of activity	\$5.00 - \$190.00	Y	P

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Programs [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Youth Services Special Events and Excursions	\$110.00 - \$500.00	Y	P
Childrens Services Programs – fee dependent on venue and type of activity	\$5.00 - \$180.00	Y	P
School excursions to Council per person	\$5.00	Y	F

Recreation Programs

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Active Ku-ring-gai Programs	\$40.00 - \$260.00	Y	P

Photocopying/Printing

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
A4 black & white per page (self service)	\$0.20	Y	M
A3 black & white per page (self service)	\$0.40	Y	M
A4 colour per page (self service)	\$1.00	Y	M
A3 colour per page (self service)	\$2.00	Y	M
Articles obtained from another library (per article) up to 25 pages + \$4.90 for every additional 25 pages or part thereof + photocopying charges as per schedule (if required)	\$21.10	Y	M

Special Events on Designated Walking Tracks and Service Trails**Commercial Activities**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Gate Key bond (only in conjunction with authorised booking)	\$365.00	N	P

Supervision Fee

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
If and as specified by authorising officer – Standard Hours per hour, weekday	\$117.00	Y	P
If and as specified by authorising officer – After Hours per hour, weekday	\$117.00	Y	P
If and as specified by authorising officer – Weekends & Public Holidays	\$183.00	Y	P

St Ives Showground**Western Arena**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Western Arena casual hire per hour	\$48.00	Y	P
Western Arena Event hire per hour	\$165.00	Y	P

General Charges - Fixed Costs no discounts available

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Key Replacement Fee	\$50.00	Y	
Booking Fee Non Refundable	\$11.00	Y	P
Administration fee – per change or update per booking	\$11.00	Y	P
Security Bond for Pavilion and Building Hire	\$400.00	N	P
Pavilion Close and Clean	"At Cost"	Y	F
Charged at cost			
Non - event day vendor	\$100 - \$250 per day	Y	P
Pavilion Overnight Hire (maximum 12 hours)	\$124.00	Y	P
Additional Staffing (per day)	"At Cost"	Y	F
Key Replacement Fee	\$50.00	N	P
Casual Public Liability Insurance – 0 to 100 people (per day)	\$45.00	Y	P
Casual Public Liability Insurance – 101 + people (per day)	\$90.00	Y	P
Additional Grass Cutting	"At Cost"	Y	P
Additional Waste Management	"At Cost"	Y	P
Additional Cleaning	"At Cost"	Y	P
Electricity supply, full day, per power point	\$30.00 - \$150.00	Y	P
Powerpoints refer to the outside electricity boxes at the Showground which can include 3 phase powerpoints			
Electricity supply, half day, per power point	\$15.00 - \$75.00	Y	P

Showground Picnic Areas

All Showground Picnic Areas

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Showground Picnic Area, No Shelter (per hour, min 2hrs weekdays and 3hrs weekends)	\$37.00	Y	P
Showground Picnic Area, Small Shelter (per hour, min 2hrs weekdays and 3hrs weekends)	\$42.00	Y	P
Showground Picnic Area, Large Shelter (min 2hrs weekdays & 3hrs weekends)	\$50.00	Y	P
Third party amusement or entertainment device(eg-jumping castle, petting zoo, food provider)	\$86.00	Y	P

Light Impact Activities - walking/running, etc

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Booking (0- 25 people) per hour – 2 hour period minimum – Charge per hour	\$18.00	Y	P
Booking (26-50 people) 2 hour period minimum – Charge per hour	\$27.50	Y	P
Booking (51-100 people) per 2 hour period minimum – Charge per hour	\$57.00	Y	P
Booking 100+ per 2 hour period minimum – Charge per hour	\$73.00	Y	P

Major Events

Note: Major Event pricing is subject to an assessment of special events application.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Commercial Filming	Location Fee (per day) \$250.00 - \$5000.00	N	

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Major Events [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Major Showground Event (per event day - includes Main Arena or Events Area, power and carparking area)	\$3,600.00 - \$10,000.00	Y	P
Major Showground Event (per event day - includes Main Arena and Events Area, power and carparking area)	\$3,600.00 - \$20,000.00	Y	P
Major Showground Event (per event day - includes all spaces, power and carparking areas)	\$3,600.00 - \$30,000.00	Y	P
Damage as a result of Major Event	"At Cost"	N	P
Event Bond	\$500 - \$40,000	N	
\$500 - \$15,000			

Events Area

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Events Area per hour (Partial Use)	\$126.50	Y	P
Events Area per hour, 100 to 250 people (minimum 3 hrs)	\$165.00	Y	P
Events Area per hour, 251 to 850 people (minimum 3 hrs)	\$215.00	Y	P
Events Area per hour, 850 + people (minimum 3 hrs)	\$270.00	Y	P

School Cross Country

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Cross Country Athletics Event (Regional) includes marshalling area, permit for PA and cross country track	\$1,029.00	Y	P
Cross Country Athletics Event (School) includes marshalling area, permit for PA and cross country track	\$686.00	Y	P

Camping - only in conjunction with approved Precinct events

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Tent site – maximum 4 people – no power (per day)	\$34.00	Y	F
Tent site – maximum 4 people – with power (per day)	\$45.00	Y	F

Jim Watson Main Arena

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Seasonal Training (per hour per field)	\$24.35	Y	P
Sports Field Configuration			
Winter Seasonal Hire – weekends (per field per hour)	\$18.95	Y	P
Sports Field Configuration			
Summer Futsal, Touch Football, Oztag (whole arena, per hour)	\$68.00	Y	P
Sports Field Configuration			
Casual Booking (per hour, whole arena)	\$110.00	Y	P
Floodlights (per hour)	\$50.00	Y	P
Jim Watson Main Arena & Control Tower (per day) Community	\$784.00	Y	P

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Jim Watson Main Arena [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Jim Watson Main Arena & Control Tower (per day) Commercial	\$1,176.00	Y	P
Small Circus (per day) - half main arena	\$1,129.00	Y	P
Large Circus (per day) - whole Main Arena	\$1,862.30	Y	P

Princess Anne Arena & Equestrian Events

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Casual Community – The Princess Anne Equestrian Area (per day)	\$615.00	Y	P
Commercial Casual - The Princess Anne Equestrian Area (per day)	\$1,267.25	Y	P
Large Equestrian Events (by agreement) includes hire of Jim Watson Main Arena, including horse and tie stalls, and Control Tower (per day).	\$816.00	Y	P
Warm up Dressage / Ashen Ring (per hour)	\$39.00	Y	P

Dog Rings

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Large Dog Ring, Community (per hour)	\$16.00	Y	P
Small Dog Ring, Community (per hour)	\$10.00	Y	P
Small Dog Ring, Commercial, 5 or less dogs (per hour)	\$15.00	Y	P
Dog Ring floodlights per hour	\$12.40	Y	P
Large Dog Ring Commercial (per hour)	\$35.50	Y	P
Large Dog Ring Event (per hour)	\$88.00	Y	P
Small Dog Ring Commercial 6-12 dogs (per hour)	\$22.00	Y	P
Small Dog Ring Commercial over 13 dogs (per hour)	\$32.50	Y	P
Small Dog Ring 6 to 12 dogs (per hour)	\$54.80	Y	P

Dog Huts

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Dog Hut B – Storage of Equipment fee per week (BY agreement only)	\$31.00	Y	P
Dog Hut B Commercial – Fee per hour Minimum 2 hours	\$29.00	Y	P
Dog Hut B Community – Fee per hour Minimum 2 hours	\$13.70	Y	P

Craft Pavilion

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Community (per hour) – Minimum 3hrs	\$22.00	Y	P
Commercial (per hour) – Minimum 3hrs	\$33.00	Y	P

Jim Powell Pavilion**Weekday Bookings**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Jim Powell Pavilion Fee per hour – Minimum 3hrs (Casual Community Groups / Individuals)	\$34.00	Y	M
Jim Powell Pavilion Fee per hour – Minimum 3hrs (Casual Commercial)	\$52.00	Y	M

Weekend and Public Holidays

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Jim Powell Pavilion Fee per hour – Minimum 3hrs (Casual Community Groups / Individuals)	\$52.00	Y	M
Jim Powell Pavilion Fee per hour – Minimum 3hrs (Casual Commercial)	\$65.00	Y	M
Jim Powell Pavilion (After 11pm) per hour	\$78.00	Y	M

Louise Lennon Pavilion**Weekday Bookings**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Louise Lennon Pavilion Fee per hour – Minimum 3hrs (Casual Community – Individuals)	\$37.00	Y	P
Louise Lennon Pavilion Fee per hour – Minimum 3hrs (Casual Commercial)	\$74.00	Y	P
Exhibition / Sale Rate (per day)	\$625.00	Y	M

Weekend and Public Holidays

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Louise Lennon Pavilion Fee per hour – Minimum 3hrs (Casual Community Groups – Individuals)	\$53.00	Y	M
Louise Lennon Pavilion Fee per hour – Minimum 3hrs (Casual Commercial)	\$107.00	Y	M
Louise Lennon Pavilion (After 11pm) per hour	\$81.00	Y	F
Exhibition / Sale Rate (per day)	\$625.00	Y	M

Douglas Pickering Pavilion**Weekday Bookings**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Douglas Pickering Pavilion Fee per hour – Minimum 3hrs (Casual Community Groups – Individual)	\$49.00	Y	M
Douglas Pickering Pavilion Fee per hour – Minimum 3hrs (Casual Commercial)	\$97.00	Y	M
Exhibition / Sale Rate (per day)	\$720.00	Y	P
Storage of Equipment per week (By arrangement only)	\$10 - \$40 per week	Y	

Weekend and Public Holidays

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Douglas Pickering Pavilion Fee per hour – Minimum 3hrs (Casual Community Groups-Individuals)	\$65.00	Y	M

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Weekend and Public Holidays [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Douglas Pickering Pavilion Fee per hour – Minimum 3hrs (Casual Commercial)	\$130.00	Y	M
Douglas Pickering Pavilion (After 11pm) per hour	\$94.00	Y	M
Exhibition / Sale Rate (per day)	\$725.00	Y	P

Arena Pavillion**Weekday Bookings**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Arena Pavillion Fee per hour - Minimum 3hrs (Casual Community Groups - Individuals)	\$30.55	Y	
Arena Pavillion Fee per hour - Minimum 3hrs (Casual Commercial)	\$60.00	Y	
Exhibition / Sale Rate (per day)	\$500.00	Y	

Weekend and Public Holidays

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Arena Pavillion Fee per hour - Minimum 3hrs (Casual Community Groups - Individuals)	\$40.00	Y	
Arena Pavillion Fee per hour - Minimum 3 hours (Casual Commercial)	\$80.00	Y	
Arena Pavillion (After 11pm) per hour	\$60.00	Y	
Exhibition/Sale Rate (per day)	\$500.00	Y	

Temporary Access to Community Land

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application fee (more than 15 days before works commence)	\$150.00	N	P
Application fee (less than 15 days before works commence)	\$250.00	N	P
Damage Security Deposit Bond (refundable/payable in advance)	\$0.00 - \$15,000.00	N	P

Tennis Courts

Note: Fees are in accordance with Tennis Court terms and conditions.

Acrylic Hardcourt

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Tennis Court Charges – casual bookings	\$22.00	Y	R
Tennis Court Charges – Professional Coaches – casual	\$25.00	Y	R

Acrylic Hardcourt - Permanent

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Acrylic hardcourt – Tennis Court Charges – permanent rate	\$15.00	Y	R
Acrylic hardcourt- Tennis Court Charges – Professional Coaches – permanent rate (10 weeks or more)	\$20.00	Y	R

Synthetic Grass Court

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Tennis Court Charges – casual	\$22.00	Y	R
Tennis Court Charges – Professional Coaches – casual	\$25.00	Y	R

Synthetic Grass Court - Permanent**Minimum 10 bookings**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Tennis Court Charges – permanent rate	\$15.00	Y	R
Tennis Court Charges – Professional Coaches – permanent rate (10 weeks or more)	\$20.00	Y	R

Floodlit Courts**Hourly rate**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Floodlight Fee per hour per court (in addition to court hire fees)	\$8.00	Y	R

Special Charges

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Penalty Charge – unauthorised use of Council's facilities	\$165.00	N	F
Penalty Charge – unauthorised coach's use of Council's facilities	\$500.00	N	F
Promotional Come and Try or Social Days organised by Council (per day)	\$0.00 - \$140.00	Y	R

Pickleball/Basketball

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pickleball Court fee per hour	\$15.00 to \$100.00	Y	R
St Ives High School Sports Centre Pickleball Court Fees outdoor per court	Casual Community \$20-\$30 per hour Casual Corporate \$40-\$50 per hour	Y	M
St Ives High School Sports Centre Pickleball Court Fees indoor per court	Casual Community \$30-\$40 per hour Casual Corporate \$40-\$50 per hour	Y	M
St Ives High School Sports Centre Basketball Court Fees	Full Court \$80-\$300 per hour Half Court \$35-\$80 per hour Corporate \$120-\$300 per hour	Y	M

Tulkiyan House Museum

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Historic House Open Day Families	\$19.00	Y	R
Historic House Open Day – Adults	\$10.00	Y	R
Historic House Open Day – Children (accompanied)	\$3.00	Y	R
Historic House Open Day – Concession Card Holders	\$7.00	Y	R
School visits program (per child)	\$6.00	Y	R

Wildflower Garden Facility**Wildflower Garden****General Charges - Fixed Costs no discounts available**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
After Hours Call Out Fee (per hour)	\$164.00	Y	
Non - event day vendor	\$100 - \$250 per day	Y	
High Risk Security Bond	\$400.00	N	P
Booking Fee Non Refundable	\$11.00	Y	P
Administration Fee – per change or update per booking	\$11.00	Y	P
Casual Public Liability Insurance – (half day up to 5 hours)	\$46.00	Y	P
Casual Public Liability Insurance – (full day per booking)	\$93.50	Y	P
Clean and close (per service)	"At Cost"	Y	P
"At Cost"			
Additional Staffing (per day)	"At Cost"	Y	F
Overnight Hire (maximum 12 hours)	\$124.00	Y	M
Additional Waste Management	"At Cost"	Y	F
Additional Cleaning	"At Cost"	Y	F
Facility Support (Per Hour)	\$95.00	Y	P

Wildflower Garden Picnic Areas

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Wildflower Garden Picnic Area, Shelter (per hour, min 2hrs weekdays and 3hrs weekends)	\$42.00	Y	P
Wildflower Garden Picnic Area, Lamberts Clearing Shelter and Surrounding Greenspace (per hour, min 2hrs weekdays and 3hrs weekends)	\$68.00	Y	P
Caleys patio per hour (non - exclusive use of garden, no internal access)	\$59.50	Y	

Nursery**Sales - Retail**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
140mm pots	Prices as marked	Y	P
Tube Stock	Prices as marked	Y	P
200mm pots	Prices as marked	Y	R
40 litre "Rocket Pot"	Prices as marked	Y	R

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Sales - Retail [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
300mm pots	Prices as marked	Y	R
Growing aids (fertiliser, potting mix)	Prices as marked	Y	P
Special plant items	Prices as marked	Y	P
Nest Boxes	\$73.00	Y	R

Visitors Centre

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Books	Prices as marked	Y	M
Gift Items	Prices as marked	Y	M
Greeting cards	Prices as marked	Y	M
Native Foods	Prices as marked	Y	M
Natural Beauty Products	Prices as marked	Y	M
Refreshments	Prices as marked	Y	M

Caley's Pavilion Function Centre

Booking of Caley's Pavilion includes exclusive use of the kitchen and patio. Additional charges apply for Audio Visual system, cleaning and after hours facilities support. Bookings are minimum of 3 Hours

Monday to Thursday

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Monday to Thursday (per hour) 8am – 5pm	\$120.00	Y	P
Monday to Thursday (per hour) after 5.00pm	\$130.00	Y	P
Not for Profit, Permanent, Monday to Thursday (per hour) 8am - 10.30pm	\$40.00	Y	
Not for Profit, Casual, Monday to Thursday (per hour) 8am - 5.00pm	\$60.00	Y	
Not for Profit, Casual, Monday to Thursday (per hour) After 5.00pm	\$70.00	Y	

Friday to Sunday and Public Holidays

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Friday to Sunday and Public Holidays (per hour) 8am – 5pm	\$145.00	Y	P
Friday to Sunday and Public Holidays (per hour) after 5.00pm	\$175.00	Y	P

Function

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Full Day Function (8.30am – 10.30pm)	\$1,909.00	Y	P

Visitor Programs**School Holiday Programs**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Short Program (Child Participant)	\$15.00 - \$30.00	Y	P
Short Program (Supervising Adult)	\$9.00 - \$12.00	Y	P
Full Day Program (per participant)	\$70.00 - \$150.00	Y	P

Community Education - School Programs

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
School Class, Full Day	\$491.00	Y	P
School Class, Half Day	\$370.00	Y	M

Community Education

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Guided Activity/Workshop (per participant)	\$15.00 - \$300.00	Y	P
Program – Child participant	\$15.00 - \$200.00	Y	P
Program – Accompanying Adult participant	\$9.00 - \$25.00	Y	P

Birthday Parties

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Birthday Parties, Patio Area including Kitchen (per child)	\$28.00	Y	P
Birthday Parties, Picnic Areas (per child)	\$20.00	Y	P
Birthday Parties, Picnic Areas, Out of Hours (per child)	\$25.00	Y	P

Ranger - Special Programs

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Mobile Guided Activity, per hour (inside 15km distance)	\$220.00	Y	F
Private Guided Group Activity (per hour)	\$212.00	Y	P

Development & Regulation**Building Compliance, Environmental Health & Regulation****Building****Endorsement of plans & specifications**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Certification of additional copies of documents – certified copy of documents	\$108.00	N	F
Certification of additional copies of plans – per sheet	\$53.00	N	F

Boarding House Act

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Boarding houses re – inspection plus \$151 per hour after the first hour	\$151.00	N	F
Boarding houses initial inspection plus \$296 per hour after the first hour	\$296.00	N	F

Hoardings

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Urgent hoarding application– non refundable (required in less than 48 hours)	\$823.00	N	F
Hoarding application– non refundable	\$400.00	N	F
Amendment to Permit Fee	\$219.00	N	F
Temporary occupation of footpath by overhead protective type C hoarding during building operations, per metre, per week or part thereof Commercial and mixed commercial zones	\$30.00 per week in commercial and mixed commercial zones	N	F
Temporary occupation of footpath by overhead protective type B hoarding during building operations, per metre, per week or part thereof Residential and other zones	\$27.00 per week for residential and other zones	N	F
Temporary occupation of footpath by fence or type A hoarding during building operations, per metre, per week or part thereof residential and mixed commercial zones	\$14.00 per week in commercial and mixed commercial zones	N	F
Class 1 & 10 Buildings, temporary occupation of footpath by fence or type A hoarding during building operations, per metre, per week or part thereof residential and other zones	\$7.30 per week for residential and other zones	N	F
Class 2 – 9 Buildings, temporary occupation of footpath by fence or type A hoarding during building operations, per metre, per week or part thereof residential and other zones	\$14.00 per week for residential and other zones	N	F

Building Inspections

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Inspection/compliance certificate (critical phase inspections) per inspection	\$336.00	Y	F
Swimming Pools	(3 inspections) = \$1007.00	Y	
Swimming Pools - 3 inspections = \$805.00 Swimming Pools - 3 inspections = \$805			
Alterations & Additions	(4 Inspections) = \$1342.00	Y	
Alterations & Additions - 4 Inspections			
Re-inspection (per inspection)	\$213.00	Y	F
New Dwelling	(6 Inspections) = \$1787.00	Y	
New Dwelling			
Shop/Food Premises/Commercial fit out	(3 Inspections) = \$1007.00	Y	
Shop/Food Premises/Commercial fit out			

Certificates - Notices Sec 735A Local Government Act

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Urgency fee for provision of certificate within 48 hours. Only applicable if no inspection required. (per certificate)	\$171.50	N	F
Certificate Section 735A Local Government Act, outstanding notice, order, notifications	\$195.00	N	F

Private Certifiers (CI 263 EP&A Reg 2021)

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Registration of documents/certificates – submitted by accredited certifier (IPRT) – Note: Fees are charged per document	\$39.00	N	L

Appointment of Council as Principal Certifier (PC).

Note 1. The fees listed cover Council being appointed as PC or Replacement PC and include issuing of an Occupation Certificate on completion of the works for single residential development only.

Note 2. Fees do not cover inspections.

Note 3. Multi-unit development and commercial development occupation certification fees will be required to be paid as per Council's schedule of fees.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Appointment of Council as Principal Certifier (PC) – Less than \$30,000	\$384.00	Y	F
Appointment of Council as Principal Certifier (PC) – \$30,001 to \$100,000	\$543.00	Y	F
Appointment of Council as Principal Certifier (PC) – \$100,001 to \$500,000	\$861.00	Y	F
Appointment of Council as Principal Certifier (PC) – \$500,001 to \$1,000,000	\$1,273.00	Y	F
Appointment of Council as Principal Certifier (PC) – Over \$1,000,001	\$1,273.00 plus \$0.57 per \$1,000 or part thereof over \$1,000,001.	Y	F

Appointment of Council as Replacement Principal Certifier (PC)

Additional fees for mandatory inspections will apply.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Appointment of Council as a replacement Principal Certifier (PC) – Subsequent Inspections	\$341.00	Y	F
Appointment of Council as Principal Certifier (PC) after Private Certifier has issued the CC or CDC – Less than \$30,000	\$791.00	Y	F
Appointment of Council as Principal Certifier (PC) after a Private Certifier has issued the CC or CDC – \$30,001 to \$100,000	\$983.00	Y	F
Appointment of Council as Principal Certifier (PC) after Private Certifier has issued CC or CDC – \$100,001 to \$500,000	\$1,427.00	Y	F
Appointment of Council as Principal Certifier (PC) after a Private Certifier has issued the CC or CDC. – \$500,001 to \$1,000,000	\$1,745.00	Y	F
Appointment of Council as Principal Certifying Authority (PCA) after a Private Certifier has issued the CC or CDC – Over \$1,000,001	\$1745.00 plus \$0.57 per \$1,000 or part thereof over \$1,000,001.	Y	F

Pre-Lodgement Assessment Appointment of Council as Replacement Principal Certifier

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Pre-lodgement preliminary assessment & 1 preliminary inspection \$0 - \$50,000 (Non refundable)	\$906.00	Y	M
Pre-lodgement preliminary assessment & 1 preliminary inspection \$50,001-\$250,000 (Non refundable)	\$1,482.00	Y	M
Pre-lodgement preliminary assessment & 1 preliminary inspection \$250,000 & above (Non refundable)	\$1,975.00	Y	M

Occupation Certificates

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Single residential development and commercial less than 200 sq metres	\$176.00	Y	M
Per occupancy within a residential flat building/town houses/dual occupancy	\$176.00	Y	M
Commercial building over 200sq metres	\$642.00	Y	M

Building Information Certificate - Section 6.7 E P & A ACT (CI 260 3A and 3B - EPA Regs 2021) - Additional fees unauthorised works

Initially the applicant is to pay the Building Information Certificate application fee. The additional fee payable is the equivalent of the DA and CC application fees or CDC application fee whichever is applicable subject to the works.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Building Information Certificates where works erected or altered in contravention of the Act without the prior consent via DA/CDC/CC of Council	Officers will advise the applicant of the value of the additional fees payable after the initial assessment	N	F

Building Information Certificate - Section 6.7 E P & A Act (CI 260 EP&A Reg 2021)

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Class 1 or X building	\$575.00	N	F
Certified copy of Building Information Certificate	\$15.00	N	F
Other classes -, exceeding 200 square metres but not exceeding 2,000 square metres – plus additional \$0.55 cents per square metre for each square metre over 200	\$575.00 plus \$0.52 cents additional per square metre over 200 square metres	N	F
Additional inspections – per inspection	\$339.00	N	F
In any case, where the application relates to a part of a building and that part consists of an external wall only or does not otherwise have a floor area	\$312.00	N	F
Exceeding 2,000 square metres – plus additional \$0.80 cents per square metre over 2,000	\$1,280 plus \$0.84 cents additional per square metre over 2,000 square metres	N	F

Swimming Pools**Swimming Pools Regulation 2018 - Statutory fees subject to change**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Swimming Pool Inspection fee (initial inspection)	\$150.00	Y	L
Swimming Pool inspection fee (re-inspection)	\$100.00	Y	L
Application for exemption – Clause 13 – Swimming Pools Regulations 2018	\$250.00	N	L
Swimming Pool Exemption – Re-Inspection Fee	\$104.00	N	P
Swimming Pool Registration fee	\$10.00	Y	L

Construction Certificate - EP & A Act Div 6.3 & Subdivision works certificate Div 6.4

In addition a further 20% fee will be charged when the application involves the assessment of an alternate solution or assessment on bushfire prone land.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Fee based on estimated development cost: Less than \$10,000	\$543.00	Y	M
Fee based on estimated development cost: From \$10,001-\$30,000	\$889.00	Y	M
Fee based on estimated development cost From \$30,001 – \$100,000	\$1,399.00	Y	M
Fee based on estimated development cost: From \$100,001 – \$200,000	\$2,014.00	Y	M
Fee based on estimated development cost: From \$200,001 – \$500,000	\$2,792.00	Y	M
Fee based on estimated development cost: From \$500,001 – \$1,000,000	\$4,357.00	Y	M
Fee based on estimated development cost: Over \$1,000,001	\$4357 plus \$1.66 per \$1,000 or part thereof over \$1,000,001	Y	M
Fee for modification	50% of the original CC or SWC fee	Y	M

Complying Development Certificates Div 45 EP & A Act

In addition a further 20% fee will be charged when the application involves the assessment of an alternate solution or assessment on bushfire prone land.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
CDC Notification fee	\$255.00	Y	F

CLASS 1 & 10

Includes new dwellings, additions to dwellings and structures ancillary to dwellings

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Up to \$20,000	\$977.00	Y	P
From \$20,001 to \$50,000	\$1,432.00	Y	P
From \$50,001 to \$100,000	\$1,711.00	Y	P
From \$100,001 to \$200,000	\$2,408.00	Y	P
From \$200,001 to \$500,000	\$3,275.00	Y	P
From \$500,001 and over	\$3,275.00 plus \$1.83 per \$1,000 or part thereof over \$500,001	Y	P

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CLASS 1 & 10 [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Fee for modification CLASS 1 & 10	50% of the original CDC Fee	Y	P
Pre lodgement Complying Development Certificate meeting for CLASS 1 and 10 buildings where the advice of Council is requested by an applicant or certifying authority prior to formal engagement.	\$560.00	Y	P

CLASS 2 to 9

Includes multi unit development, townhouses, commercial and industrial buildings

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Up to \$20,000	\$998.00	Y	P
From \$20,001 to \$100,000	\$1623.00 plus \$1.83 per \$1,000 or part thereof over \$20,001	Y	P
From \$100,001 to \$500,000	\$2,733.00 plus \$1.83 per \$1,000 or part thereof over \$100,001	Y	P
From \$500,001 and over	\$3,798.00 plus \$1.83 per \$1,000 or part thereof over \$500,001	Y	P
Fee for modification CLASS 2 to 9 building	50% of the original CDC Fee	Y	P
Pre lodgement Complying Development Certificate meeting for CLASS 2 to 9 buildings where the advice of Council is requested by an applicant or certifying authority prior to formal engagement.	\$560.00	Y	P

Construction Out of Hours

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Amended permit	\$140.00	N	F
Out of hours permit	\$779.00	N	F
Out of hours permit (emergency application)	\$1,013.00	N	F

Fire Safety

Annual Fire Safety Statements

Section 177 E P & A Regulations 2021

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fee processing annual fire safety statement - Nursing home / Hospital per building	\$324.00	N	F
Administration fee processing annual fire safety statement Residential or Commercial Premises – up to 6 tenancies/units	\$151.00	N	F
Administration fee processing annual fire safety statement Residential or Commercial Premises – 7 up to 20 tenancies/units	\$207.00	N	F
Administration fee processing annual fire safety statement Residential or Commercial Premises – 21 tenancies/units and above	\$324.00	N	F

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Annual Fire Safety Statements [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fee processing annual fire safety statement Churches, charitable organisations premises	\$68.00	N	F
Administration fee processing annual fire safety statement Schools premises – per building	\$151.00	N	F
Administration fee processing annual fire safety statement Child Care Centres premises	\$210.00	N	F
Administration fee processing annual fire safety statement Boarding House/Motel or the like	\$207.00	N	F
Annual Fire Safety Statement Audit or Premises Inspection/Consultancy plus \$140.00 per hour or part thereof	\$336.00	Y	F
SUBMISSION OF SUPPLEMENTARY FIRE SAFETY STATEMENT	\$336.00	N	F

Environmental Planning & Assessment Act**Compliance Costs****EPA Regulations 2021 Clause 284**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
NOI – Compliance cost Notice fee for any costs or expenses relating to the preparation or serving of the notice to give a development control order	\$327.00 per hour plus professional costs recovery where required to a maximum of \$750.00	N	L

Compliance and Regulation**Companion Animals****Statutory fees subject to change by Office of Local Government****Cats**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Animal registration – desexed cat (post 4 month)	\$68.00	N	L
Animal registration – not desexed cat (post 4 month)	\$164.00	N	L
Lifetime registration of animal owned by pensioner – desexed	\$34.00	N	L
Lifetime registration of animal owned by pensioner – not desexed	\$34.00	N	L
Lifetime – registration of animal owned by breeder	\$68.00	N	L
Annual Permit not desexed	\$96.00	N	
Animal Registration Pound Shelter Rate Cat	\$0.00	N	
Cat- Registration Fee (Pre 4 month)	\$68.00	N	L

Dogs

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Animal registration – desexed dog (post 6 month)	\$78.00	N	L
Animal registration – not desexed dog (post 6 month)	\$262.00	N	L
Lifetime registration of animal owned by pensioner – desexed	\$34.00	N	L
Lifetime registration of animal owned by pensioner – not desexed	\$34.00	N	L
Lifetime registration of animal owned by breeder	\$78.00	N	L
Annual Permit restricted/dangerous dogs	\$230.00	N	

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Dogs [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Animal Registration Pound Shelter Rate	\$0.00	N	
Animal Registration Vet Approved Not Desexed Dog	\$78.00	N	
Dog - Late De-Sexing Fee	\$184.00	N	L
Dog Registration Fee (Pre 6 months)	\$78.00	N	

Animal Control

Note: Animal impounding payable to Council's service provider.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Impounding release (dogs)	\$82.00 payable to Council's Service provider	N	M
Dog maintenance for subsequent days or part thereof	\$51.50 per day, payable to Council's service provider	N	M
Cat impounding and release	\$82.00 payable to Council's service provider	N	M
Cat maintenance for subsequent days or part thereof	\$51.50 per day, payable to Council's service provider	N	M
Veterinary Consultation @ Impounding facility	\$120.00	N	M
Transport/Return of Impounded Animal by Council to Owner	\$53.00	N	P
Dangerous Dog Enclosure - Compliance Certificate, Section 36 Companion Animal Regulation 2018	\$150.00	N	L
Sale of dog poo bags	\$8.50	Y	R
Animal Registration - Late Fee	\$22.00	N	L

Kayak & Dinghy Storage

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application Fee per application	\$300.00	Y	R
Residents Fee per year	\$200.00	Y	R
Non-Residents per year	\$300.00	Y	R

Impounding

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Impounding fee – Charity/Clothing Bins	\$632.00	N	F
Release of Motor Vehicle	\$152.00	N	F
Administration fee for production of "Release Agreement" to be furnished to auction house or holding yard.			
Illuminated advertising signs (includes unilluminated real estate signs)	\$400.00	N	F
Impounded advertising signage (plus any additional costs incurred by Council)	\$245.00	N	F
A-Frame signs	\$188.00	N	F
Banners – community organisations	\$81.00	N	P
Banners – commercial organisations	\$187.00	N	F

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Impounding [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
General Articles	\$156.00	N	F
Shopping Trolleys	\$80.00	N	P

Environmental Health - Premises Inspection

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Premises Inspections related to Regulated Activities, includes vapour recovery - plus \$140 per hour after the 1st hour or part thereof (per inspection)	\$281.00	N	F
Skin penetration and beauty salons plus \$140 per hour after the 1st hour or part thereof (per inspection)	\$281.00	N	F
Food business plus \$142 per hour after the 1st hour or part thereof (per inspection)	\$281.00	N	F
Food business – Annual Administration charge – Up to and including 5 full-time equivalent food handlers (Does not apply to Non Profit Community Groups)	\$145.00	N	F
Food business – Annual Administration charge – More than 5 full-time equivalent food handlers (Does not apply to Non Profit Community Groups)	\$269.00	N	F
P & C School canteens (per hour or part thereof)	\$151.00	N	P
Non-profit community group food outlet (per inspection)	\$45.00	N	P
Food Premises – Fit Out inspection (To assess compliance with relevant consent and Food Premises Standards)	\$335.00	N	F
Administration Fee for Improvement Notice under Food Act	\$330.00	N	L
Notification of installation of a new warm water system or cooling tower/water system (Clause 13G & 13T of Public Health Reg 2012)	\$120.00	N	L
Regulated systems (Cooling towers, Warm water systems - plus \$143 per hour after the 1st hour or part thereof per inspection)	\$280.00	N	F
Public Swimming Pool Inspections – Water quality (plus \$143 per hour after the 1st hour or part thereof)	\$280.00	N	F
Notification of public swimming pool or spa pool	\$109.00	N	F
Notification of carrying out of skin penetration procedure	\$109.00	N	
Notification for register of mortuaries	\$109.00	N	F
Temporary food vendors inspection at events (per food stall or mobile vehicle)	\$281.00	N	F

Public Health Regulations Schedule 5

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fees for issue of Improvement Notices OR prohibition Orders in relation to premises with a Regulated System	\$635.00	N	L
Administration fees for issue of Improvement Notices OR prohibition Orders in any other case (skin penetration, swimming pools and spas)	\$295.00	N	L

Public Health Regulations Schedule 5

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Re-Inspection fee on premises issue with a Prohibition order Hourly rate (Min 1/2 hr & max 2 hrs)	\$250.00	N	L

Applications made under Section 68 Local Govt Act or Section 125 of Roads Act

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Install a manufactured home, moveable dwelling or associated structure on land	\$670.00	N	F
Place waste containers in a public place (SKIP BINS): Application – non refundable – Required within 24 hours URGENCY FEE	\$285.00	N	R
Place waste containers in a public place (SKIP BINS): Application – non refundable – General – over 24 hours	\$175.00	N	R
Skip bin 0 – 6 cubic metres (per week or part thereof)	\$180.00	N	F
Skip bin 6 – 10 cubic metres (per week or part thereof)	\$177.00	N	F
Skip bin 10 cubic metres and above (per week or part thereof)	\$345.00	N	F
Place waste containers in a public place : Amended Permit Fee – non refundable	\$115.00	N	F
Waste Container rental in a public place – this is to be paid on a pro-rata basis for period 1 July – 30 June	\$0.50 per litre per annum of total waste container volume	N	F
Construct temporary enclosure for purpose of entertainment	\$370.00	N	F
Application to Install a system of Sewage Management	\$329.00	N	F
Operate a system of Sewerage Management	\$142.00	N	F
Outdoor Dining Application/Modification (non refundable)	\$436.00	N	F
Outdoor Dining Neighbourhood Centers - Zone A rental per square metre per annum of occupied space – this is to be paid on a pro-rata basis for period 1 July-30 June	\$223.00 per square metre per annum	N	F
Outdoor Dining Local Centers, Zone B rental per square metre per annum of occupied space – this is to be paid on a pro-rata basis for period 1 July-30 June	\$307.00 per square metre per annum	N	F
Engage in a trade or Business on Community Land Temporary stall per day	\$130.00	N	P
Engage in a trade or Business on Community Land Charity groups per day	\$25.00	N	P
Engage in a trade or Business on Community Land Annual fee (per annum)	\$850.00	N	F
Direct or procure a theatrical, musical or other entertainment for the public on community land (Charity/Community)	\$145.50	N	F
Direct or procure a theatrical, musical or other entertainment for the public on community land (Business)	\$850.00	N	F
Play a musical instrument or sing for fee or reward on community land (busking): Application – non refundable (includes 1 month busking if approved).	\$23.00	N	P
Note: Children under 18 free, but application must be made and permit granted before commencing activity			
Play a musical instrument or sing for fee or reward on community land (busking): Annual Application – non refundable (includes 1 month busking if approved).	\$145.00	N	F
Note: Children under 18 free, but application must be made and permit granted before commencing activity			
Operate a loudspeaker or sound amplifying device on community land	\$74.00	N	P
Deliver a public address or hold a religious service or public meeting on community land	\$195.00	N	F
Stand Plant, swing, hoist or pump goods across or over any part of a public road or footpath (Tower cranes, Mobile cranes & Concrete pumps): Application (non refundable) – Required up to 48 hours	\$390.00	N	R
Stand Plant, swing, hoist or pump goods across or over any part of a public road or footpath (Tower cranes, Mobile cranes & Concrete pumps): Application (non refundable) – Required more than 48 hours	\$260.00	N	R
Stand Plant, swing, hoist or pump goods across or over any part of a public road or footpath (Tower cranes, Mobile cranes & Concrete pumps) – Rental per day, or extended period, to stand plant, swing, hoist or pump over the footway or road area – per day	\$343.00	N	F
Stand Plant, swing, hoist or pump goods across or over any part of a public road or footpath (Tower cranes, Mobile cranes & Concrete pumps) – Rental per day, or extended period, to stand plant, swing, hoist or pump over the footway or road area	\$3,800.00 up to 3 months	N	F
Stand Plant, swing, hoist or pump goods across or over any part of a public road or footpath (Tower cranes, Mobile cranes & Concrete pumps) – Rental per day, or extended period, to stand plant, swing, hoist or pump over the footway or road area	\$7,615.00 up to 6 months	N	F

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Applications made under Section 68 Local Govt Act or Section 125 of Roads Act [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Stand Plant, swing , hoist or pump goods across or over any part of a public road or footpath (Tower cranes, Mobile cranes & Concrete pumps) – Rental per day, or extended period, to stand plant, swing, hoist or pump over the footway or road area	\$15,230.00 up to 12 months	N	F
Expose or allow to be exposed any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang the article beneath an awning over the road (display goods on footpath). Application fee – Non – refundable	\$220.00	N	F
Expose or allow to be exposed any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang the article beneath an awning over the road (display goods on footpath) - Local Centres - Zoned B2 LEP	\$295.00 per square metre per annum	N	F
Expose or allow to be exposed any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang the article beneath an awning over the road (display goods on footpath) - Neighbourhood Centres - Zoned B1 LEP	\$216.00 per square metre per annum	N	F
Store building materials on footpath: Application (non refundable)	\$250.00	N	F
Store building materials on footpath – Rental per square metre per week, or part thereof – minimum charge of 5 square metres per week	Single dwellings \$26.00 per sq metre	N	F
Store building materials on footpath – Rental per square metre per week, or part thereof – minimum charge of 5 square metres per week	Other \$42.00 per sq metre	N	F
Install or operate amusement devices	\$247.00	N	F
Use a standing vehicle or any article for the purpose of selling any article in a public place (mobile food vendors & temporary food stalls) per day	\$150.00	N	F
Use a standing vehicle or any article for the purpose of selling any article in a public place (mobile food vendors & temporary food stalls) – Annual – to be paid on a pro-rata basis for the period 1 July-30 June	\$985.00	N	F
Review of determination	\$220.00	N	F
Modified application	\$109.00	N	F
Request for extension of time	\$109.00	N	F
Clothing Bin Application (non refundable) – per bin – Valid 3 years	\$375.00	N	F
Clothing Bin Placement – per annum per bin	\$505.00	N	F

Protection of the Environment Operations (General) Regulations

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fee for issue of Clean up notices	\$803.00	N	L
Administration fee for issue of Prevention Notices	\$803.00	N	L
Administration fee for issue of Noise Control Notices	\$803.00	N	L

Parking

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Off Street Carpark – Occupancy application (non refundable)	\$220.00	N	F
Off Street Carpark – Occupancy rate per day	\$145.00	N	F
Off Street Car Park, meter \$ per day	\$8.50	Y	F

Development - Advertising

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Development application advertising fees for Advertised Development	\$71.00	N	L
Development application advertising fees for Designated Development	\$71.00	N	L

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Development - Advertising [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Development application advertising fees for Prohibited Development	\$71.00	N	L
Advertisement of Section 4.55(2) and 4.56 applications	\$876.00	N	F
Development application advertising as required under the Community Participation Plan – Notification	\$83.00	N	F
Development application advertising for development for which an environmental planning instrument requires notice to be given otherwise than as referred to above	\$1,105.00	N	L

Development Application Fees

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Fee Unit	The Fee Unit amount is determined under the Regulation. The Regulation provides for an annual increase of the Fee Unit in accordance with movements in the Consumer Price Index for the Quarter ending 31 March in each year from 2023. The Fee unit for 24/25 was \$111.32	N	L

Refer to the Environment Planning & Assessment Amendment (Estimated Development Cost) Regulation 2023, which makes consequential in calculating development costs.

Note: In the event of any inconsistency between the Fees in this Policy and the EP&A Regulations 2021 (Regs), the fees in the Regs shall prevail

2.1 Development application for the development, other than a development application referred to in item 2.2 or 2.3, involving the erection of a building, the carrying out of a work or the demolition of a work or building with an estimated cost of development		N	L
Between \$1 & \$5,000	1.29 Fee Units	N	L
1.29 Fee Units			
Between \$5,001 & \$50,000	Base fee of 1.98 fee units, plus \$3.00 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$5,000	N	L
Between \$50,001 & \$250,000	Base fee of 4.12 fee units, plus \$3.64 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$50,000	N	L

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Development Application Fees [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Between \$250,001 & \$500,000	Base fee of 13.56 fee units, plus \$2.34 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$250,000	N	L
Between \$500,001 & \$1,000,000	Base fee of 20.41 fee units, plus \$1.64 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$500,000	N	L
Between \$1,000,001 & \$10,000,000	Base fee of 30.58 fee units, plus \$1.44 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$1,000,000	N	L
\$10,000,001 & over	Base fee of 185.65 fee units, plus \$1.19 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$10,000,000	N	L
2.2 Business Advertising - sign(s) only	1 advertisement of 3.33 fee units, plus \$93.00 for each additional advertisement Development applications for development for the purpose of 1 or more advertisements, but only if the fee under this item exceeds the fee that would be payable under item 2.1	N	L
2.3 Single Dwelling cost \$100,000 or less	5.32 fee units Development application for development involving the erection of a dwelling house with an estimated cost of \$100,000 or less	N	L

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Development Application Fees [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
2.4 Subdivision (other than strata) involving the opening of a public road	Base fee of 7.77 fee units, plus \$65.00 for each additional lot created by subdivision	N	L
2.5 Subdivision (other than strata) not involving the opening of a public road	Base fee of 3.86 fee units, plus \$53.00 for each additional lot created by subdivision	N	L
2.6 Subdivision involving Strata subdivision	Base fee of 3.86 fee units, plus \$65.00 for each additional lot created by subdivision	N	L
2.7 Development application for development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building	Base fee of 3.33 fee units	N	L

Additional Application Fees

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
3.2 Additional fee for development applications for development requiring concurrence, other than if concurrence is assumed under the Regulation, section 55	(a) Fee payable to consent authority 1.64 fee units (b) Fee payable to concurrence authority 3.74 fee units	N	L
3.1 Additional fee for development application for integrated development	(a) Fee payable to consent authority 1.64 fee units (b) Fee payable to approval body 3.74 fee units	N	L
3.3 Additional fee for development application for designated development	10.76 fee units	N	L
Administration Cost – Biodiversity Offset Policy	\$150.00	N	L
Offset Inspection/Consultation per Hour – Biodiversity Offset Policy	\$150.00	N	L
3.4 Additional fee for development application that is referred to design review panel for advice	35.08 fee units	N	L
3.5 Giving notice of designated development	25.96 fee units	N	L
3.6 Giving of notice for nominated integrated development . threatened species development or Class 1 aquaculture development	12.92 fee units	N	L
3.7 Giving of notice for prohibited development	12.92 fee units	N	L
3.8 Giving of notice for other development for which a community participation plan requires notice to be given	1.8 fee units	N	L
Additional fee for Urban Design Review Consultant	\$3,000.00	N	L
DA Technology fee (paperless lodgement)	up to 0.02% X cost of works or CIV (min \$75 and max \$2,000)	N	F

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Additional Application Fees [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
DA Technology fee (3D model)	0.03% X cost of works or CIV (min \$500 and max \$1,500)	N	F

Amended Information for Development Application/Section 4.55, Section 8.2 lodged prior to determination

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Administration fee as a % of the DA fee	20% minor changes 40% major changes	N	P

Application for minor works - heritage item or conservation area (CL 5.10(3) Ku-ring-gai LEP

Application for minor works - \$300 or \$500 if a site inspection is required

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application for minor works – heritage item or conservation area (CL 5.10(3) Ku-ring-gai LEP	Application for minor works - \$400 if located in a heritage conservation area or \$600 if the property is a heritage listed item. An additional \$400 fee will be applied for applications that involve more than 2 elements	N	F
Application for minor works - \$300 or (\$500 if a site inspection is required)			

Extension of Development Consents

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Application to extend consent period for a development consent (application must be submitted before consent expires)	\$459.00	N	P

Development Assessment**Pre-Development Application Consultation**

Additional fees may apply if consultation exceeds 1 hour.

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Residential alterations and additions, ancillary structure, pools, tennis court, garage etc including signage and advertising structure	\$649.00	Y	F
New dwelling house	\$937.00	Y	F

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Pre-Development Application Consultation [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Dual occupancy, granny flat or secondary unit	\$1,043.00	Y	F
Seniors living development, multi dwelling housing, residential flat building, including state significant development, mixed use and new retail/commercial development	0-20 units - \$3,120 / 21-40 units - \$3,640 / 40+ units - \$4,155	Y	F
Boarding Houses	0-10 rooms - \$1200 / 11-15 rooms - \$1500 / 16+ rooms - \$2000	Y	F
0-10 rooms - \$1200 / 11-15 rooms - \$1500 / 16+ rooms - \$2000			
Alterations to churches	\$590.00	Y	F
Alterations to nursing homes and hospitals	0-20 beds - \$2,000/ 20+ beds - \$2,500	Y	F
Alterations and additions to retail commercial development	\$969.00	Y	F
Subdivision to create 2 lots	\$815.00	Y	F
Subdivision to create in excess of 2 lots	\$1,425.00	Y	F
Pre development application follow up meeting (fee per additional meeting)	up to 40% of original fee	Y	F
Alterations to schools; sporting facilities	\$2,177.00	Y	F
New Childcare Centres	\$2,954.00	Y	F
Alterations to Child Care Centres	\$1,183.00	Y	F

Post-Development Application Consultation

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Post DA coordination meetings	\$500.00	Y	P
Meeting with relevant specialist council officers to clarify specific DA conditions and council requirements for CC and construction arrangements.			

Development Engineering**Section 88 Certificate Conveyancing Act (CI 43 Conveyancing Reg 2013)**

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Section 88G certificate (Conveyancing)	\$10.00	N	L
Section 88G certificate (Conveyancing) express service	\$158.00	N	R

Subdivision Certificates - torrens, strata and company title

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Endorsement of any final plan of subdivision (linen plan release)	\$535.00 plus \$80 each lot (other than strata) created and \$65 for each strata lot created	N	F

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Subdivision Certificates - torrens, strata and company title [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Lodgement of amended plan of subdivision	\$203.00	N	F

Legal Documents

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Endorsement of legal documents related to development including Section 88E, positive covenant, and restriction on use.	\$175.00 plus \$550 where Council seal is required	N	F
Endorsement for release or variation of easement, covenant, restriction, etc	\$175.00 plus \$550 where Council seal is required	N	F
Endorsement of Section 88B instruments	\$372.00	N	F
Lodgement of amended 88B instrument	\$117.00	N	F

Infrastructure Inspection Fees (formerly Infrastructure Restoration).

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
For residential development activity – minor building activity up to \$10,000	\$0.00	N	Z
For residential development activity – \$10,001 to \$20,000	\$107.00	N	F
For residential development activity – over \$20,001	\$107.00 plus 0.15% of building value.	N	F
Commercial demolitions	\$1,215.00	N	F
Residential demolitions	\$447.00	N	F
All commercial development activities	\$107.00 plus 0.25% of building value	N	F

Infrastructure Damage Security Bond - Section 157, of the EP& A Reg 2021

Refundable bond applies to:

- Development Consents where cost of works is \$10,001 or more
- CDC's where cost of works is \$25,000 or more

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
\$1 to \$10,000	\$0.00	N	L
\$10,001 – \$25,000	\$900.00	N	L
\$25,001 to \$50,000	\$1,250.00	N	L
\$50,001 to \$200,000	\$2,000.00	N	L
\$200,001 to \$500,000	\$4,000.00	N	L
\$500,001 to \$1,000,000	\$7,500.00	N	L
\$1,000,001 to \$2,500,000	\$13,000.00	N	L
\$2,500,001 to \$5,000,000	\$18,000.00	N	L
\$5,000,001 to \$10,000,000	\$25,000.00	N	L

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Infrastructure Damage Security Bond - Section 157, of the EP& A Reg 2021 [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
\$10,000,001 and over	\$25,000 plus 0.15% of Construction value	N	L
Works involving demolition ONLY of two or more dwellings or lots – Or as calculated above whichever is higher	\$7,500.00	N	L
Infrastructure Damage Inspection/Administration Fee – for cost of works up to \$2 million – For Development consents and CDCs (Section 608 Local Government Act; Clause 136M of EP& A Reg 2021)	\$409.00	N	F
Inspection fee is for 2 inspections – 1st prior to commencement of works & 2nd after works have been completed and issue of the Occupation Certificate for the whole building works (and associated administration costs)			
Infrastructure Damage Inspection/Administration Fee – For cost of works over \$2 million – For Development consents and CDCs (Section 608 Local Government Act; Clause 136M of EP& A Reg 2021)	\$1,023.00	N	F
Inspection fee is for 2 inspections – 1st prior to commencement of works & 2nd after works have been completed and issue of the Occupation Certificate for the whole building works (and for associated administration costs)			
Re-inspection/Administration Fee – For Development consents and CDCs (Section 608 Local Government Act; Clause 136M of EP& A Reg 2021)	\$135.00	N	F

Miscellaneous Engineering assessments

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Traffic and construction management plan (CC's) assessment fee	\$647.00	N	P
Traffic and construction management plan (CC's) re-assessment fee	up to 40% of original fee	N	F

Stormwater Management

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
OSD Marker Plate	\$15.00 per plate	N	M

Landscaping

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Vegetation Management Plan assessment (Additional fees charged at \$200/hour will apply where amendments or a re-inspection are required)	\$492.00	Y	F

Landscaping and Tree Bonds - Public Land

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Tree protection: new dwellings, alterations & additions & all non-residential	Min \$1,000 Max. \$10,000 (if over \$10,000, requires a report to Council)	N	P

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Landscaping and Tree Bonds - Public Land [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
Landscape restoration: new dwellings, alterations & additions & all non-residential	Min.\$2,000 - Max.\$10,000 (over \$10,000, requires a report to Council)	N	P

Section 4.55 and 4.56 of the Act; Schedule 4, Part 4 EP&A REG 2021

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
4.1 modification Section 4.55(1) modification to rectify minor error, incorrect description or calculation	0.83 fee units	N	L
4.2 modification Section 4.55(1A) and 4.56 modifications involving minimal environmental impact	Lesser of - (a) 7.54 fee units, or (b) 50% fee for original application	N	L

Section 4.55(2) or 4.56 not involving minimal environmental impact modifications of development consent:

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
4.3 Modification application under the Act, section 4.55(2) or 4.56(1)	50% fee for original application (a) less than 1 fee unit, or (b) 1 fee unit or more and the original development application did not involve the erection of a building, the carrying out of a work or the demolition of a work or building	N	L

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Section 4.55(2) or 4.56 not involving minimal environmental impact modifications of development consent: [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
4.4 Modification application under the Act, section 4.55(2) or 4.56(1)	2.22 fee units 4.4 Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if (a) the fee for the original development was 1 fee unit or more, and (b) the original development application involved the erection of a dwelling house with an estimated cost of \$100,000 or less	N	L
4.5 Modification application under the Act, section 4.55(2) or 4.56(1)	up to \$5,000 - 0.64 fee units Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original application was 1 fee unit or more and the application relates to an original development application, other than an original development application specified in item 4.3 or 4.4, with an estimate cost as shown in the fees	N	L
\$5,001 - \$250,000	Base fee of 0.99 fee units, plus \$1.50 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$5,000	N	L

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Section 4.55(2) or 4.56 not involving minimal environmental impact modifications of development consent: [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
\$250,001 - \$500,000	Base fee of 5.85 fee units, plus \$0.85 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$250,000	N	L
\$500,001 - \$1 million	Base fee of 8.33 fee units, plus \$0.50 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$500,000	N	L
\$1,000,001 - \$10 million	Base fee of 11.54 fee units, plus \$0.40 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$1 million	N	L
More than \$10 million	Base fee of 55.40 fee units, plus \$0.27 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$10 million	N	L
4.6 Additional fee for modification application if notice of application is required to be given under the Act, section 4.55(2) or 4.56(1)	2.0 fee units	N	L
4.7 Additional fee for modification application that is accompanied by statement of qualified designer	8.89 fee units	N	L
4.8 Additional fee for modification application that is referred to design panel for advice	35.08 fee units	N	L

Applications for Review or Appeal Part 7

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
7.1 Application for review under the Act, section 8.3 that relates to a development application not involving the erection of a building, the carrying out of a work or the demolition of a work or building	50% fee for original development application	N	L
7.2 Application for review under the Act, section 8.3 that relates to a development application involving the erection of a dwelling house with an estimated cost of \$100,000 or less	2.22 fee units	N	L
7.3 Application for review under the Act, section 8.3 that relates to a development application, not referred to in item 7.1 and 7.2 for development with an estimated cost of up to \$5,000	0.64 fee units	N	L
\$5,001 to \$250,000	Base fee of 1.00 fee unit, plus \$1.50 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$5,000	N	L

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Applications for Review or Appeal Part 7 [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
\$250,001 to \$500,000	Base fee of 5.85 fee units, plus \$0.85 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$250,000	N	L
\$500,001 to \$1,000,000	Base fee of 8.33 fee units, plus \$0.50 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$500,000	N	L
\$1,000,001 to \$10,000,000	Base fee of 11.54 fee units, plus \$0.40 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$1 million	N	L
More than \$10,000,000	Base fee of 55.40 fee units, plus \$0.27 for each \$1,000 or part \$1,000 by which estimated cost exceeds \$10,000,000	N	L
7.4 Application for review of decision to reject and not determine a development is-application under the Act, section 8.2(1)(c) if the estimated cost of development	(a) less than \$100,000 0.64 fee units (b) \$100,000-\$1 million 1.75 fee units (c) more than \$1 million 2.92 fee units	N	L
7.5 Appeal against determination of modification application under the Act, section 8.9	50% fee that was payable for the application the subject of the appeal	N	L
7.7 Notice of application for review of a determination under the Act, section 8.3	2.0 fee units	N	L

Site Compatibility and Site Verification Certificates

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
8.1 Application for site compatibility certificate under State Environmental Planning Policy(Housing) 2021-	Base fee 3.10 fee units plus \$42.00 for each dwelling. The maximum fee payable is 6.26 fee units including the base fee and additional fee	N	L

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Site Compatibility and Site Verification Certificates [continued]

Name	Year 25/26 Fee (incl. GST)	GST	Pricing Principles
8.2 Application for site compatibility certificate under State Environmental Planning Policy (Infrastructure) 2017 or State Environmental planning Policy (Educational Establishments and Child Care Facilities) 2017) 2021-	Base fee of 3.10 fee units plus \$265.00 for each hectare, or part hectare, of area of land. The maximum fee payable is 6.26 fee units, including the base fee and additional fee	N	L

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CHANGE OF MEETING DATES FOR THE JUNE 2025 ORDINARY MEETING OF COUNCIL AND PUBLIC FORUM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To amend the date of the June 2025 Ordinary Meeting of Council (OMC) from 24 June 2025 to 17 June 2025 and to amend the date of the June Public Forum from 17 June 2025 to 10 June 2025.

BACKGROUND:

Council adopted its meeting and public forum schedule for 2025 on 26 November 2024. However, as noted in the report, the June OMC may clash with the National General Assembly of Local Government Conference.

COMMENTS:

The dates for the General Assembly have now been confirmed to be held on 24-27 June 2025. To allow the Mayor and Councillors to attend, it is recommended that the June public forum and Ordinary Meeting of Council be rescheduled.

RECOMMENDATION:

That the June Public Forum be held on 10 June 2025, and the Ordinary Meeting of Council be held on 17 June 2025.

PURPOSE OF REPORT

To amend the date of the June 2025 Ordinary Meeting of Council (OMC) from 24 June 2025 to 17 June 2025 and to amend the date of the June Public Forum from 17 June 2025 to 10 June 2025.

BACKGROUND

Council adopted its meeting and public forum schedule for 2025 on 26 November 2024. However, as was noted as a possibility in the November report, the June OMC clashes with the National General Assembly of Local Government Conference which is being held in Canberra from 24-27 June 2025.

COMMENTS

To allow the Mayor and Councillors to attend the General Assembly, it is recommended that the Public Forum on 17 June 2025 and the OMC on 24 June 2025 be rescheduled 1 week earlier. The Public Forum would now be held on Tuesday 10 June 2025 and the OMC would be held on Tuesday 17 June 2025.

The deadline for Councillors to submit notices of motion would be 30 May.

It should be noted that the new date for the Public Forum (10 June 2025) is the day after the King's Birthday long weekend. Registrations will close at 5pm the day prior to the forum (9 June).

The change of date will also compress the time available to review submissions, prepare responses and make any necessary changes to the draft Community Strategic Plan, Delivery Program and Operational Plan and Long-Term Financial Plan following the 28-day public exhibition period. If Council receives a high volume of late submissions requiring substantial amendments to draft plans and budget it is possible that they may need to be published as a late agenda prior to the June meeting.

INTEGRATED PLANNING AND REPORTING

Leadership and Governance

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ensure effective and efficient conduct of Council and committee meetings for the benefit of councillors and the community.	Council's Governance framework is developed to ensure probity and transparency.	Pursue opportunities to contribute to policy development affecting Ku-ring-gai at state and regional levels.

GOVERNANCE MATTERS

Nil.

RISK MANAGEMENT

Nil.

FINANCIAL CONSIDERATIONS

Nil.

SOCIAL CONSIDERATIONS

Nil.

ENVIRONMENTAL CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

None required or undertaken.

INTERNAL CONSULTATION

Nil.

SUMMARY

Council adopted its meeting and public forum schedule for 2025 on 26 November 2024. However, as noted in the report, the June OMC may clash with the National General Assembly of Local Government Conference. The dates for the General Assembly have now been confirmed to be held on 24-27 June 2025. To allow the Mayor and Councillors to attend, it is recommended that the June public forum and Ordinary Meeting of Council be rescheduled.

RECOMMENDATION:

That the June Public Forum be held on 10 June 2025, and the Ordinary Meeting of Council be held on 17 June 2025.

Eliza Gilbank-Heim
Governance Support Officer

PROJECT STATUS REPORT - MARCH 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the Project Status Report for December 2024 to end of March 2025.

BACKGROUND:

On 22 May 2018, a Notice of Motion was considered by Council regarding the development of a monthly Project Status Report.

On 14 May 2019, Council resolved to extend the reporting timeframe from monthly to a quarterly.

COMMENTS:

The Notice of Motion noted that while projects are reported to Council and the community through a number of other reports, the frequency of reporting is a more reliable and recurring method to update Council and the community.

The report will be placed on Council's website following Council's resolution.

RECOMMENDATION:

That Council receive and note the Project Status Report for December 2024 – end of March 2025.

PURPOSE OF REPORT

To provide Council with the Project Status Report for December 2024 to end of March 2025.

BACKGROUND

On 22 May 2018, a Notice of Motion (NOM) was considered by Council regarding the development of a monthly Project Status Report. As a result, Council resolved the following;

- A. That a Capital and Operational Projects Report is to be tabled at an ordinary meeting of council each month. The reporting will commence in FY19 with a report for the period of July 2018.*
- B. That the report should include any progress made in the month as well as a progress summary for the financial year to date. Where there has been no progress in the month, it is acceptable to acknowledge that nothing has progressed. And where a project has yet to commence, it is acceptable to note the expected start date.*
- C. That council staff may use their discretion in deciding whether any additional columns of information should be presented.*
- D. That the reported projects should include, but are not limited to, those that are mentioned in Council's Delivery Program and Operational Plan. For brevity, council staff may choose to aggregate some projects or set a reasonable threshold for reporting purposes.*
- E. That the current and historical monthly reports should be easily found on the Ku-ring-gai Council website (i.e. not just through searching council agenda items). One possibility is to create a page for the monthly Capital and Operational Projects Reports under "Current works and upgrades".*
- F. That after the first six months of the report, the Councillors and Directors should discuss whether the frequency of the report should be adjusted.*

On 14 May 2019, Council resolved to extend the reporting timeframe from monthly to a quarterly report:

- A. That Council receive and note the Project Status Report for April 2019.*
- B. That the Project Status Report be placed on Council's website.*
- C. That the reporting timeframe be changed from monthly to quarterly.*

In accordance with Part C of the resolution of 22 May 2019, the attached report is for the period December 2024 to end March 2025 (**Attachment A1**).

COMMENTS

Reporting on projects is currently undertaken through:

- Quarterly Financial Reports;
- Bi-annual reports on the progress of the Delivery Program & Operational Plan; and
- Annual Report.

The NOM noted that while projects are reported to Council and the community through these statutory reports, the frequency of quarterly reporting is a more reliable and recurring method to update Council and the community.

The NOM guided the report structure and content for the Project Status Report which Council staff has prepared based on the following criteria:

- Capital projects delivering community/public infrastructure;
- Threshold applied to total budget per project – greater than or equal to \$250k;
- No operational projects are included; and
- Any specific project that Councillors wish to be included in the report.

The report will be placed on Council's website following Council's resolution.

INTEGRATED PLANNING AND REPORTING

Leadership & Governance

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
The organisation is recognised and distinguished by its ethical decision-making, efficient management, innovation and quality customer service.	Council's Governance framework is developed to ensure probity and transparency.	Business papers and associated minutes are published in an accurate and timely manner for public scrutiny and to encourage community participation.

GOVERNANCE MATTERS

The Project Status Report will be submitted to Council the first meeting following the end of each quarter.

RISK MANAGEMENT

The Project Status Report is not generated through Council's corporate information and financial systems. As such, it is reliant of key staff to provide input and to critique.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with this report.

SOCIAL CONSIDERATIONS

The project status report will be placed on Council's website following Council's resolution.

ENVIRONMENTAL CONSIDERATIONS

Not applicable.

COMMUNITY CONSULTATION

Not applicable.

INTERNAL CONSULTATION

General Manager and Directors, along with staff from Corporate, Operations and Strategy & Environment have contributed to the structure and content of the Project Status Report.

SUMMARY

On 14 May 2019, Council resolved to extend the project status reporting timeframe from monthly to quarterly.

The Project Status Report has been prepared based on the following criteria:

- Capital projects delivering community/public infrastructure;
- Threshold applied to total budget per project – greater than or equal to \$250K;
- No operational projects are included; and
- Any specific project that Councillors wish to be included in the report.

In accordance with Council's resolution the attached report is for the period December 2024 to end March 2025.

RECOMMENDATION:

- A. That Council receive and note the Project Status Report for the period December 2024 to end March 2025.
- B. That the Project Status Report be placed on Council's website.

Louise Boxall
Senior Administration Officer

Attachments: A1 [↓](#) Project Status Report - December 2024 - March 2025 final 2025/097161

PROJECT STATUS REPORT - December 2024 - March 2025							
Dept	Category	Program	Project Description	Suburb	Project Phase	Proposed Project Completion	Project Update Comments
Strategy	Cat 1 (\$250k- 500k)	Planning Policies and Guidelines	Affordable Housing Strategy and Policy	LGA	planning	Jun-25	The Draft Ku-ring-gai Affordable Housing Policy was on public exhibition from 3 February – 3 March 2025 and results of public exhbition to be reported to OMC April 2025.
Strategy	Cat 3 (.>\$1m)	Capital Building Works	St Ives Indoor Courts	St Ives	M5 - Construction	Dec-25	Delivery by others. Construction of the new sports facility has begun. Inclement weather from December 2023 has delayed work through to July 2024 impacting remediation and construction works. Building is progressing well with concrete and steel works underway. Completion extended to December 2025
Strategy	Cat 3 (.>\$1m)	Land Sales	Lindfield Library Site	Lindfield	Design Documentation	ongoing	A Section 4.55 (1A) application has been lodged in relation to closing out deferred commencement conditions imposed by Sydney Trains. We are currently responding to an RFI from Sydney Trains regarding 4 items relating to the Derailment Assessment Report prepared by Sherpa Consulting on Council's behalf and as submitted with the S 4.55 application.
Strategy	Cat 3 (.>\$1m)	Local Centres Roads Improvement Program	New traffic at signals intersection of Pacific Highway and Strickland Ave and modifications to traffic signals at intersection of Pacific Highway and Balfour St/Havilah Road	Lindfield	Design Documentation	May-26	For the intersection of Pacific Highway and Strickland Avenue, contractual matters with the design consultants were resolved. The 50% detailed design package was submitted to TfNSW for review prior to Christmas, and we are still waiting for a formal response. A site visit was held with Telstra staff in March to inspect the telco pit on the NE corner and we were advised that Telstra are amenable to minor modifications to the top of the pit to improve the adjacent footpath grades. Utility location investigations are being arranged. For the Pacific Highway and Balfour Street/Havilah Road intersection, a design consultant has been appointed. Background material has been handed over and consultants have assessed geotechnical, utility location and additonal ground survey requirements, which are being reviewed internally.
Strategy	Cat 2 (\$501k- \$1m)	Water Sensitive Urban Design (WSUD)	Stormwater harvesting and reusing Project	Local Government Area	Concept development and Construction	Jun-25	This includes construction of harvesting components through ongoing sportsfield upgrade projects (please note this includes projects reports separately): The Lindfield Soldiers Memorial wicket oval has water harvesting drainage and irrigation installed but couldn't install the sandslit drainage due to budget and time constraints. No budget or future date has been programmed for this work. Bannockburn Oval Stormwater Harvesting design options will be reviewed during 24/25 with the preferred detailed design option completed in 25/26 to be ready for the future irrigation upgrade of the oval.
Operations	Cat 3 (.>\$1m)	Open Space Acquisition Program	Bedes Forest Upgrade	St Ives	M3 - Documentation	Dec-26	Tender Package currently undergoing review and alignment to the available budget. Environmental approvals being finalised.
Operations	Cat 3 (.>\$1m)	Local Centre Streetscape	Streetscape improvements to Lindfield Avenue and Tryon Road	Lindfield	M3 - Documentation	Jul-27	Expected submission of tender package has been delayed due to requirment to amend hydraulic modelling for the project. The tender package is expected to be submitted for internal review in April/May 2025.
Operations	Cat 3 (.>\$1m)	Local Centre Streetscape Improvement Program	Streetscape Improvements to Pacific Highway, Fitzsimons Lane and adjoining streets (north of McIntyre Street)	Gordon	M3 - Documentation	Dec-26	Unexpected delays in completing the design. The design consultant has committed to submission of the tender package in late April 2025.
Operations	Cat 1 (\$250k- 500k)	Play Space Upgrade Program	Eldinhope Green - Local Playground Upgrade	Wahroonga	M6 - Completed		Complete.
Operations	Cat 2 (\$501k- \$1m)	Open Space/Recreational Assets	Ibbitson Park Upgrade - Stage 1 Park and Playspace Upgrade	Lindfield	M2 - Concept	Dec-26	Impacts from the development on the corner of Wolseley Road had meant the project was originally to be delivered in two stages, however the concept plan for the project will now be released for consultation in its entirety in April 2025. Consideration will still be given to constructing the project in two stages, being park upgarde and streetscape/civil works on Wolseley Road.
Operations	Cat 2 (\$501k- \$1m)	District Parks Upgrade Program	Robert Pymble Park - Stage 2 MP implementation works	Pymble	M2 - Concept	Dec-26	Stage 2 - undergrounding of power surrounding the park is in the design phase. Council is also seeking quotes from suitable suppliers for the introduction of a new modular amenities building to replace the existing.
Operations	Cat 1 (\$250k- 500k)	Neighbourhood Centres Revitalisation Program	East Turramurra - Neighbourhood Centre Upgrade	Turramurra	M2 - Concept	Jul-26	Amended concept plan incorporating the HPAA facilities has been consulted with the community. The concept plan is currently undergoing modificalton based on the feedback received and will be finalised in April 2025.
Operations	Cat 1 (\$250k- 500k)	Traffic Facilities	Telegraph Road Safety Upgrade	Pymble	M3 - Documentation	Sep-25	Modifications have been required to the design to accommodate resident feedback corncerning driveway impacts. The design is nearing finalisation with a completed package expected in April/May 2025.
Operations	Cat 2 (\$501k- \$1m)	Traffic Facilities	Installation of Traffic Calming Infrastructure	Various	M5 - Construction	Jun-25	Works ongoing on the Various TfNSW grant funded traffic calming devices are currently being designed and installed - Turramurra Avenue Pedestrian Crossing completed, Culworth Ave Wombat Crossing awaiting lighting installation with civil works expected in April 2025.

Operations	Cat 1 (\$250k- 500k)	Sports Courts	Sports Courts Redevelopment Program	Various	M5 - Construction	Jun-25	Works have been completed at Warrimoo and Loyal Henry Tennis Courts. The design is nearing completion for the replacement of the cricket nets at Turramurra.
Operations	Cat 3 (.>\$1m)	Footpaths	Construction of New Footpaths	Various	M6 - Completed	Jun-25	Program is tracking well with majority of works for the year complete. Recently completed footpaths include Crana Avenue and Wallalong Road.
Operations	Cat 2 (\$501k- \$1m)	Sportsfields	New Club House including amenity facilities at Bannockburn	Pymble	M3 - Documentation	Dec-26	The community consultation was placed on hold whilst confirmation of funding was undertaken. Consultation will take place on the concept in April 2025, with constuction likely at the start of 2026.
Operations	Cat 2 (\$501k- \$1m)	Building Works & Maintenance	Refurbishment of Pymble Town Hall.	Pymble	M6 - Completed	Feb-25	Complete.
Operations	Cat 2 (\$501k- \$1m)	Roads Renewal Program	Resurfacing Council Roads	Various	M6 - Completed	Jun-25	Roads program for FY 24/25 underway with significant upgrades already undertaken at various locations and remaining works programmed for completion prior to the end of FY.
Operations	Cat 1 (\$250k- 500k)	Open Space & Recreational	Sequoia Close - Playspace Upgrade	Wahroonga	M2 - Concept	Dec-25	An updated concept plan has been developed to address environmental concerns raised initially will be provided to the community for comment April/May 2025.
Operations	Cat 1 (\$250k- 500k)	Open Space & Recreational	Lorraine Taylor Reserve - Playspace Upgrade	St Ives	M4 - Procurement	Jun-25	Construction works have commenced with works scheduled until mid 2025.
Operations	Cat 2 (\$501k- \$1m)	Parks Development	St Ives Showground Upgrade Works - Main Carpark Upgrade	St Ives	M4 - Procurement	Jun-26	The Tender has closed and evaluation underway. Tender to be reported to the May OMC.
Operations	Cat 3 (.>\$1m)	Parks Development	Hassall Park - Stage 1 - Implementation of Masterplan	St Ives	M6 - Completed		Complete.
Operations	Cat 1 (\$250k- 500k)	Public Toilets	Auluba Oval Amenities Renewal	Turramurra	M4 - Procurement	Dec-25	Contractor has been engaged and works to commence in April 2025.
Operations	Cat 3 (.>\$1m)	Sports fields	Norman Griffiths Oval Upgrade	West Pymble	M5 - Construction	TBC	Works in progress. Project experiencing delays. Refer - https://www.krg.nsw.gov.au/Planning-and-development/Projects-and-current-works/Pymble/Norman-Griffiths-Oval-upgrade and the report tabled to Council at the OMC in March 2025.
Operations	Cat 3 (.>\$1m)	Community Partnerships	St Ives Cultural and Environmental Education Centre	St Ives	M3 - Documentation	Jul-26	Work ongoing in re-engaging with lead consultant to bring the package to tender readiness inclusive of all LBC requirements. Final Business Case report issued on 17 March 2025 by external consultants.
Operations	Cat 2 (\$501k- \$1m)	Parks Development	Hassal Park - Stage 2 Masterplan Implementation Works	St Ives	M3 - Documentation	Dec-25	The Cricket nets tender package to be released in April with works to be undertaken August/September 2025. Upgrade to the amenities to take place following the cricket nets.
Operations	Cat 1 (\$250k- 500k)	Open Space & Recreational	Comenarra Oval Playspace Upgrade	Turramurra	M3 - Documentation	Jun-26	Tender package has been completed, tender to be released shortly with works expected to commence on site September/October 2025.
Operations	Cat 1 (\$250k- 500k)	Open Space & Recreational	Mimosa Oval Playspace Upgrade	Turramurra	M3 - Documentation	Jun-26	Tender package nearing completion, tender to be released shortly with works expected to commence on site September/October 2025.
Operations	Cat 3 (.>\$1m)	Open Space & Recreational	Caley's Pavilion - Boardwalk Replacement	St Ives	M4 - Procurement	May-25	Works in progress with a completion date set for late April early may 2025.
Operations	Cat 3 (.>\$1m)	Open Space & Recreational	Wildflower Garden - District Playspace Upgrade	St Ives	M3 - Documentation	Dec-26	Tender documentation being finalised, tender to be released shortly with works expected to commence on site September/October 2025.
Civic	Cat 3 (.>\$1m)	Town Centre & Urban	Lindfield Village Hub	Lindfield	Procurement	Dec-23	Review the feasibility of the Lindfield Village Hub and if viable, progress towards securing a development partner.
							CHART KEY
						Project Stage	Overview
						M1 - Initiation	Project is passed to Operations to commence. There may be a lag time between M1 and M2 as the project is bought into the current programme of works for teams within operations.
						M2 - Concept	Project is assigned to an appropriate office to begin site analysis, planning, undertake internal/external consultation tasks leading to the development of a finalised concept plan
						M3 - Documentation	Following approval of Concept plan which for most projects above \$250,000 would include public exhibition the project is moved into the documentation phase. This phase includes additional internal consultation/external notification and the gathering of any applicable approvals required to undertake the works.
						M4 - Procurement	Project is handed to the projects delivery team to undertake the procurement of the works through Council's Minor Works Schedule, an RFQ process or via an open tender.
						M5 - Construction	Following appointment of a contractor works are scheduled for construction. The date supplied is the date the contract was awarded as opposed to the date works began on site. This stage is complete at handover back to the relevant Assets team within Council.
						M6 - Completed	The Project is then capitalised against new or upgraded assets and completed. There are usually still defects liability periods associated with projects still in place.

REPORT BACK ON THE EOIS FOR THE SMART TRANSPORT AND ENVIRONMENT COMMITTEES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to appoint a Chairperson and Deputy Chairperson and community representatives to the Smart Transport Advisory Committee and the Environment Advisory Committee.

BACKGROUND:

At an Extraordinary Meeting of Council on 8 October 2024 it was resolved to place the Sustainable Recreation Advisory Group and the Active Transport Reference Committee on hold. Terms of reference for two new committees, the Environment Committee and the Smart Transport Advisory Committee, were adopted at the December Ordinary Meeting of Council. Community membership recommendations were to be reported to the April OMC, at which appointment of a Chair and Deputy Chair to both committees is to occur.

COMMENTS:

An Expression of Interest process for the recruitment of community representative nominees was undertaken, with ten Environment Advisory Committee nominations and twenty-three Smart Transport Advisory Committee nominations were received.

A recruitment consultant has evaluated the nominations and made recommendations for appointments of community representatives in accordance with the committee's terms of reference and the applications submitted.

Procedures for the appointment of a Chair and Deputy Chair to each committee are detailed within this report.

RECOMMENDATION:

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

That Council appoint a Chair and Deputy Chair to the Smart Transport Advisory Committee and the Environment Advisory Committee for the remainder of the 2024-26 Mayoral term and appoint the recommended community members to each committee for the 2024-28 Council term.

PURPOSE OF REPORT

For Council to appoint a Chairperson and Deputy Chairperson and community representatives to the Smart Transport Advisory Committee and the Environment Advisory Committee.

BACKGROUND

An Extraordinary Meeting of Council was held on 8 October 2024, at which it was resolved to place the Sustainable Recreation Advisory Group and the Active Transport Reference Committee on hold. Terms of reference for two new replacement committees, the Environment Committee and the Smart Transport Advisory Committee, were adopted at the December 2024 Ordinary Meeting of Council. Community membership recommendations are to be reported to the April OMC, at which appointment of a Chairperson and Deputy Chairperson to both committees are also to occur.

COMMENTS

Community membership

Council webpages detailing the Environment Committee and the Smart Transport Advisory Committee were set up on the Committees and Panels section of Council's web site in mid-January. These webpages provided information on the committees, links to the Council Advisory and Reference Committee Guidelines (including Terms of Reference), and a call for nominations accompanied by a nomination webform.

Nominations were open for a period of 39 days and were promoted through a media release, the council website, and Ku-ring-gai e-news editions. Members of the former Sustainable Recreation Advisory Group and the Active Transport Reference Committee were invited to nominate for the new committees. Local community members known by Council to have an interest in local environmental matters were contacted directly and invited to nominate for the Environment Committee.

The Environment Committee terms of reference state that up to eight community representatives are to be appointed to the committee, selected based on their expertise in environmental management, biodiversity conservation, urban forestry, sustainable recreation, or related fields. Community representatives are to be appointed by resolution of Council following an Expression of Interest process with recommendations based on candidate merit and ensuring diverse representation across the relevant disciplines.

Ten nominations for the Environment Committee were received. All nominees are Ku-ring-gai residents with an even number of male and female nominees.

The Smart Transport Advisory Committee terms of reference state that up to eight community representatives with expertise or interest in sustainable transport, climate policy, or urban planning are to be appointed to the Committee. Additionally, at least one representative from Bike North and one representative of pedestrians' interests are to be appointed.

Twenty-three nominations for the Smart Transport Advisory Committee were received, comprising eight females and fifteen males. One (male) nomination was from a Bike North member (cycling advocacy group) and one (male) from a WalkSydney representative (pedestrian advocacy group).

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The nominations for both committees were generally of a high calibre. To assist with the selection process, Public Sector People were commissioned by Ku-ring-gai Council to evaluate nominations and provide recommendations for the community representative appointments.

The consultant was provided with each of the committees' Terms of Reference (see **Attachment A3** and **A4**), each individual application in full, and a spreadsheet to provide recommendations. The spreadsheet was populated with additional details, including; nominee, staff comments, a summary of motivations, and a summary of expertise.

The consultant was asked to make their recommendations based on the full applications and with reference to each committee's Terms of Reference. Additionally, the consultant was asked to consider gender and diversity where appropriate and for the Smart Transport Committee consider geographic spread (by ward).

Nominations for and recommended appointments to the Smart Transport Advisory Committee are listed in **Confidential Attachment A1**. Nominations for and recommended appointments to the Environment Advisory Committee are listed in **Confidential Attachment A2**.

The community members appointed to the committees shall serve until the conclusion of the current Council term (plus up to 6 months to allow time for the incoming Council to make new appointments).

Appointment of Chairperson and Deputy Chairperson

For both committees, both the Chairperson and the Deputy Chairperson are to be a Councillor appointed by Council. The Councillors appointed to the committees shall serve until the conclusion of the current Mayoral term.

Appointments of a Chairperson and Deputy Chairperson to committees are by Council resolution. As such, each appointment may be made simply by successfully moving a motion.

Alternatively, Council may vote for individual appointments prior to confirming the appointments by resolution. If this path is chosen by Council, it is recommended that open voting be used, with Councillors publicly raising their hands for the candidate of their choice.

INTEGRATED PLANNING AND REPORTING

Theme 4: Access, Traffic and Transport

Theme 6: Leadership

Theme 2: Natural Environment

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
T1.1: A range of integrated and sustainable transport choices enable effective movement to, from and around Ku-ring-gai.	T1.1.1: Connections are provided to public transport that are accessible to all age groups and match the travel needs of the community.	T1.1.1.1: An improvement plan is being implemented for bikeways, pedestrian facilities and footpath networks having regard for the access, health and recreational needs of the community.

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.	L4.1.2.1: Ensure that Council and Committee Meetings are managed effectively and in accordance with relevant legislation, codes and guidelines.
N1.1: A community empowered with knowledge, learning and information that drives participation in activities that benefit the environment.	N1.1.1: The community has an enhanced appreciation of the value of the natural environment, local environmental issues and impacts.	N1.1.1.1: Utilise a variety of communication mechanisms and channels for different target groups to deliver environmental information.

GOVERNANCE MATTERS

Reference Committees provide a mechanism by which interested residents and experts can play an active role in the formulation of council policy, direction and practice. Reference Committees are an important link in Council's communication strategy with the community and are supported via other community consultative methods.

Under the *Local Government Act 1993*, Council is able to delegate some of its functions to a committee of Council. The Reference Committees referred to in this report have not had delegated authority given to them and therefore they serve to provide recommendations and advice for Council. Therefore, these Reference Committees do not have the power to make a final determination on any matter referred to them. Their role is to advise on a particular position, or course of action. This advice is then considered by Council in its deliberations on a matter. Reference and Advisory Committees are established under Section 355 of the *Local Government Act 1993*.

This report has been prepared in response to the resolution of Council on 17 December 2024 to seek expressions of interest for community membership, and report recommendations back to Council by 8 April 2025.

The Terms of Reference for each committee include the number of committee members to be selected. If, following review of the nominations, Council would like to expand the committee, this can be done with a resolution of Council to amend the Terms of Reference and appoint the desired number of Committee members.

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

Owing to its status as a formal Council committee, a Smart Transport Advisory Committee may be a vehicle to improve Council's ability to attract grant funding for active transport infrastructure and supporting facilities. For example, Transport for NSW offers funding on a dollar-for-dollar basis

for facilities such as local cycleways, footpaths, pedestrian facilities, signage and other support facilities.

Part of Council's portion of funding for active transport facilities could be sourced from the Environmental Levy's Sustainable Transport theme, where \$100,000 would be available every year for actions derived from the Ku-ring-gai Integrated Transport Strategy and Bike Plan, and to develop and promote sustainable commuter transport alternatives. Funding for active transport facilities is also available through the Net Zero Strategy. Active transport infrastructure and facilities are also a feature of the Public Domain Plans, and a portion of funding is available in the 7.11 Contributions Plan. Where a proposed cycleway corresponds with those identified in Transport for NSW's Strategic Cycleway Corridor network map for the Eastern Harbour City, there is the potential for 100% funding assistance from Transport for NSW.

The operation and management of the Smart Transport Advisory Committee will be funded through Strategy & Environment, Urban Planning.

There are no specific financial implications arising from the creation and management of the Environment Committee. Staff resources are dedicated to the committee from Environment & Sustainability.

SOCIAL CONSIDERATIONS

The Environment Committee and the Smart Transport Advisory Committees would provide opportunities and a forum for resident and community representation on environmental and active/innovative transport issues.

ENVIRONMENTAL CONSIDERATIONS

Through the advice of the Smart Transport Advisory Committee, a higher level of active transport infrastructure can be attained in Ku-ring-gai, acknowledging that cycling, walking and other forms of micromobility are important travel modes for both solely pedestrian-based journeys and also parts of trips which involve bus, rail or car journeys. Communities and town centres with cycling and walking at the forefront of design provide attractive, liveable areas with high levels of street activity, improved safety and a high quality of environment. Cycleable and walkable environments facilitate greater public transport use and also contribute to healthy communities through the encouragement of physical activity.

Increased cycling rates and reducing car dependence have the potential to make significant changes to transport patterns by shifting the high number of short trips (under 5km) that are currently undertaken by car to walking and cycling modes.

Council's Integrated Transport Strategy recognises the sustainability and environmental benefits of encouraging riding bicycles and walking, with objectives to increase the proportion of trips that can be undertaken by non-car modes and encourage active transport and active lifestyles.

The Environment Committee will assist Council by providing strategic advice and feedback on the preservation, management, enhancement and recreational use of Ku-ring-gai's natural environment. The Committee's focus is to guide Council on ensuring ecological sustainability, promoting biodiversity and fostering community engagement in the care of environmental areas.

COMMUNITY CONSULTATION

The Smart Transport and Environment Committees provide avenues for community consultation on Council's relevant plans, policies and programs.

INTERNAL CONSULTATION

This report has been prepared in consultation with staff from within the Strategy and Environment Department, and with other departments of Council where relevant.

SUMMARY

An Expression of Interest process for the recruitment of community representative nominees was undertaken, with ten Environment Committee nominations and twenty-three Smart Transport Committee nominations received. A recruitment consultant has made recommendations regarding the appointment of nominees in accordance with the committee's terms of reference and based on the applications submitted.

Procedures for the appointment of a Chairperson and Deputy Chairperson to both committees are detailed within this report.

RECOMMENDATION:

That Council:

- A. appoint a Chairperson and Deputy Chairperson to the Smart Transport Advisory Committee and the Environment Advisory Committee for the remainder of the 2024-26 Mayoral term.
- B. appoint the recommended community members to the Smart Transport Advisory Committee and the Environment Advisory Committee for the 2024-28 Council term.

Sybylla Brown
Natural Areas Program Leader

Joseph Piccoli
Strategic Traffic Engineer

Jacob Sife
Manager Environment and Sustainability

Andrew Watson
Director Strategy & Environment

Attachments:	A1	Smart Transport Advisory Committee nominee evaluation and recommendations
	A2	Environment Advisory Committee nominee evaluation and recommendations

Confidential

Confidential

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A3	↓ Adopted Terms of Reference - Smart Transport Advisory Committee	2025/090748
A4	↓ Adopted Terms of Reference - Environment Advisory Committee	2025/090744

SMART TRANSPORT ADVISORY COMMITTEE

Role of the Committee

The Smart Transport Advisory Committee is established to provide guidance on the development and implementation of a sustainable transportation hierarchy that enhances the health, wellbeing, and liveability of the Ku-ring-gai community while contributing to Council's net zero emissions target.

By prioritising walking, cycling, and public transport over private vehicle use, the Committee aims to create a healthier, more connected community. Its focus is to align Council's transport initiatives with climate targets, promote active and sustainable mobility options, and reduce greenhouse gas emissions, ensuring Ku-ring-gai's transition towards a net zero future.

The Committee will:

- Promote and support a transportation hierarchy that prioritises:
 - Walking, cycling and other micromobility devices
 - Public transport
 - Car-sharing schemes
 - Electric vehicle (EV) transition
- Provide recommendations on integrating sustainable mobility choices into Council policies to create a more efficient, low-emission transport system.
- Encourage active transport options that foster healthier, more ecologically sustainable communities.
- Ensure that public domain initiatives are aligned with smart transport goals and contribute to more sustainable and accessible transportation networks.

Key Focus Areas

- **Active Transport:** Enhancing walking and cycling infrastructure and safety.
- **Public Transport:** Encouraging greater use of public transport and advocating for improved services.
- **Public Domain Initiatives:** Advising on how public spaces can support smart transport and the transportation hierarchy.
- **Car Share:** Expanding access to car-sharing services as a sustainable alternative to car ownership.
- **EV Transition:** Supporting the shift to electric vehicles and the necessary charging infrastructure.

Membership

The Committee will consist of:

- Two Councillor representatives (voting members), appointed by Council as Chairperson and Deputy Chairperson.
- Up to eight community representatives (voting members) with expertise or interest in sustainable transport, climate policy, or urban planning.
- At least 1 representative from Bike North (voting member).
- 1 representative of pedestrian's interests (voting member).
- External experts or representatives from relevant organizations may be invited to participate on an ad-hoc basis, as determined by the Committee.

Community representatives are to be appointed by resolution of Council following an Expression of Interest process with recommendations based on candidate merit and ensuring diverse representation across the relevant disciplines.

Term of membership

The term of office for committee members will be for the term of Council, plus up to 6 months to allow time for the incoming Council to make new appointments. At the expiration of the term, members will be eligible for re-appointment, subject to referral to Council for its consideration and resolution.

Council may nominate additional applicants to the Committee as reserves to fill vacancies. Members will be appointed in the order recommended by the assessment panel.

Membership of the Committee can be withdrawn by resolution of Council.

If a member misses three (3) consecutive meetings without apology, their membership will be withdrawn and the position will be deemed vacant.

Chairperson

The Chairperson of the Committee is the Mayor, or a Councillor as nominated by Council.

The Chairperson is to be elected by Council for the same period as the term of office of the Mayor. If the Chairperson is not present at the time designated for the meeting, the Deputy Chairperson shall take the responsibilities of the Chairperson.

The Chairperson is to have precedence at the meeting and shall determine the order of proceedings, generally as set out in the agenda.

The Chairperson has the discretion to exclude a member of the Committee if a member displays inappropriate conduct. If this occurs, the matter is to be reported to the next available Council meeting.

Deputy Chairperson

The Deputy Chairperson of the Committee will be a Councillor as nominated by Council.

Committee Facilitator

A Committee Facilitator (Convenor) shall be appointed by the General Manager. The Facilitator shall be a staff member of Council who will be responsible for coordinating the preparation of agendas, invitations and minutes of the Committee.

The Facilitator shall also be responsible for coordinating any presentations from guest speakers and for considering requests from members of the public to address the Committee in consultation with the Chairperson and other staff.

Delegation

No delegation. The committee is an advisory body only and has no decision-making authority. It cannot commit Council to a course of action or direct Council staff.

Voting

Decisions will be made by a simple majority vote, with the Chair having the casting vote in the event of a tie.

Quorum

A quorum will be established by the presence of at least half the appointed members of the Committee, including at least one Councillor.

Meetings

The Committee will meet quarterly, or as determined by the Chairperson. The Chairperson has the authority to call meetings in accordance with the agreed meeting schedule. A proposed change to this meeting schedule, either ongoing or one-off, should give consideration to operational requirements, and be agreed upon by the majority of Committee members.

Agendas will be distributed at least five (5) business days before each meeting. Minutes of each meeting will be recorded and circulated to members for review and endorsement by the Chairperson.

Each meeting will start and finish at the scheduled time. The Chairperson may consider a motion to extend a meeting for up to 30 minutes. Matters listed on the agenda that are not dealt with by the conclusion of the meeting will be carried forward to the next meeting of the committee.

If an issue arises that requires the Committee's input before the next scheduled meeting (e.g., due to time constraints), the matter may be referred informally to committee members for their guidance or advice.

Attendance by audio-visual link

Members of the committee may attend meetings by audio-visual link, in accordance with the Council Advisory and Reference Committee Guideline.

Reporting Structure

Once approved by the Chairperson, the minutes will be put to an Ordinary Meeting of Council for adoption. The recommendations of the committee, so far as adopted by the Council at an Ordinary Meeting of Council, are resolutions of the Council.

The Committee will provide formal recommendations to Ku-ring-gai Council. Recommendations and progress reports will be submitted through the Director of Strategy and Environment for inclusion in relevant Council meetings and decision-making processes.

Code of Conduct

All Committee members are expected to adhere to the Ku-ring-gai Council Code of Conduct. Members must declare any pecuniary or non-pecuniary interests at the start of meetings where applicable. Conflicts of interest will be managed in accordance with Council policies.

All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.

Each Committee member shall be provided with Council's Code of Conduct and other related policies that may be applicable to the operation of the Committee.

Confidentiality

Committee members may be privy to sensitive or confidential information, and they are expected to maintain confidentiality in line with Council's guidelines. Breaches of confidentiality may result in removal from the Committee.

ENVIRONMENT ADVISORY COMMITTEE

Role of the Committee

The Environment Advisory Committee is established to provide strategic advice and feedback to Ku-ring-gai Council on the preservation, management, enhancement, and recreational use of Ku-ring-gai's natural environment. The Committee's focus is to guide Council on ensuring ecological sustainability, promoting biodiversity, and fostering community engagement in the care of environmental areas.

The Committee will:

- Advise on the planning and management of environmental programs, excluding those related to bushfire and flood risk management.
- Support the design and planning of recreational facilities within natural areas, ensuring these align with sustainability and community needs.
- Contribute to the development and review of Council's biodiversity, urban greening, and environmental plans and policies, ensuring alignment with best practice.
- Guide the creation, engagement around, and implementation of, environmental education and sustainable recreation initiatives.
- Provide input on environmental monitoring and reporting to assess Council's efforts in protecting and enhancing the environment.

Membership

The Committee will consist of:

- Two Councillor representatives (voting members), appointed by Council as Chairperson and Deputy Chairperson.
- Up to eight community representatives (voting members), selected based on their expertise in environmental management, biodiversity conservation, urban forestry, sustainable recreation, or related fields.
- One representative from NSW National Parks and Wildlife Service (voting member).
- The following Ku-ring-gai Council staff will be available to attend the Committee meetings (non-voting), and will provide professional advice and administrative support:
 - Manager Environment and Sustainability
 - Environmental Programs Leader
 - Other staff as required for their expertise or specific knowledge areas.

Community representatives are to be appointed by resolution of Council following an Expression of Interest process with recommendations based on candidate merit and ensuring diverse representation across the relevant disciplines.

Term of membership

The term of office for committee members will be for the term of Council, plus up to 6 months to allow time for the incoming Council to make new appointments. At the expiration of the term, members will be eligible for re-appointment, subject to referral to Council for its consideration and resolution.

Chairperson

The Chairperson of the Committee is the Mayor, or a Councillor as nominated by Council.

The Chairperson is to be elected by Council for the same period as the term of office of the Mayor. If the Chairperson is not present at the time designated for the meeting, the Deputy Chairperson shall take the responsibilities of the Chairperson.

The Chairperson is to have precedence at the meeting and shall determine the order of proceedings, generally as set out in the agenda.

The Chairperson has the discretion to exclude a member of the Committee if a member displays inappropriate conduct. If this occurs, the matter is to be reported to the next available Council meeting.

Deputy Chairperson

The Deputy Chairperson of the Committee will be a Councillor as nominated by Council.

Committee Facilitator

A Committee Facilitator (Convenor) shall be appointed by the General Manager. The Facilitator shall be a staff member of Council who will be responsible for coordinating the preparation of agendas, invitations and minutes of the Committee.

The Facilitator shall also be responsible for coordinating any presentations from guest speakers and for considering requests from members of the public to address the Committee in consultation with the Chairperson and other staff.

Delegation

No delegation. The committee is an advisory body only and has no decision-making authority. It cannot commit Council to a course of action or direct Council staff.

Voting

Decisions will be made by a simple majority vote, with the Chair having the casting vote in the event of a tie.

Quorum

A quorum will be established by the presence of at least half the appointed members of the Committee, including at least one Councillor.

Meetings

The Committee will meet quarterly, or as determined by the Chairperson. The Chairperson has the authority to call meetings in accordance with the agreed meeting schedule. A proposed change to this meeting schedule, either ongoing or one-off, should give consideration to operational requirements, and be agreed upon by the majority of Committee members.

Agendas will be distributed at least five (5) business days before each meeting. Minutes of each meeting will be recorded and circulated to members for review and endorsement by the Chairperson.

Each meeting will start and finish at the scheduled time. The Chairperson may consider a motion to extend a meeting for up to 30 minutes. Matters listed on the agenda that are not dealt with by the conclusion of the meeting will be carried forward to the next meeting of the committee.

If an issue arises that requires the Committee's input before the next scheduled meeting (e.g., due to time constraints), the matter may be referred informally to committee members for their guidance or advice.

Attendance by audio-visual link

Members of the committee may attend meetings by audio-visual link, in accordance with the Council Advisory and Reference Committee Guideline.

Reporting Structure

Once approved by the Chairperson, the minutes will be put to an Ordinary Meeting of Council for adoption. The recommendations of the committee, so far as adopted by the Council at an Ordinary Meeting of Council, are resolutions of the Council.

The Committee will provide formal recommendations to Ku-ring-gai Council. Recommendations and progress reports will be submitted through the Director of Strategy and Environment for inclusion in relevant Council meetings and decision-making processes.

Code of Conduct

All Committee members are expected to adhere to the Ku-ring-gai Council Code of Conduct. Members must declare any pecuniary or non-pecuniary interests at the start of meetings where applicable. Conflicts of interest will be managed in accordance with Council policies.

All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.

Each Committee member shall be provided with Council's Code of Conduct and other related policies that may be applicable to the operation of the Committee.

Confidentiality

Committee members may be privy to sensitive or confidential information, and they are expected to maintain confidentiality in line with Council's guidelines. Breaches of confidentiality may result in removal from the Committee.

URBAN FOREST POLICY UPDATES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To update Council's Urban Forest Policy.

BACKGROUND:

Council has policies dealing with a broad range of administrative functions which are regularly reviewed to ensure relevance and that they remain up-to-date.

The purpose of the Urban Forest Policy is to provide a set of guiding principles intended to establish a high-level framework for the sustainable management of Kuring-gai's Urban Forest.

COMMENTS:

Council policies are reviewed periodically to update for legislative changes and otherwise to ensure they are appropriate and relevant. This report deals with the Urban Forest Policy.

RECOMMENDATION:

That Council adopt the updated Urban Forest Policy.

[Refer to the full Recommendation at the end of this report]

PURPOSE OF REPORT

To update Council's Urban Forest Policy.

BACKGROUND

Council has policies dealing with a broad range of administrative functions which are regularly reviewed to ensure relevance and that they remain up to date.

COMMENTS

The policy has been reviewed and minor amendments made, as follows:

- all referenced legislation, policies and documents updated to be current and relevant.
 - Government Architect NSW, 2020, Greener Places (The Green Infrastructure Policy)
 - Local Government Association Urban Forest Policy (2003) – deleted.
 - Climate Change Adaptation Strategy – deleted.
 - Ku-ring-gai Local Centres Development Control Plan – superseded.
 - Ku-ring-gai Local Environmental Plan (Local Centres) (2012) – superseded.
 - Ku-ring-gai Planning Scheme Ordinance – deleted; and
 - Unsafe Plants in Non-Rural Areas Code of Practice 2024, Department of Climate Change Energy Environment & Water – added.
- incorporation of an additional principle relating to garden vegetation:

“10. That a part of the Urban Forest is made up of garden vegetation containing hedges and gardens beds providing residents with hobbies, privacy, food and aesthetic amenities, and as such will experience changes over time.”

The draft updated Policy is attached to this report **A1 - Controlled Document Number 136 - Urban Forest Policy - Version 2 – Draft**.

INTEGRATED PLANNING AND REPORTING

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, delegations and authorisations to support good decision-making and compliance with changing legislation and guidelines

GOVERNANCE MATTERS

Existing policy has been updated to reflect legislation as outlined in the comments above.

RISK IMPLICATION STATEMENT

The policies and procedures currently in place are effective in managing associated risks.

FINANCIAL CONSIDERATIONS

No financial impact has been noted from the development of this policy.

SOCIAL CONSIDERATIONS

This policy recognises and promotes the social, health and well-being benefits that a healthy sustainable Urban Forest can provide to its community.

ENVIRONMENTAL CONSIDERATIONS

The Urban Forest Policy provides support to the protection, creation and management of trees and vegetation, adding to Ku-ring-gai's biodiversity and habitat. This policy and its subsequent strategy support the implementation of green infrastructure, water sensitive urban design, provision of open space and improvement of Ku-ring-gai's Green Grid.

COMMUNITY CONSULTATION

The Draft Urban Forest Policy was placed on public exhibition from 14 November to 11 December 2019 for a period of twenty-eight (28) days before being adopted by Council in 2020. The current changes to the policy are minor in nature and do not alter the management of the Urban Forest by Council. No further public consultation is required.

INTERNAL CONSULTATION

Managers and staff affected by this policy have been consulted and their feedback incorporated into this update.

SUMMARY

Council policies are reviewed periodically to update for legislative changes and otherwise to ensure they are appropriate and relevant. This report deals with the Urban Forest Policy.

RECOMMENDATION:

That Council adopt the updated Urban Forest Policy as attached to this report.

Fleur Rees
Senior Landscape Architect

Bill Royal
Team Leader Urban Design

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

2025/006843

Ku-ring-gai Council

Policy

Urban Forest Policy

Version Number 2

Adopted: 18 March 2025

Effective: 19 March 2025



Urban Forest Policy

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Controlled Document Information

Authorisation Details

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Controlled Document Number:	136	TRIM Record No:	2025/006843
Controlled Document Type:	Policy		
Controlled Document Name:	Urban Forest Policy		
Version Number:	2		
Department:	Urban Planning & Heritage – Strategy & Environment		
Distribution:	Internal and External		
Review Period: Max < 4 years	4 years	Next Review Date:	March 2029
Document Status:	Final		
Approval Type:	Adopted by Council		
Version Start Date:	19 March 2025	Version End Date:	March 2029

Related Document Information, Standards & References

Related Legislation:	<p><i>Commonwealth</i></p> <ul style="list-style-type: none"> <i>Ecological Protection and Biodiversity Conservation Act 1999</i> <p><i>New South Wales</i></p> <ul style="list-style-type: none"> <i>Biodiversity Conservation Act 2016</i> <i>Electricity Supply (Safety and Network Management Regulation) 2014</i> <i>Electricity Supply Act 1995</i> <i>Environmental Planning and Assessment Act 1979</i> <i>Fisheries Management Act 1994</i> <i>Heritage Act 1977</i> <i>Local Government Act 1993</i> <i>Local Land Services Act 2013</i> <i>Protection of the Environment Operations Act 1997</i> <i>Rural Fires Act 1997</i> <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>Sydney Water Act 1994</i> <i>The Roads Act 1993</i> <i>Trees (Disputes Between Neighbours) Act 2006</i>
Related Policies (Council & Internal)	<p>New South Wales</p> <ul style="list-style-type: none"> <i>Greener Places Policy</i>¹ <i>The Greater Sydney Region Plan – A Metropolis of Three Cities</i>²

¹ Government Architect NSW, 2020, *Greener Places (The Green Infrastructure Policy)*

² Greater Sydney Commission 2018, *The Greater Sydney Region Plan – A Metropolis of Three Cities*

	<ul style="list-style-type: none"> • <i>The North District Plan</i>³ <p>Ku-ring-gai</p> <ul style="list-style-type: none"> • <i>Asset Management Policy</i> • <i>Biodiversity Policy</i> • <i>Bushfire Management Policy</i> • <i>Climate Change Policy</i> • <i>Drainage works and Maintenance Policy and Procedures</i> • <i>Fauna Management Policy</i> • <i>Green Grid Strategy (pending)</i> • <i>Ku-ring-gai Development Control Plan</i> • <i>Ku-ring-gai Local Environmental Plan (2015)</i> • <i>Ku-ring-gai Local Strategic Planning Statement</i> • <i>Ku-ring-gai Play Space Strategy</i> • <i>Ku-ring-gai Urban Forest Strategy</i> • <i>Local Approvals Policy</i> • <i>Open Space Acquisition Strategy</i> • <i>Private Use of Road Reserves and Nature Strips Policy</i> • <i>Tree Works Notification Policy</i> • <i>Water Sensitive City Policy</i> • <i>Water Sensitive City Strategy</i> • <i>Weed Management Policy</i>
Related Documents - Procedures, Guidelines, Forms	<ul style="list-style-type: none"> • <i>Tree Assessment Guidelines to Prune or Remove Trees on Private and Council Managed Land</i> • <i>Ku-ring-gai Council Drainage Asset Management Plan (2014)</i> • <i>Unsafe Plants in Non-Rural Areas Code of Practice 2024, Department of Climate Change Energy Environment & Water</i>
Other References	<ul style="list-style-type: none"> • <i>Australian Standard AS 4373-2007 Pruning of Amenity Trees (Reconfirmed 2020)</i> • <i>Australian Standard AS 4970-2009 Protection of Trees on Development Sites (Reconfirmed 2020)</i> • <i>Australian Standard AS 2303 Tree Stock for Landscape use</i> • <i>Safe Work NSW Guide to Managing the Risks of Tree Work 2023</i> • <i>WorkCover Code of Practice for Amenity Trees 1998</i> • <i>NSW Rural Fire Service 10/50 Vegetation Clearing Code of Practice 2015</i> • <i>Ku-ring-gai Community Strategic Plan 2032</i>

Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	19 February 2020	19 March 2024	Greg Narker Penny Hemsworth	First version
2	18 March 2025	March 2029	Fleur Rees	Revision one

³ Greater Sydney Commission 2018, *The North District Plan*

Policy Statement

Ku-ring-gai, with its high rainfall, ridgelines capped with rich shale soils and steeply incised sandstone valleys, has evolved a special tall forest character, which is one of the defining and valued characteristics of the area.

Ku-ring-gai's Urban Forest has been modified over the years which has left extensive bushland within gullies, leading to scattered remnant vegetation and bushland along ridgelines, including a significant number of threatened species and ecological communities.

The diversity, heritage, visual and cultural landscape character of Ku-ring-gai has been further defined through the planting of exotic and non-endemic native species within the Urban Forest.

Council is committed to protecting and enhancing this character and identity through sustainable management of its Urban Forest. This includes:

- Integration of green landscaping elements within built infrastructure
- Conservation of our magnificent environment for future generations
- Balancing benefits from the protection, health, and growth of the urban forest against associated risks

Policy

Purpose

The following guiding principles establish a high-level framework for the management of Ku-ring-gai's Urban Forest:

1. That Ku-ring-gai's Urban Forest is a valuable resource with significant economic, environmental, and social benefits.
2. That our Urban Forest is intrinsically linked to Ku-ring-gai's cultural integrity and character and its protection and management is essential to the look, feel and liveability of Ku-ring-gai.
3. That the use of large canopy trees where planting opportunities exist, is essential for maintaining Ku-ring-gai's unique visual character.
4. That the Urban Forest is a component of Green Infrastructure, requiring appropriate planning and financial resources.
5. That a resilient Urban Forest plays a critical role in ecosystem health and urban ecology and can help to mitigate human activities and adapt to climate change.
6. That Urban Forest planning and management provides for the protection and enhancement of remnant vegetation, bushland, and biodiversity (including Threatened Species, Threatened Ecological Communities).
7. That our Urban Forest sustains biodiversity, providing habitat and food source for native wildlife.
8. That the composition, structure, distribution, and condition of our Urban Forest plays a critical role in supporting local and transient wildlife.
9. That the Urban Forest should be managed as a continuous resource regardless of ownership boundaries.
10. That a part of the Urban Forest is made up of garden vegetation containing hedges and garden beds providing residents with hobbies, privacy, food, and aesthetic amenities, and as such will experience changes over time.
11. That urban forest management and protection be informed through the use of relevant legislation, policies, strategies standards, codes and approved guidelines.

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12. That Urban Forest planning and management recognises the presence and importance of native and remnant vegetation, including Threatened Ecological Communities.
13. That development within Ku-ring-gai is designed to protect and enhance the economic, environmental, and social benefits of the Urban Forest.
14. That protection and management of the Urban Forest be supported and enhanced through the use of alternative engineering approaches that accommodate trees and other vegetation and provide for their long-term viability.
15. That risk to life, property, infrastructure, and the environment be managed through best practice tree assessment, maintenance, and planting in accordance with Council's adopted Risk Management System.
16. That structural diversity of the Urban Forest be maintained and protected through the maximisation of space for planting (including deep soil) and improvement in the quality of the growing environment (including soil health and structure).
17. That the health and condition of the Urban Forest be optimised by increasing species diversity and establishing a diverse age distribution of trees.
18. That sustainable Urban Forest targets/Indicators (including canopy coverage targets) be established and recognised as a provisional basis for monitoring the quality, and quantity and effectiveness of any special functions of Ku-ring-gai's Urban Forest.
19. That monitoring and management of the Urban Forest be undertaken through a planned, systematic, and integrated approach.
20. That partnerships, advocacy and community engagement are integral to effective Urban Forest management.

Scope

Council's Urban Forest Strategy, Urban Forest Replenishment Program and Urban Forest Monitoring Program will support this Policy and will provide the framework and resources for the management of the Urban Forest.

Responsibilities

This Policy applies to all sections of Council.

Council's Manager Urban Heritage and Planning has overall responsibility for compliance with this Policy. Implementation of this Policy is the responsibility of the General Manager and all Directors, Managers, Supervisors and Council Staff.

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Definitions

Term	Definition
Age distribution	The varying life spans and growth rates within a tree population.
Canopy Coverage	An indicator of the quantity of urban forest often used as a measure of an urban forests general capacity to provide economic, social, environmental and aesthetic benefits
Ecosystem services	Ecosystem services are the benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as regulation of floods, drought, land degradation, and disease; supporting services such as soil formation and nutrient cycling; and cultural services such as recreational, spiritual, religious and other nonmaterial benefits ⁴ .
Green Infrastructure	The network of parks, reserves, gardens, nature strips and water systems (creeks, dams, water retention and stormwater management systems) that deliver environmental, economic, and social values and benefits to urban communities. Including both natural and built elements such as green roofs (landscaped roof top gardens) and green walls (vertical gardens).
Other vegetation	Includes but not limited to shrubs, ferns, grass, vines, palms, tree ferns, epiphyte, cycads, and xanthorrhoea.
Structural diversity	The various vegetation layers of the urban forest including groundcovers, shrubs, and trees.
Threatened (in reference to species or ecological communities)	Threatened species or threatened ecological communities are those threatened with extinction or destruction. In the International Union for the Conservation of Nature Red List of Threatened Species the term 'threatened' encompasses, from most to least likely to become extinct: critically endangered; endangered; and vulnerable. This terminology is widely used in Australia, including in legislation relating to biodiversity conservation and protection.
Urban Forest	All the trees, other vegetation as well as the soil, seedbank and water that support these. It includes the network of vegetation within both public and private ownership, encompassing the spectrum of vegetation growing within: <ul style="list-style-type: none"> Natural soils that exist independent of human involvement Altered soils, including gardens, bio-retention basins, raingardens. Engineered structures such as tree cells / vaults, vertical and roof top gardens

⁴ *Ecosystems and human well-being: a framework for assessment / Millennium Ecosystem Assessment ; authors, Joseph Alcamo [et al.] ; contributing authors, Elena M. Bennett [et al.], 2003. Available online: http://pdf.wri.org/ecosystems_human_wellbeing.pdf (Downloaded: 21/08/2019)*

Term	Definition
Urban Forest Management/ Urban forestry ⁵	<ul style="list-style-type: none">- The management and minimisation of threats to the forest.- The science and art of managing trees, forests and natural ecosystems in and around urban communities to maximise the physiological, sociological, environmental, economic and aesthetic benefits that trees provide society.
Urban Heat Island	An area that is significantly warmer than surrounding rural areas due to human activities.

⁵ Derived from; Schwab, James C (Ed.), 2009. *Planning the Urban Forest: Ecology, Economy and Community Development* American Planning Association Planning Advisory Service Report No. 555

BUSHFIRE MANAGEMENT POLICY - EXHIBITION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To seek Council's approval to place the draft <i>Bushfire Management Policy 2025</i> on public exhibition.
BACKGROUND:	<p>The <i>Bushfire Management Policy 2025</i> (Attachment A1) sets out the framework and responsibilities for bushfire management within the Ku-ring-gai LGA.</p> <p>The purpose of this policy is to guide the effective and sustainable management of bushfire risk within the Ku-ring-gai LGA.</p>
COMMENTS:	Council policies are reviewed periodically to update for legislative changes and otherwise to ensure they are appropriate and relevant.
RECOMMENDATION:	<p>That the <i>Bushfire Management Policy 2025</i> be exhibited for at least 28 days and:</p> <ul style="list-style-type: none">i. Be adopted following completion of the exhibition period where no required changes result from the exhibition; ORii. Reported back to Council where changes are required following the exhibition.

PURPOSE OF REPORT

To seek Council's approval to place the draft *Bushfire Management Policy 2025* on public exhibition.

BACKGROUND

Bushfire Management Policy 2025

The *Bushfire Management Policy 2025* (Attachment A1) sets out the framework and responsibilities for bushfire management within the Ku-ring-gai LGA.

The purpose of this policy is to guide the effective and sustainable management of bushfire risk within the Ku-ring-gai LGA. The Policy's objectives are to:

- minimise the risk posed by bushfire to the community, built assets and the natural environment;
- ensure Council's compliance with all relevant legislation, standards, codes and plans;
- promote a shared responsibility for bushfire management among Council, other land managers, fire authorities and residents;
- empower Ku-ring-gai residents to improve the bushfire resilience of their homes and families;
- ensure that bushfire management activities have due regard to the principles of ecologically sustainable development, as required by legislation;
- support Council's involvement in incident control and recovery;
- improve the collection and sharing of knowledge, including indigenous knowledge, about bushfires and bushfire management; and
- ensure continual improvement in Council's bushfire management strategies.

COMMENTS

Bushfires in south-eastern Australia are a naturally occurring event and an important part of natural ecosystem processes but also pose obvious risks to life and property. The Ku-ring-gai area in particular faces some of the highest levels of bushfire risk in the Sydney Metropolitan Area due to the extent of bushland within and adjoining the Local Government Area (LGA), an abundance of older development carried out prior to the implementation of bushfire-specific development standards and the steep, rugged topography of the area.

It must be acknowledged that while the threat posed by bushfire can be lessened through appropriate management actions, it can never be eliminated. Residents and assets close to the bush will always face some level of bushfire risk.

The responsibility for managing bushfire risk is shared between Council, residents, other land managers, State agencies and emergency services. The *Bushfire Management Policy 2020* covers those activities over which Ku-ring-gai Council has direct control or influence and/or for which it has approval and regulatory responsibilities, providing guidance for proactive management, with the aim of adapting to 'live with fire' into the future.

Item GB.7

S05914

The draft *Bushfire Management Policy 2025* includes the following updates to the Bushfire Management Policy 2020:

- Updates to State Legislation and local committee references;
- increased community engagement on fire management issues;
- incorporation of the option to implement culturally-informed burning to the planned burning program;
- increased detail in partnering with agencies/research institutions on both fire ecology and the efficacy of fire management; and
- updates to *Fuel Management on Private Land* processes.

INTEGRATED PLANNING AND REPORTING

Leadership and Governance

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
L3.1: The organisation is recognised and distinguished by its ethical decision-making, efficient management, innovation and quality customer service.	L3.1.2: Council's Governance framework is developed to ensure probity and transparency.	L3.1.2.5: Maintain a policy review program to ensure the currency of all policy documents.

GOVERNANCE MATTERS

The existing policy has been updated to meet updated legislation and industry best practice.

RISK MANAGEMENT

The responsibility for managing bushfire risk is shared between Council, residents, other land managers, State agencies and emergency services. This policy covers those activities over which Ku-ring-gai Council has direct control or influence and/or for which it has approval and regulatory responsibilities.

The policy outlines a framework for managing the risk posed to residents and assets through a combination of strategic fuel management, community engagement, improved building resilience and effective emergency response planning.

The policy also recognises the need to balance ecosystem impacts with the management of risk to life, property and infrastructure through industry best practice.

FINANCIAL CONSIDERATIONS

Nil

SOCIAL CONSIDERATIONS

The Policy promotes a shared responsibility for bushfire management among Council, other land managers, fire authorities and residents.

ENVIRONMENTAL CONSIDERATIONS

The *Bushfire Management Policy 2025* recognises that many of the measures available to reduce bushfire risk involve vegetation clearing which results in negative impacts to biodiversity and ecological processes that must be taken into consideration.

The policy outlines a framework which allows for the minimisation of the negative environmental impacts of bushfire risk management wherever possible, without compromising necessary hazard reduction outcomes. The policy provides for the environmental impact assessments required under the relevant legislation, with appropriate consideration given to:

- seasonality and timing of proposed burns with regard to recent and predicted climatic and bushfire conditions;
- floral diversity, age and structure of vegetation communities;
- threatened species and threatened ecological communities; and
- key fauna habitat features, both natural and artificial.

A focus on utilising the streamlined environmental approval process facilitated by the *Rural Fires Act 1997* and NSW Bush Fire Environmental Assessment Code ensures that the consideration of environmental impacts is suitably rigorous without causing undue delay.

COMMUNITY CONSULTATION

The policy will be exhibited for at least 28 days and reported back to Council if changes to the policy are required.

INTERNAL CONSULTATION

This policy has been updated in consultation with the Operations, Strategy & Environment, Development & Regulation and Community departments.

SUMMARY

Council policies are reviewed periodically to update for legislative changes and otherwise to ensure they are appropriate and demonstrate best practice. The *Bushfire Management Policy 2025* will supersede the 2020 policy and is recommended for adoption.

- A. That the Bushfire Management Policy 2025 be exhibited for at least 28 days and:
- i. Be adopted following completion of the exhibition period where no required changes result from the exhibition; OR
 - ii. Reported back to Council where changes are required following the exhibition.

Mark Schuster
Strategic Bushfire Officer

Jacob Sife
Manager Environment and Sustainability

Andrew Watson
Director Strategy & Environment

Attachments: A1 [↓](#) Draft Bushfire Management Policy 2025 2025/050575

Ku-ring-gai Council

Bushfire Management Policy

Version Number 2

Adopted: TBC 2025

Effective: TBC 2025



Bushfire Management Policy

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Controlled Document Information

Authorisation Details

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Version Start Date:	TBC	Version End Date:	TBC

Related Document Information, Standards & References

Related Legislation:	<i>NSW Local Government Act 1993</i> <i>NSW Rural Fires Act 1997</i> <i>NSW Environmental Planning and Assessment Act 1979</i> <i>NSW Biodiversity Conservation Act 2016 No. 63</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>Protection of the Environment Operations (Clean Air) Regulation 2022</i>
Related Policies (Council & Internal)	Ku-ring-gai Planning Scheme Ordinance 1971 (KPSO) Ku-ring-gai Local Environmental Plan 2015 (KLEP) Ku-ring-gai Development Control Plan (DCP) Ku-ring-gai Biodiversity Policy (2022) Ku-ring-gai Bushland Reserves Plan of Management Climate Change Policy 2020 Ku-ring-gai Local Approvals Policy (2019)

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Controlled Document – Policy – Bushfire Management Policy		Version 2 – (TBC 2025)
Other References	Hornsby/Ku-ring-gai Bush Fire Risk Management Plan 2023 Bush Fire Environmental Assessment Code for New South Wales (NSW Rural Fire Service) Planning for Bush Fire Protection 2019 (NSW Rural Fire Service) Guidelines for Ecologically Sustainable Fire Management (2004, A project undertaken for the NSW Biodiversity Strategy) North Turrumurra Community Protection Plan (2016) Ku-ring-gai Bushfire Prone Land Map AS3959:2018: Construction of buildings in bushfire-prone areas Managing Bushfire Risk, Now and into the Future (Ku-ring-gai Council, 2012)	

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Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	1 July 2020	2025	Jacob Sife and Penny Hemsworth	First version
2	2025	2029	Mark Schuster	<ul style="list-style-type: none">• Updated Legislation References• Minor amendments relating to RFS hazard reduction complaints• Inclusion of pyrodiversity, research and cultural burning

Policy

Introduction

Bushfires in south-eastern Australia are a naturally occurring event and an important part of natural ecosystem processes but also pose obvious risks to life and property. The Ku-ring-gai area in particular faces some of the highest levels of bushfire risk in the Sydney Metropolitan Area due to the extent of bushland within and adjoining the Local Government Area (LGA), an abundance of older development carried out prior to the implementation of bushfire-specific development standards and the steep, rugged topography of the area.

It must be acknowledged that while the threat posed by bushfire can be lessened through appropriate management actions, it can never be completely eliminated; residents and assets close to the bush will always face some level of bushfire risk. Additionally, many of the measures available to reduce bushfire risk involve vegetation clearing which results in negative impacts to biodiversity and ecological processes that must be taken into consideration. In some cases, removal of vegetation that is serving as a wind break or ember screen may actually increase the bushfire risk to houses or other assets. It is evident therefore that bushfire management is a complex issue requiring a balance between an acceptable level of risk and an acceptable level of environmental impact.

The responsibility for managing bushfire risk is shared between Council, residents, other land managers, State agencies and emergency services. This policy covers those activities over which Ku-ring-gai Council has direct control or influence and/or for which it has approval and regulatory responsibilities, providing guidance for proactive management, with the aim of adapting to 'live with fire' into the future.

Purpose and Objectives

The purpose of this policy is to guide the effective and sustainable management of bushfire risk within the Ku-ring-gai LGA.

The objectives of this Policy are to:

- Minimise the risk posed by bushfire to the community, built assets and the natural environment;
- Ensure Council's compliance with all relevant legislation, standards, codes and plans;
- Promote a shared responsibility for bushfire management among Council, other land managers, fire authorities and residents;
- Empower Ku-ring-gai residents to improve the bushfire-resilience of their homes and families;
- Ensure bushfire management activities have due regard to the principles of ecologically sustainable development;
- Support Council's involvement in incident control and recovery;
- Improve the collection and sharing of knowledge, including indigenous knowledge about bushfires and bushfire management; and
- Ensure continual improvement in Council's bushfire management strategies and operations.

Implementation Framework

Council will adopt the following management principles in the implementation of this Policy:

Precautionary principle

Section 8A of the *Local Government Act 1993* requires that all decision making by councils should consider the principles of ecologically sustainable development. One of the key ecologically sustainable development principles is the precautionary principle. As such, management decisions will be guided by "careful evaluation to avoid, wherever practicable, serious or

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irreversible damage to the environment, and an assessment of the risk-weighted consequences of various options" (Section 6(2) of the NSW *Protection of the Environment Administration Act 1991*).

Evidence based management

Sound underlying scientific principles together with the most up to date science, research and effective management practices to inform decision-making and enable best practice.

Adaptive management

Bushfire management must incorporate an adaptive approach that is flexible and inclusive, and continually improved through testing / monitoring, learning and applying evidence based management.

Landscape management

Landscape-level assessments of bushfire hazards should inform the application and prioritisation of risk management strategies. Conducted in advance of project decisions and investments, these assessments should identify human, economic, cultural and natural assets; addressing potential direct, indirect and cumulative impacts.

Pyrodiversity

Incorporate the principles of pyrodiversity (i.e. spatial and temporal variation in fire regimes) as a guiding principle to enhance Council's fire management program. Connecting pyrodiversity to biodiversity means creating variation in fire regimes tailored to suit the needs of ecosystems and species, whilst also allowing minimisation of risk from bushfire impacts to built assets and people.

Implementation Activities

The objectives of this Policy will be met through the implementation of the following activities across Council:

Land Use Planning and Development Control
The Ku-ring-gai Local Environmental Plan (LEP) applies C4 (Environmental Living) zoning to key areas with high bushfire threat. The C4 zoning does not permit intensified uses nor uses involving vulnerable groups (elderly and children). It limits placing increased populations and property at risk.
Council's Local Environmental Plans (LEPs) and Development Control Plans (DCPs) address the provision of bushfire protection through consideration of access, landscaping, location and design of dwellings and other assets.
Council's LEPs and DCPs address bush fire evacuation risk by limiting the intensification of development or creation of vulnerable developments in unsuitable locations.
Development applications for properties at risk from bushfire provide for and accommodate adequate bushfire protection measures wholly within the boundaries of the development property. Council owned/managed bushland shall not be used for future asset protection purposes to accommodate new development.
Future subdivision of bushfire prone land for residential purposes ensures the creation of setbacks and resultant BAL ratings that meet the requirement for complying development under Clause 3.4 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
The Ku-ring-gai Bushfire Prone Land Map and Bush Fire Evacuation Risk Map are reviewed periodically and updated as necessary.
Ensure that landscape-scale assessment of past and future fire behaviour and cumulative development impacts are assessed during rezoning or change of use applications in Bushfire Prone Land.
Asset and Fuel Management on Public Land
Implement strategic fuel management works, including controlled burning in bushland and maintenance of identified Asset Protection Zones, in accordance with the current Hornsby/Ku-ring-gai Bush Fire Risk Management Plan prepared by the Hornsby/Ku-ring-gai Bush Fire Management Committee.

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Continually review and improve bushfire resilience of Council facilities, activities and events, including: <ul style="list-style-type: none"> • Bushfire emergency plans; • Bushfire protection measures for buildings/assets; and • Staff awareness.
Maintain a database of fire history within the Local Government Area, identifying the areas burnt, type of fire, date of burn, season, fire intensity and/or other relevant information.
Maintain a network of designated service trails in bushland in accordance with the Hornsby/Ku-ring-gai Bush Fire Risk Management Plan to provide vehicular access for fire suppression and fire management purposes.
Utilise designated walking tracks in bushland to provide access and establish control lines for fire suppression and fire management purposes.
Recognise that fuel management works including burning and mechanical clearing may be unachievable or ineffective in some areas due to limitations of topography, firefighter safety and fuel moisture content during the hazard reduction season. The changing climate may further reduce the efficacy of hazard reduction burning in limiting fire runs during Extreme and Catastrophic weather events. In such cases managing bushfire risk relies more heavily on building upgrades (i.e. retrofitting to achieve higher BAL-ratings) and bushfire emergency planning.
Respond to Hazard Reduction Notices issued by NSW RFS as they arise and implement bush fire protection measures as directed.
Refer bushfire hazard complaints from residents to RFS for evaluation.
Where an Asset Protection Zone (APZ) is created in response to a bushfire hazard complaint, any necessary clearing on private land is to occur prior to or concurrently with any necessary clearing of Council-managed land.
When planning the location and timing of hazard reduction burns give consideration to the retention of unburnt patches throughout the burn area, biodiversity corridors and connectivity to adjacent unburnt bushland (i.e mosaic burning).
Promote and participate in culturally-informed burning practices (where ecologically relevant) with indigenous groups and authorities, such as Metropolitan Aboriginal Land Council and Traditional Owners.
Assess the environmental impacts of proposed fuel management works prior to undertaking the works (preferably in accordance with the <i>NSW Bush Fire Environmental Assessment Code</i>) with appropriate consideration given to: <ul style="list-style-type: none"> • Seasonality and timing of proposed burns with regard to recent and predicted climatic and bushfire conditions; • Floral diversity, age and structure of vegetation communities; • Threatened species and threatened ecological communities; • Key fauna habitat features, both natural and artificial.
Integrate the use of pre and post fire weed management with fuel management burns where appropriate.
Recognise the hazard reduction benefits provided by Council's ecological burning program.
In areas that are known or likely to support threatened species or threatened ecological communities, or where mechanical works (e.g. hand-clearing, slashing) are constrained by topography or site access, give preference to controlled burning as a fuel management method.
Make sports fields or other suitable open spaces available as staging areas and helicopter landing zones for the purpose of carrying out prescribed burns or firefighting operations, as required.
Where it is identified that impacts of planned burning and associated smoke on recreational reserves and ovals are unavoidable, make all reasonable effort to notify potential users accommodate participants at an alternative location.
Implement measures to minimise the air quality impacts of hazard reduction burns, giving consideration to: <ul style="list-style-type: none"> • EPA clean air requirements; • Environmental approvals (e.g. Hazard Reduction Certificate); • Burn plan approval and smoke plume modelling; and • Removal of hazardous materials (e.g. tyres).
Utilise social media and other relevant communication channels to ensure that residents, businesses, community facilities and public services likely to be affected by smoke are notified of upcoming burning operations coordinated by Council.
Conduct Council's bush regeneration program and Bushcare/Parkcare/Streetcare volunteer program in a manner supportive of fuel management objectives. Investigate opportunities for volunteer APZ maintenance program.
Fuel Management on Private Land

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Provide advice and support for bushfire hazard reduction works on private land through collaboration with the relevant fire authorities and consideration of all required permits under the Rural Fires Act, Biodiversity Conservation Act and Clean Air Regulation.
Ensure that Hazard Reduction Certificates for fuel management burning on private property are issued only for genuine bushfire hazard reduction purposes and where there is no practical method of physically removing fuel from the site. Approval for burning for other purposes may be obtained for a fee under Council's Local Approvals Policy.
<p>Ensure that owners or occupiers who are issued with a Hazard Reduction Certificate are aware of other restrictions such as:</p> <ul style="list-style-type: none"> • Special conditions associated with the Hazard Reduction Certificate; • Appropriate fuel management techniques including NSW RFS standards for pile burning; • "Total Fire Ban", declared by the Minister in accordance with the <i>RF Act</i>; • "No Burn Day", declared by NSW Environmental Protection Authority (EPA); • The requirement to obtain a Fire Permit from the relevant Fire Authority prior to burning.
Promote the planning and implementation of fuel management works on private land in accordance with the current Bush Fire Risk Management Plan prepared by the Hornsby/Ku-ring-gai Bush Fire Management Committee.
Ignition Management and Incident response
Prohibit the burning of solid or liquid fuel fires on public land except in designated fire pits/barbecues or where the burning has been authorized by Council and all appropriate permits and/or approvals have been obtained.
On days of Extreme or Catastrophic Fire Danger Rating, prioritise observation and patrol of bushland areas to facilitate early detection of any ignitions.
Implement risk management procedures for closures of Council assets to the public on Extreme and Catastrophic Fire Danger Rating days consistent with adjacent National Parks' processes.
Implement the arrangements of the Hornsby/Ku-ring-gai Local Emergency Management Plan (EMPLAN) to prevent, prepare for, respond to, and recover from emergencies effectively and efficiently.
Support emergency response and suppression activities under the direction of the incident management agency.
Advocate for the provision of accessible and pet-friendly evacuation centres through its participation in the LEMC.
Regional and Inter-Agency Co-operation
Promote regional, landscape-scale fire management planning by actively supporting and contributing to the Hornsby/Ku-ring-gai Bush Fire Management Committee and Fuel Management Sub-Committee.
Plan fuel management activities in Hornsby/Ku-ring-gai, with the aim of maintaining a temporally and spatially variable mosaic of burnt and unburnt patches of vegetation.
Actively support and contribute to the Hornsby/Ku-ring-gai Local Emergency Management Committee.
Support and contribute to operational burn plans created by firefighting agencies.
Collaborate with Community Fire Units (CFU) and Rural Fire Brigades, providing opportunities for joint participation in fuel management and community engagement activities.
Partnerships, Advocacy, Research and Community Engagement
<p>Working with firefighting agencies, other emergency services and land managers, provide community education for residents in order to:</p> <ul style="list-style-type: none"> • Assist them to assess their level of risk; • Encourage them to maintain an appropriate level of bushfire resilience within their household (including building upgrades, landscaping and personal preparedness) and provide advice on how to do so; and • Provide advice on what to do in the event of a bushfire.
Promote community awareness and understanding of fire management policies and practices of Council and the plans prepared by the Hornsby/Ku-ring-gai Bush Fire Management Committee.
Provide bushfire awareness information to residents adjacent to bushland when fuel management works are programmed for their local area.

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Investigate, encourage and utilise opportunities for incentive programs to improve the bushfire resilience of new and existing development including: <ul style="list-style-type: none">• Management of bushfire fuels on private lands;• Retrofitting of bushfire protection measures for existing buildings; and• Ember protection measures for new and existing buildings outside of mapped bushfire prone land.
Encourage community participation in Community Fire Units (CFU) and Rural Fire Brigades including: <ul style="list-style-type: none">• Making appropriate Council facilities available for training and open days; and• Collaboration in grant acquisition and implementation.
Encourage community use of Static Water Supply (SWS) signs available through Fire and Rescue NSW.
Co-ordinate community engagement activities with other local authorities and land managers.
Promote community awareness and understanding of fire behaviour and potential impacts, particularly enhancing community preparedness, by engaging participation in Council's Climate Wise Communities (CWC) program - https://climatewisecommunities.com.au/
Support the RFS implementation of Community Protection Plans (CPP) by: <ul style="list-style-type: none">• Assisting in the promotion an understanding of the North Turramurra CPP; and• Assisting in the creation of CPPs for other high-risk locations with limited egress
On days of Catastrophic Fire Danger Rating, take all reasonable steps to close bushland reserves and to communicate closures of Council lands and Council Facilities to members of the public.
Provide support for tenants of Council's leased facilities regarding bushfire resilience and emergency planning.
Proactively engage with State and Federal Government and other relevant agencies to influence policies and reforms that affect Bushfire risk to the LGA.
Undertake monitoring, collation and analysis of local fire attributes (i.e. fuel loads, fuel load accumulation rates, ecological trends and conditions) to assist in adaptive management in enhancing Council's fire management program.
Collaborate with research institutions to enhance the local knowledge base to incorporate both evidence-based and adaptive management into a state-of-the-art fire management program – where both asset protection and ecological resilience needs inform the direction of Council's program.
Actively participate with conservation groups to progress fire knowledge and apply the knowledge to on-ground operations.
Encourage partnerships and knowledge sharing with key national, regional and local stakeholders, regarding operational bushfire management and bushfire risk.

Definitions

Term / Abbreviation	Definition
Bush Fire Evacuation Risk Map	<p>The map marked "State Environmental Planning Policy No 5—Housing for Older People or People with a Disability (Amendment No 6) Bush Fire Evacuation Risk Map" deposited within the Department of Planning.</p> <p>This map identifies specific areas in which SEPP (previously Housing for Seniors or People with a Disability, now the Housing SEPP), which would otherwise allow for the setting aside of local planning controls in order to facilitate development of certain high- density housing, does not apply.</p>
Hornsby/Ku-ring-gai Bush Fire Risk Management Committee (BFMC) & Fuel Management Sub-Committee.	<p>A Bush Fire Management Committee (BFMC) provides a forum for cooperative and coordinated bushfire management in a local area. BFMCs are responsible for preparing, coordinating, reviewing and monitoring the Plan of Operations and Bush Fire Risk Management Plan for their area. The Hornsby/Ku-ring-gai BFMC is comprised of representatives from Ku-ring-gai and Hornsby Councils, NSW Rural Fire Service, Fire & Rescue NSW, NSW National Parks and Wildlife Service, NSW Department of Primary Industries, NSW Police, Crown Lands, Nature Conservation Council of NSW and various infrastructure operators.</p> <p>A Fuel Management Sub-Committee comprised of the BFMC member organisations that are responsible for managing land has been formed specifically to coordinate the details of fuel management works within the district.</p>
Community Fire Units (CFU)	A Community Fire Unit (CFU) is a team of local residents living in urban areas close to bushland who are supported by Fire and Rescue NSW (FRNSW) to enhance their safety and resilience to bushfires.
Rural Fire Brigades	A rural fire brigade is formed by NSW RFS or a local authority in accordance with the Rural Fires Act 1997 and is comprised of volunteer RFS members and officers. Members and officers of a rural fire brigade are granted certain powers under the Rural Fires Act 1997 for the purpose of controlling or suppressing a fire or protecting persons, property or the environment from an existing or imminent danger arising out of a fire, incident or other emergency.
Hazard Reduction Certificate	<p>A bush fire hazard reduction certificate (HRC) is a certificate that authorises the carrying out of bush fire hazard reduction work on land in accordance with:</p> <ol style="list-style-type: none"> a bush fire risk management plan that applies to the land, and the provisions of any bush fire code applying to the land specified in the certificate, and any conditions specified in the certificate. <p>A HRC may be issued or certified by NSW RFS or by a local authority, and serves as environmental approval for the hazard reduction activities in accordance with the relevant legislation.</p>
Hornsby/Ku-ring-gai Bush Fire Risk Management Plan	<p>Under the Rural Fires Act 1997 the Bush Fire Coordinating Committee (BFCC) must constitute a Bush Fire Management Committee (BFMC) for each area in the State that is subject to the risk of bush fires. Each BFMC is required to prepare and submit to the BFCC a draft Bush Fire Risk Management Plan (BFRMP).</p> <p>The Hornsby Ku-ring-gai BFRMP is a strategic document that identifies community assets at risk and sets out a five-year program of coordinated multi-agency treatments to reduce the risk of bush fire to the assets. Treatments may include such things as hazard reduction burning, grazing, community education, fire trail maintenance and establishing community fireguard groups for both adjoining LGAs.</p>

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Bushfire Prone Land Map	<p>It is a requirement under <i>the Environmental Planning and Assessment Act 1979</i> that a map be produced for each Local Government Area to which a bush fire risk management plan applies recording all land within the area designated by the Commissioner of NSW RFS as bush fire prone land.</p> <p>An area identified as bushfire prone land is land that can support a bushfire or is likely to be subject to bushfire attack. Special construction standards and development restrictions apply to areas mapped as bushfire prone land in NSW.</p>
Hornsby/Ku-ring-gai Local Emergency Management Committee (LEMC)	<p>Local Emergency Management Committees (LEMC) are responsible for the preparation and review of plans in relation to the prevention of, preparation for, response to and recovery from emergencies in the Local Government Area (LGA) for which it is constituted.</p> <p>The Hornsby/Ku-ring-gai LEMC is comprised of representatives from Ku-ring-gai and Hornsby Councils, NSW Police, the State Emergency Service, the NSW Rural Fire Service, Fire and Rescue NSW and other local organisations.</p>
Hornsby/Ku-ring-gai Local Emergency Management Plan (EMPLAN)	<p>The EMPLAN prepared by the Hornsby Ku-ring-gai Local Emergency Management Committee in accordance with the State Emergency and Rescue Management Act, 1989.</p> <p>The aim of the Local Emergency Management Plan (EMPLAN) is to detail emergency preparedness, response to and recovery arrangements for the Hornsby and Ku-ring-gai Local Government areas and to ensure the co-ordinated to emergencies by all agencies having responsibilities and functions in emergencies.</p>
Pyrodiversity	<p>Fire ecologist David Bowman defines pyrodiversity as 'the outcome of complex interactions and feedbacks between fire regimes, biodiversity and ecosystem effects' (see Bowman et.al.2016 - https://royalsocietypublishing.org/doi/10.1098/rstb.2015.0169)</p>

POST EXHIBITION CONSIDERATION OF SUBMISSIONS - DRAFT AFFORDABLE HOUSING POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider submissions received during the exhibition of the Draft Ku-ring-gai Affordable Housing Policy.

BACKGROUND:

Consultants HillPDA were commissioned to:

- undertake an assessment of the options that Council could consider for the delivery of affordable housing within Ku-ring-gai; and
- prepare a draft Affordable Housing Policy for Ku-ring-gai.

COMMENTS:

The Draft Ku-ring-gai Affordable Housing Policy was on public exhibition from 3 February – 3 March 2025.

A total of 16 submissions were received.

RECOMMENDATION:

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

That Council adopt the Ku-ring-gai Affordable Housing Policy.

PURPOSE OF REPORT

For Council to consider submissions received during the exhibition of the Draft Ku-ring-gai Affordable Housing Policy.

BACKGROUND

Ku-ring-gai's current approach to affordable housing is ad hoc. Council does not currently have any adopted affordable housing policy or formal position on the provision of affordable housing within Ku-ring-gai. Council needs to be proactive in determining its strategy for the delivery and management of affordable housing. Many Councils in the Sydney region already have affordable housing strategies and policies in place to proactively deliver affordable housing, such as Willoughby, Waverley, Northern Beaches and City of Sydney.

At the OMC 16 April 2024 Council considered a Notice of Motion and resolved:

- A. Council undertake a Housing Affordability Study to investigate the options for policies and enabling mechanisms to ensure the delivery and management of affordable housing in Ku-ring-gai. The study should include the following matters:*
- i. An Affordable Housing Needs Analysis to determine the nature and extent of housing affordability issues in Ku-ring-gai.*
 - ii. A review of current and upcoming affordable housing policy settings being pursued by the Federal and State Governments.*
 - iii. An analysis of options for the relevant models for delivery of affordable housing provision in the local council context, including case studies of other local councils.*
 - iv. Recommendations to set out the steps and processes that Council needs to undertake to implement an Affordable Housing Strategy and Contributions Scheme.*
 - v. A Draft Affordable Housing Policy to be prepared based on recommendations from Options Paper.*
- B. Council recognises the need to have an Affordable Housing Policy in place to support emerging State Government policy obligations and allocate \$150K budget to undertake this work.*

Council engaged consultants HillPDA to:

- undertake an assessment of the options that Council could consider for the delivery of affordable housing within Ku-ring-gai; and
- prepare a draft Affordable Housing Policy for Ku-ring-gai.

At OMC 17 December 2024 Council resolved:

- A. To advance Ku-ring-gai's affordable housing objectives Council pursue the implementation of:*
- 1. An Affordable Housing Policy;*

2. An Affordable Housing Contributions Scheme.

- B. The Draft Affordable Housing Policy (**Attachment A2**) be placed on public exhibition for a period of 28 days. A report is to be brought back to Council to consider any feedback on the Draft Policy.*
- C. The Affordable Housing Options Paper (**Attachment A1**) and the Education Brochure (**Attachment A3**) be made available as a supporting study to the public exhibition of the Draft Affordable Housing Policy*
- D. That prior to exhibition the Director of Strategy and Environment be given the authority to make minor changes of a typographical nature that do not alter the overall content to any significant degree*

The purpose of the Policy is to articulate:

- Council's objectives for affordable housing within Ku-ring-gai;
- outline the mechanisms for delivering affordable housing;
- Council's requirements for affordable housing; and
- how Council will manage affordable housing it owns.

COMMENTS

The Draft Ku-ring-gai Affordable Housing Policy (**Attachment A1**) was on public exhibition from Monday 3 February to Monday 3 March 2025 inclusive.

A total of 16 submissions were received during the public exhibition. Submissions were received from:

- Shelter NSW
- Community Housing Industry Association NSW (CHIA NSW)
- Ku-ring-gai community groups such as FOKE and Ku-ring-gai Housing Group
- Ku-ring-gai residents
- Planning consultants on behalf of property owners
- Stakeholders with backgrounds in the construction and property industry

A Submission Summary Table is included at **Attachment A2**.

Submissions were received both in support of affordable housing and the draft policy, and against the draft policy. There were also some submissions which misunderstood the purpose of the policy and the mechanisms for the delivery of affordable housing.

Key themes from across the submissions are summarised below. There are no amendments proposed to the Draft Ku-ring-gai Affordable Housing Policy as a result of public exhibition.

Key Theme – Support for affordable housing and the draft policy

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Submissions supported affordable housing in general, noting that affordable housing is in short supply and needed across Ku-ring-gai to support essential workers. Submissions supported affordable housing to be provided in perpetuity, rather than time limited (15 years). Submissions also supported the draft policy, including the principles and noting that the policy will provide clarity on Councils expectations and ensure a consistent approach.

Staff Response

Support is noted.

Key Theme – Concerns regarding the impacts of affordable housing on development viability

Submissions raised concern with the proposed 10% affordable housing contribution on proponent led rezonings, noting that it was an excessive burden on developers and would result in making new development unviable, particularly for smaller scale developers.

Staff Response

The Draft policy proposes a 10% Affordable Housing Target. This means that Council will seek 10% of housing in developments as a result of rezoning arising from a private planning proposal to be Affordable Housing. This ensures that affordable housing is provided along with any development uplift, and gives certainty as to the expected contribution. The expectation for affordable housing is known to developers when they purchase land and/or seeking a rezoning, so it can be factored into the feasibility. The 10% is consistent with other Councils such as Northern Beaches, Woollahra, Waverly and Willoughby.

It should be noted that the 10% target is aspirational and subject to feasibility analysis for any planning proposal to which the policy applies.

Key Theme – Housing prices and supply, housing affordability vs Affordable Housing

Submissions raised concern that the policy would result in making housing more expensive, either due to developers passing the cost onto market buyers or due to fewer developments taking place reducing housing supply and increasing housing prices. Submissions confused housing affordability with Affordable Housing, and noted that previous developments are priced beyond the reach for essential workers, young families and first time buyers. Submissions also suggested that housing affordability is driven by lack of housing supply and a growing population.

Staff Response

There is confusion within the submissions between housing affordability and Affordable Housing.

Housing affordability is the relationship between housing costs and household income. This relationship between income and costs means different things to different people at different places and times. Any dwelling in Ku-ring-gai can be affordable or unaffordable depending on the personal circumstances of a household.

Affordable Housing refer to a specific housing product which is rental housing for very low to moderate income households (as defined by the *Environmental Planning and Assessment Act 1979*). Rent is charged at no more than 30% of a household income, and is usually managed by a Community Housing Provider.

Key Theme – Responsibility

Submissions suggested the provision of affordable housing should be State and Federal Government responsibility, and not Council or private developers. Submissions noted the decline investment in social housing.

Staff Response

The delivery of affordable housing requires the collaboration and co-ordination of multiple stakeholder groups, each with their own drivers, interests and capabilities, including local councils, state government, federal government, community housing providers and the development sector.

Local councils play an important role in engagement with and planning for their communities. This includes planning for an appropriate supply and mix of housing, including affordable housing. The State Government has placed a clear expectation on local councils and the planning system to assist with the delivery of affordable housing through the setting of housing policies and targets for the provision of affordable housing.

By establishing an Affordable Housing Policy, Council is clearly and transparently providing an indication of housing supply it expects to be provided as affordable housing. It is important to note that as stated in the draft policy *“Ku-ring-gai does not have a primary responsibility to regulate or deliver affordable housing in the LGA. It has an important role to set and guide the policy framework for Ku-ring-gai.”*

Key Theme – TOD Precincts and requirement for affordable housing

Submissions noted that the 2% affordable housing contribution within the TOD precincts was insufficient, and encouraged Council to review these areas and include within a local scheme to increase the rates.

Staff Response

The Department of Planning, Housing and Infrastructure *Transport Orientated Development – Guide to Strategic Planning* outlines that in terms of strategic planning for alternatives for the TOD SEPP, *‘In the first instance the prescribed affordable housing rate within the Housing SEPP will apply (2%). In the event that a council takes a different rate or approach, we expect that Councils will prepare an affordable housing contribution scheme that prescribes the rate and mechanism for delivering affordable housing’*. As part of the preparation of Council’s alternative scenario to the TOD, Council has engaged consultants to undertake feasibility analysis for sites to provide 2% affordable housing, and whether there is capacity to contribute to higher rates. The analysis will be taken forward into an Affordable Housing Contributions Scheme.

Key Theme – Misunderstanding of policy and mechanisms to deliver affordable housing

Submissions misunderstood the aim of the policy and the proposed mechanisms for the delivery for affordable housing. Some submissions raised concern that the policy would result in an increase in Council rates and that rate payer money would be used to make 10% of the entire LGA affordable housing. Concerns were raised that the policy would encourage developers to break planning controls or would result in Council supporting increases in FSR/Height to encourage the provision of 10% affordable housing.

Staff Response

These are incorrect and a misunderstanding of the purpose of the draft policy and misunderstanding of the mechanisms to deliver affordable housing.

Council rates are not used for the delivery affordable housing or to subsidise affordable housing.

Council is not seeking for 10% of the housing stock of the Ku-ring-gai local government area to be affordable housing. The draft policy outlines that as part of a proponent led planning proposal (i.e. when landowner/developer is seeking uplift of development potential on a site) then Council will seek a 10% affordable housing contribution, which will require either the developer to dedicate to Council:

- Physical dwellings (units) in the development; or
- monetary equivalent that will be used by Council to acquire land for affordable housing, fund partnerships with CHPs or acquire dwellings for the use of affordable housing.

Council having an affordable housing policy in place does not encourage developers to lodge private planning proposals. Planning Proposals are enabled by the *Environmental Planning and Assessment Act 1979*. An affordable housing policy demonstrates Council's commitment to affordable housing and ensures that it has a framework in place to manage the delivery of affordable housing in a consistent and transparent manner. Council's current approach to affordable housing is ad hoc, and results in inconsistent negotiations and decision making which gives rise to potential probity issues.

The assessment of planning proposals, including those seeking increases in height and FSR, are undertaken on their strategic and site-specific merit rather than the % of affordable housing contribution. The draft policy sets the expectation that all proponent led rezonings will provide 10% affordable housing contribution.

INTEGRATED PLANNING AND REPORTING

Theme 1: Community, People and Culture

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C2.1 Housing choice and adaptability support the needs of a changing population	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 changing population	C2.1.1.2 Prepare Housing Affordability Policy and Strategy consistent with the Local Strategic Planning Statement (LSPS).

GOVERNANCE MATTERS

The *State Environmental Planning Policy (Housing) 2021*, (Housing SEPP) defines households eligible for affordable housing in the following ways under Section 13(1)(a)(i):

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- Very low income household – a household with a gross income lower than 50 per cent of the median household income for Greater Sydney or the Rest of NSW;
- Low income household – a household with a gross income between 50 per cent and 80 per cent of the median household income for Greater Sydney or the Rest of NSW; and
- Moderate income household – a household with a gross income between 80 per cent and 120 per cent of the median household income for Greater Sydney or the Rest of NSW.

Additionally, as laid out in Section 13(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*, for households to be in affordable housing, they should not spend more than 30% of the gross household income on rent.

Council will need to set up a system for managing dwellings dedicated under the Affordable Housing Policy arising from Planning Proposals including establishing a relationship and reporting system with at least one Community Housing Provider (CHP). Should council proceed to preparing an Affordable Housing Contributions Scheme to enable monetary as well as in-kind contributions, then a management framework, including potentially, a steering committee, will need to be set up to manage the relationship with the CHP(s) and the progressive delivery of housing from monetary contributions.

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

At OMC 16 April 2024 Council resolved to allocate an \$150K budget to undertake the work on an Options Paper and Affordable Housing Policy.

By setting an affordable housing target of 10% for rezoning arising from a private planning proposal this ensures that proponent's price-in the contribution expectation into any feasibility for development.

Council will need to allocate resources to commission and manage a Community Housing Provider as a partner in the delivery and management of affordable housing.

SOCIAL CONSIDERATIONS

Affordable housing will help ensure that Ku-ring-gai's community remains diverse, allowing people from various income levels and backgrounds to live near their jobs, social networks and neighbourhood connections.

Affordable housing supports the local economy by assisting local businesses and essential services to attract and retain employees. By enabling employees to live closer to their place of employment, affordable housing would help to retain Ku-ring-gai's vital workers, strengthen the local economy and reduce the risk of labour shortages in essential industries. In the case of care workers, such as aged care workers and childcare workers, high staff turnover directly impacts the quality and continuity of care.

ENVIRONMENTAL CONSIDERATIONS

There are no direct environmental considerations arising from the preparation and exhibition of an Affordable Housing Policy.

COMMUNITY CONSULTATION

The Draft Ku-ring-gai Affordable Housing Policy was on public exhibition from 3 February to 3 March 2025.

INTERNAL CONSULTATION

As part of the preparation of the Affordable Housing Options Paper and Draft Affordable Housing Policy, HillPDA facilitated a workshop with Council staff from across the organisation – Urban Planning, Property, Development and Regulation, Community, Finance, and Operations.

Two (x2) Councillor briefings were held throughout the project, on 25 July 2024 and 7 November 2024. At the Councillor briefing on 7 November, Councillors were given the opportunity to provide feedback on the content of the Draft Affordable Housing Policy.

The outcomes of the public exhibition were considered by GMD on 20 March 2025.

SUMMARY

The Draft Ku-ring-gai Affordable Housing Policy was on public exhibition from 3 February to 3 March 2025. A total of 16 submissions were received, both in support and opposition to the draft policy.

There are no amendments proposed to the Draft Ku-ring-gai Affordable Housing Policy as a result of public exhibition.

RECOMMENDATION:

- A. That Council adopt the Ku-ring-gai Affordable Housing Policy.
- B. That people who made a submission be notified of Councils decision.

Alexandra Plumb
Urban Planner

Craige Wyse
Team Leader Urban Planning

Antony Fabbro
Manager Urban & Heritage Planning

Kate Paterson
Infrastructure Coordinator

Item GB.8

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Attachments:	A1	↓	SUBMISSION SUMMARY TABLE Draft Affordable Housing Policy	2025/037892
	A2	↓	Public Exhibition Copy - Controlled Document Number 228 - Affordable Housing Policy - Version 1 - Draft	2025/016497

**SUBMISSION SUMMARY TABLE
DRAFT AFFORDABLE HOUSING POLICY
Public Exhibition 3 February to 3 March 2025**

MATTERS RAISED IN THE SUBMISSION	COUNCIL COMMENT
<u>Support for Affordable Housing and Policy</u>	
<ul style="list-style-type: none"> • Commend and supports Council's commitment to increasing supply of affordable rental housing. • Policy provides clarity to developers, housing providers and community on expectations for the delivery and management of Affordable Housing to ensure consistent approach is taken. • Support for policy to collaborate and work with CHPs to build, develop and manage high quality affordable housing as this will be the only way to make affordable housing sustainable and in perpetuity. • Commend principles adopted by the policy. • Support for Affordable Rental Housing to be provided in perpetuity – not 15 years. • Important tool in addressing housing crisis and reducing costs of housing to those in need. • Affordable housing is in short supply and needed across Ku-ring-gai to support essential workers. 	Support for the draft Affordable Housing Policy is noted.
<u>Infrastructure and Environment</u>	
<p><i>Infrastructure</i></p> <ul style="list-style-type: none"> • Policy does not take into account infrastructure deficiencies that already exist within the area <ul style="list-style-type: none"> ○ Inadequate roads and traffic congestion ○ Overburdened schools ○ Lack of public transport services • Addition of further high density housing will exacerbate these problems • Appropriate additional infrastructure needs to be planned, funded and built to accommodate increasing population <p><i>Environment</i></p> <ul style="list-style-type: none"> • Additional development threatens ecosystem. Need to increase green space and parks. Protect trees and native species. • Must be balanced with environmental and heritage protection 	<p>Concerns noted.</p> <p>The draft policy does propose or enable further high density housing. The draft policy will set the framework to ensure that when proponent-led planning proposals are submitted to Council or when Council undertakes strategic planning and rezoning of a precinct, then a percentage of the dwellings (or equivalent monetary contribution) that would otherwise have ordinarily been delivered, be allocated for affordable housing.</p> <p>Any future affordable housing contributions scheme will be developed in context alongside existing funding mechanisms for local infrastructure (principally s7.11 contributions which apply in all redeveloping areas).</p>
<u>Future Planning</u>	
<ul style="list-style-type: none"> • Should not focus on short term housing targets or unworkable Affordable Housing Policy 	<p>Comments noted.</p> <p>Council's Local Strategic Planning Statement (LSPS) sets out a long- term strategic planning direction for Ku-ring-</p>

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<ul style="list-style-type: none"> • Council and State Government should focus on long term sustainable planning and smart urban renewal: <ul style="list-style-type: none"> ○ Investment in public transport ○ School expansions ○ Road and traffic improvements ○ Redevelop ageing public Infrastructure and upgrade stormwater & sewer, parks, libraries to create more liveable environment ○ Genuine affordable housing initiatives such as government subsidised housing 	<p>gai and builds on the North District Plan and Greater Sydney Region Plan. Local Government can only work to deliver housing and infrastructure in the context of its local responsibilities.</p> <p>The preparation of The LSPS includes a short-term action to undertake a Housing Affordability Study to determine the profile of local residents and essential workers in need of affordable housing, and the appropriate mechanisms for viable provision. It also includes an action to investigate the development of an Affordable Housing Contributions Plan</p>
<p>Impacts on Development</p> <p><i>Concern regarding negative impacts on development</i></p> <ul style="list-style-type: none"> • 10% affordable housing contribution on proponent led rezonings is excessive burden on developers. <ul style="list-style-type: none"> ○ Make new development unviable – cutting into profit margins ○ Push investment away from Kuring-gai to other LGAs with more balanced planning rules ○ Fewer new housing will be built worsening housing shortages ○ Lead to slow down in new developments • New tax disguised as “affordable housing contribution” will make development unworkable. • Policy justifies 10% contribution based on value uplift created from rezoning - Flawed as rezoning does not guarantee profit – still depends on construction costs, market demand and financing • Rezoning should encourage development, not punish those willing to invest in improving the area. • Suggestion to offer incentives such as density bonuses, tax relief or faster approval processes in exchange for affordable housing • Economically unfeasible for developers – particularly smaller scale developers • Affordable housing provided for 15years (in high value areas such as North Shore) is neutral financial equation. The 	
	<p>The draft Affordable Housing Policy sets out that for proponent led planning proposal, council will seek 10% of the total gross floor area of residential and mixed use developments as affordable housing. This will ensure that affordable housing is provided along with any development uplift. The expectation for affordable housing is also known when developers acquires sites, so it can be factored into feasibility.</p> <p>The proposed 10% affordable housing contribution for proponent led rezoning is consistent with other Councils, and the direction of the Greater Sydney Region Plan and North District Plan:</p> <ul style="list-style-type: none"> • Northern Beaches – 10% target on rezoning • Woollahra – 10% target • Waverly – 10% target on rezoning • Willoughby – Uplift based AHCS 10% • GSRP and North District Plan – 5-10% target subject to viability <p>The draft policy outlines that Council will consider viability when assessing affordable housing contribution in excess of any contribution to local infrastructure that is required. Where a developer expects a rezoning and wants a concession to affordable housing then the proponent will be required to provide:</p> <ul style="list-style-type: none"> • Open book development feasibility workings, assumptions and parameters • Supporting documentation such as land purchase price, QS report, valuation, etc <p>This would then be peer reviewed (at the cost of the developer).</p> <p>Council will develop an affordable housing contribution scheme when it completes strategic planning and</p>

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<p>dedication of affordable housing is perpetuity is a sunk construction cost.</p> <ul style="list-style-type: none"> No guidance on how cost of affordable housing will be balanced with financial viability of project Negatively impact on feasibility of developments and sterilise viable development sites. <p><i>Does not impede development</i></p> <ul style="list-style-type: none"> Evidence from AHURI 2018 that carefully implemented contribution requirements do not impede development as developers incorporate the contribution into the land purchase price, with higher targets likely to be supported if sufficient notice is provided to the market. 	<p>rezoning of a precinct. As part of the preparation of the AHCS detailed feasibility will be undertaken to ensure appropriate affordable housing % rates are established.</p> <p>It is emphasised that proponent-led planning proposals are proposals outside the context of broadacre council-led rezonings.</p>
Amendments to Draft Policy	
<p><i>10% target for rezoning proposals</i></p> <ul style="list-style-type: none"> 10% should be minimum requirement and policy needs to make clear that a contribution of more than 10% will be required where higher levels of development uplift are being realised Should be amended to be in line with TOD SEPP – 2% affordable housing in perpetuity and option for bonus uplift and SDD pathway for additional time limited (15years) affordable housing. 10% minimum should be extended to TOD Precincts 10% is inconsistent current policy settings – E.g. GSRP and District Plans only require 5-10%, Housing SEPP only requires 15% for 15 years, TOD 2%, LMR 0%, Parramatta 0-5% and Ryde 5%. Need for Council to engage with economic specialist to prepare viability testing, and anticipate that will result in substantial reduction from 10% to 2-3%. Support 10% - but should be reviewed every 12 months <p><i>Ownership</i></p> <ul style="list-style-type: none"> Instead of Council retaining ownership, policy should be amended to allow the transfer of affordable housing contributions and properties to a registered CHP. Example Lismore, Penrith, Newcastle and City of Sydney Councils. <p><i>Affordable Housing Supply Target</i></p>	<p><i>10% target for rezoning proposals</i></p> <p>The proposed 10% affordable housing contribution for proponent led rezoning is consistent with other Councils, and the direction of the Greater Sydney Region Plan and North District Plan:</p> <ul style="list-style-type: none"> Northern Beaches – 10% target on rezoning Woollahra – 10% target Waverly – 10% target on rezoning Willoughby – Uplift based AHCS 10% GSRP and North District Plan – 5-10% target subject to viability <p>The Department of Planning, Housing and Infrastructure <i>Transport Orientated Development – Guide to Strategic Planning</i> outlines that in terms of strategic planning for alternatives for the TOD SEPP, 'In the first instance the prescribed affordable housing rate within the Housing SEPP will apply (2%). In the event that a council takes a different rate or approach, we expect that Councils will prepare an affordable housing contribution scheme that prescribes the rate and mechanism for delivering affordable housing'. As part of Councils preparation of a preferred alternative scenario to the TOD, Councils consultants have analysed the feasibility for sites to provide 2% affordable housing as a minimum, and whether there is the capacity to contribute to higher rates. The analysis will be taken forward into an Affordable Housing Contributions Scheme.</p> <p><i>Ownership</i></p> <p>The draft Policy outlines that titles for affordable housing dwellings are to be transferred to Ku-ring-gai Council. Council will retain ownership and remain on Councils</p>

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<ul style="list-style-type: none"> • Recommends Council establish an affordable housing supply target i.e number of affordable rental housing dwellings it aims to achieve through the policy <p><i>Commercial</i></p> <ul style="list-style-type: none"> • Policy should be extended to commercial developments e.g. City of Sydney <p><i>Clarification on measurement</i></p> <ul style="list-style-type: none"> • Clarity needs to be provided on the quantum of affordable housing and whether it is measured for the total floorspace of a mixed use development or only the residential component <p><i>Phasing approach</i></p> <ul style="list-style-type: none"> • Policy should adopt a phasing approach (e.g. similar to roll out of Housing and Productivity Contribution) to provide market with notice <p><i>Mechanism – LEP Clause or VPA</i></p> <ul style="list-style-type: none"> • Concern with potential use of LEP clause – rigid and require planning proposal to amend. Suggest VPA is more flexible approach. <p><i>In-kind contributions</i></p> <ul style="list-style-type: none"> • Should ensure that a percentage of affordable dwellings acquired include 2 and 3 bedroom dwellings to cater for working families 	<p>asset register. Council will engage one or more registered CHPs to lease and manage the affordable housing on behalf of Council.</p> <p><i>Affordable Housing Supply Target</i> Council’s policy includes a target of 10% contribution as a result of proponent led rezonings. This gives certainty as to the expected affordable housing contribution, rather than a target of x number of affordable housing dwellings which would leave the affordable housing contribution open to negotiation for every planning proposal. Providing a floorspace percentage also facilitates flexibility in the size of dwellings to be delivered for example fewer larger dwellings accommodating families could be developed rather than smaller bedsits which may not address the actual local demand.</p> <p><i>Clarification on measurement</i> Part 12.1 of the draft policy notes 10% of the total floorspace of the development is to be used for affordable housing.</p> <p><i>Phasing approach</i> This document is the Affordable Housing Policy. It will guide council rezoning plans – which will go through an extensive notification process – and private planning proposals, which have already been asked to provide feasibility assessments on the provision of affordable housing on a case by case basis; the policy formalises and standardises this practice. The Affordable Housing Policy will be followed by an Affordable Housing Contributions Scheme (AHCS). This will also be drafted and exhibited before adoption, providing for a considerable lead time from the date of exhibition of the draft Affordable Housing Policy which is telegraphing council’s intentions. The AHCS must be associated with uplift and so is linked to the extensive processes before gazettal of a change to an Environmental Planning Instrument. An additional phase-in would only ensure that the gazetted affordable housing within the LEP had to be provided exclusively in-kind rather than having the alternative option of a monetary contribution.</p> <p><i>Mechanism – LEP Clause or VPA</i> Part 12 and 12.1 of the draft policy outlines that the mechanism for the 10% contribution would either be through:</p> <ul style="list-style-type: none"> • a clause in the LEP that specifies that 10% of the total floor space of the development is used for affordable housing, or

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	<ul style="list-style-type: none"> through a VPA <p>Councils preference is for a LEP Clause, but where it is agreed between Council and the proponent this can be included in a VPA.</p> <p><i>In-kind contributions</i></p> <p>The expression of the target space as a percentage of floorspace rather than a number of dwellings facilitates flexibility in the floorplans – and allows for a smaller number of larger dwellings rather than encouraging a larger number of smaller dwellings. Relationships with Community Housing Providers (CHPs) are a critical component of affordable housing delivery both for council and the development industry. As such, CHPs, which are attuned to the demand in the area through their own management processes and waiting lists, will be in a position to have direct input into dwelling design.</p>
General Recommendations to support affordable housing	
<p><i>Planning Controls</i></p> <ul style="list-style-type: none"> Recommends Council review planning controls in consultation with CHP to ensure they are suitable for affordable housing. Incentivise affordable housing through concessions that reduce cost of developments such as reduced parking rates <p><i>Discounted contributions and fees</i></p> <ul style="list-style-type: none"> Recommends Council exempt or discount development contributions and other council fees for affordable housing development carried out by CHPs <p><i>Use of funds</i></p> <ul style="list-style-type: none"> Use of Councils funds /AHCS contributions must be used for permanent affordable housing – not temporary <p><i>Rent setting</i></p> <ul style="list-style-type: none"> Rents to be set as percentage of tenants income, and not as reduced market rate <p><i>Partnerships</i></p> <ul style="list-style-type: none"> Council to seek out partnerships to achieve more affordable rental properties e.g. churches with available land <p><i>Community education</i></p> <ul style="list-style-type: none"> Council should undertake ongoing program of community education to facilitate acceptable of new developments that provide affordable rental properties 	<p>Comments and recommendations noted. Many of these are outside of the scope of the policy document, and would be better addressed through other mechanisms.</p> <p><i>Discounted contributions and fees</i></p> <p>Council's current s7.11 contributions plan allows for a suspension of contributions for affordable housing provided in perpetuity. It is open to council to consider further clarification in the current review.</p> <p><i>Use of funds</i></p> <p>Part 15.1 of the draft policy outlines that monetary contributions are to be used for the sole purpose of providing and managing affordable housing in perpetuity.</p> <p><i>Rent setting</i></p> <p>Part 19 of the draft policy outlines that rent for Council-owned or funded affordable housing will be set at 30% of the gross household income, consistent with Section 13 of the Housing SEPP.</p>
Housing Prices and Supply, Affordable Housing vs Housing Affordability	

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<p><i>Requirement to provide affordable housing will make all housing more expensive</i></p> <ul style="list-style-type: none"> Policy will result in making housing more expensive and developers will pass on costs to market buyers Policy will result in fewer developments, reducing the housing supply and leading to increased housing prices. <p><i>Housing Prices</i></p> <ul style="list-style-type: none"> Claim that developments will provide affordable housing is misleading – past developments are high end apartments which are priced beyond the reach of essential workers, young families and first time buyers. Questions whether affordable housing contributions will be sufficient to enable Council or CHPs to purchase Ku-ring-gai homes and property for affordable housing. Cost of housing (rent and property prices) directly impacts inflation <p><i>Housing Supply</i></p> <ul style="list-style-type: none"> Lack of housing supply is driving housing unaffordability. The NSW Productivity Commissions report ‘Building more homes where people want to live’ explains that the way to make housing affordable is to increase supply. Growing population directly contributes to a decrease in housing affordability by increasing demand for housing, leading to higher prices making it harder for people to afford homes. Studies on inclusionary zoning find that it reduces the quantity of new housing and/or increases prices overall. Estimated that for every below market unit produced by inclusionary zoning in Los Angeles reduces market rate production by more than 4 units. Problems exacerbated by undersupply of social housing Biggest constraint in supply chain is lack of developable land/ rezoning around public transport Ku-ring-gai has fallen behind in facilitating the need for increased housing supply to address housing crisis 	<p><i>Requirement to provide affordable housing will make all housing more expensive</i></p> <p>The draft Affordable Housing Policy sets out that for proponent led planning proposal, council will seek 10% of the total gross floor area of residential and mixed use developments as affordable housing. This ensure that affordable housing is provided along with any development uplift. The expectation for affordable housing is also known when developers purchase sites, so it can be factored into feasibility. The market sets the price of housing.</p> <p><i>Housing Supply and Housing Prices</i></p> <p>There is some confusion between housing affordability and Affordable Housing. Housing affordability is the relationship between housing costs and household income. This relationship between income and costs means different things to different people at different places and times. Any dwelling within Ku-ring-gai can be affordable or unaffordable depending on the personal circumstances of a household. Affordable Housing refers to a specific housing product which is rental housing for very low to moderate income households (as defined by the <i>Environmental Planning and Assessment Act 1979</i>). Rent is charged at no more than 30% of a household income, and is usually managed by a Community Housing Provider.</p> <p>It will take time to accumulate the pool of monetary contributions to be able to fund the acquisition of land or dwellings under an Affordable Housing Contributions Scheme</p>
<u>“Red Tape” delays and complexity to development</u>	

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<ul style="list-style-type: none"> • Policy will add unnecessary layer of complexity, obstacle, red tape and wasted resources. • Policy requirement for Council to conduct expensive third-party reviews (at developers cost) will create delays and uncertainty. • Concern that the land value assessment by Council will not reflect the true market conditions will create disputes and make projects hard to finance. • Suggestion for Council to streamline approvals for projects that incorporate Affordable Housing 	<p>Comments are noted.</p> <p>The draft Policy demonstrates Councils commitment to affordable housing and ensures that it has the necessary frameworks in place to manage the delivery of affordable housing for the community in a structured, transparent and effective manner.</p> <p>The concerns regarding the 'requirement' for third party reviews creating delays and uncertainty are noted, however Part 12.3 of policy outlines that peer review at the cost of the developer is only required where a developer expects a rezoning and wants a concession to affordable housing on viability grounds.</p> <p>The concerns regarding land use assessment is noted. Part 12.3.1 of the draft policy outlines that the existing market value of the property based on the higher of its existing use, or the residual land value because of redevelopment under the existing LEP and DCP will be used to determine the underlying value of the site.</p>
<p><u>Government Responsibility</u></p> <ul style="list-style-type: none"> • Provision of affordable housing should be State and Federal Government, not private developers. • Affordable housing is primarily the responsibility of State and Federal Government, must not be a cost shifting exercise to local government. It must not place additional financial strain on overburdened Council budget or divert funds from essential infrastructure such as road or parks. • Council should advocate for government funding and subsidies rather than making developers pay for it. • Policy unfairly targets development industry when there are other mechanisms – such as using public land for housing, public private partnerships • Support built to rent schemes where developers retain ownership but commit to affordable rental rates • Decline in government investment in public and social housing. • Current state funded affordable housing in Ku-ring-gai delivered by existing state planning policy for the next 10 years not mentioned in proposal 	<p>The delivery of affordable housing requires the collaboration and co-ordination of multiple stakeholder groups, each with their own drivers, interests and capabilities:</p> <ul style="list-style-type: none"> • Local Councils – set the policy framework • Federal Government – programs to provide funding to support the building of affordable housing • Community Housing Providers – not for profits which own, develop and manage Affordable Housing • Development Sector – required to provide Affordable Housing contributions as part of development • State Government – delivers social housing as well as affordable and market housing. <p>Local Councils play an important role in engagement with and planning for the needs of their communities. This includes planning for an appropriate supply and mix of housing, including affordable housing. The State Government has placed a clear expectation on local Councils and the planning system to assist with the delivery of affordable housing through the setting of housing policies and targets for the provision of affordable housing. By establishing an Affordable Housing Policy, Ku-ring-gai Council is clearly and transparently providing an indication of housing supply it expects to be</p>

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	<p>provided as affordable housing. It is important to note that as stated in the draft policy <i>“Ku-ring-gai does not have a primary responsibility to regulate or deliver affordable housing in the LGA. It has an important role to set and guide the policy framework for Ku-ring-gai.”</i></p> <p>There is a misunderstanding in the submission regarding <i>“state funded affordable housing in Ku-ring-gai delivered by existing state planning policy for the next 10 years”</i>. The State Environmental Planning Policy (Housing) 2021 (and previously the Affordable Rental Housing SEPP) provides bonus floor space ratio and height to development which incorporate a time limited (15years) affordable housing component, in order to encourage private developers to contribute to affordable housing. The policy does not provide any monetary funding to enable the delivery of affordable housing. The Options Paper which was made available during the public exhibition provided a breakdown of affordable housing provided under the SEPP since 2013 – 37 units, of which 3 have now expired and reverted to market housing.</p>
Alternative Suggestions instead of Affordable Housing Policy	
<ul style="list-style-type: none"> • Suggestion for affordable housing program whereby older residents can provide home and meals for younger individuals who are struggling to pay rent. • Suggestion that essential workers are subsidised by Council and their employers to a value that is equal to the difference in rent between a unit in western Sydney and a unit in Ku-ring-gai. Should have both employment and occupancy tests – must reside and work in the LGA, and an ‘essential worker’ occupation. • Council should advocate to Australian Local Government Association calling on Federal Government to stabilise population (limit immigration), restrict negative gearing, capital gains discount and foreign investment • Council should advocate to Australian Local Government Association to advocate against undemocratic planning policies that undermine Councils policy initiatives for affordable housing e.g. Housing Delivery Authority 	<p>Suggestions noted. These are outside of the scope of the NSW Planning framework and the draft policy.</p>
Limited Benefits	
<ul style="list-style-type: none"> • Encourages developers to break reasonable planning controls, which then 	<p>Council having an affordable housing policy in place does not encourage developers to lodge private planning</p>

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MATTERS RAISED IN THE SUBMISSION	COUNCIL COMMENT
<p>impacts on amenity of neighbourhood for all residents.</p> <ul style="list-style-type: none"> Concern Policy will result in Council supporting increases in FSR and Height to encourage update of 10% affordable housing component. Benefits single tenant at the expense of all residents Concern affordable housing will result in safety risks and cultural implications. Example of Europe with terrorist attacks on western values, rather than peaceful integration. 	<p>proposals. Planning Proposals are enabled by the <i>Environmental Planning and Assessment Act 1979</i>. An affordable housing policy demonstrates Council's commitment to affordable housing and ensures that it has a framework in place to manage the delivery of affordable housing in a consistent and transparent manner. Council's current approach to affordable housing is ad hoc, and results in inconsistent negotiations and decision making which gives rise to potential probity issues.</p> <p>The assessment of planning proposals, including those seeking increases in height and FSR, are undertaken on their strategic and site-specific merit rather than the % of affordable housing contribution. The draft policy sets the expectation that all proponent led rezonings will provide 10% affordable housing contribution.</p> <p>Affordable housing helps ensure that communities remain diverse, allowing people from various income levels and backgrounds to maintain long-standing connections to the area, live near their social networks, neighbourhood connections and jobs. It supports the local economy by helping local businesses and essential services attract and keep employees by enabling them to live closer to their place of employment.</p>
Occupants of Affordable Housing	
<ul style="list-style-type: none"> Will only achieve goal of housing 'essential workers' if it is constrained to such people and regularly policed. Concern if this does not happen it will become social housing. Agree affordable housing is a necessary provision for essential workers Do not support policy targeting young people who want to live where they grew up or Ku-ring-gai Council employees Key workers should be limited to staff in nursing, aged care, health and welfare, childcare, police and emergency services If Council gives selection process to outside entity how to ensure applicants are already part of Ku-ring-gai community and how will this be monitored? What guarantees are in place to ensure target groups are fixed and no other applicants will be eligible No evidence to support claims that 71.5% of essential workers are subjected to long commute and workplace burnout. Commuting to work is part of life. 	<p>Parts 16 – 19 of the draft policy outline the requirements for affordable housing eligibility and management of affordable housing. Council will not be involved in the day to day management of affordable housing, and Council will not make tenant selections. Council will engage one or more registered Community Housing Providers to lease and manage the affordable housing on behalf of Council. CHPs are not for profit organisations that have expertise in owning and managing affordable housing. They are required to be registered and are highly regulated.</p> <p>The draft policy outlines that priority will be given to the following groups:</p> <ul style="list-style-type: none"> Key workers working in Ku-ring-gai LGA Ku-ring-gai residents in housing stress Women older than 65 Those with a close connection to Ku-ring-gai, including long term residents and persons with a social or economic association with the Council area. Those with long standing employment in Ku-ring-gai and the greatest distance commute.

**SUBMISSION SUMMARY TABLE
DRAFT AFFORDABLE HOUSING POLICY
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MATTERS RAISED IN THE SUBMISSION	COUNCIL COMMENT
<ul style="list-style-type: none"> Notion that development will enable key workers to live closer to places of employment is unfounded. 	<p>If these groups do not apply for affordable housing, the community housing provider or manager will apply normal eligible criteria for affordable housing.</p> <p>Part 17.3 of the draft policy defines Key Workers in Ku-ring-gai LGA as workers in the following industries:</p> <ul style="list-style-type: none"> Health Education NSW Police Fire and Rescue NSW NSW Department of Communities and Justice Early Education Disability Support Aged Care Ku-ring-gai Council. <p>Household income criteria and limits must also be met.</p> <p>Most key workers employed in Ku-ring-gai LGA live outside of the area (71.6%) some commuting from neighbouring LGAs and some travelling from further away including Central Coast and Western Sydney. Many key workers are shift-workers working unsocial hours which contributes to workplace burnout.</p>
Standard of Affordable Housing Dwellings	
<ul style="list-style-type: none"> Developer will designate the least attractive units as affordable housing (i.e. ground floor with poor security and no natural light) CHPs have concerns regarding the quality of dwellings allocated for affordable housing through in-kind contributions. Concern regarding NSW Productivity Commissioner recommendation to remove requirements for most apartments to have direct sunlight. Do not support affordable housing where it results in poorer standards of units e.g. no sunlight Support for high quality – consistent with other dwellings and not distinguishable as affordable housing. Adopt 'pattern book' to ensure high quality of design and construction and speed up DA process 	<p>Concerns noted.</p> <p>Part 12.1 of the draft policy outlines that <i>Affordable housing must be of a high quality housing that respects the dignity of residents</i>. The draft policy outlines that in-kind contributions (dwellings) will only be accepted by Council where they are indistinguishable from market housing. The design and construction must be consistent with other dwellings in the LGA, and not differentiated as affordable housing.</p> <p>The total Gross Floor Area of dwellings must exceed 50sqm.</p>
Affordable Housing Contribution Scheme	
<ul style="list-style-type: none"> Support for introduction of Affordable Housing Contributions Scheme AHCS needed for TOD Precincts with 10% requirement 	<p>Support noted.</p> <p>The draft policy (Part 9.1) notes Councils intention to develop an Affordable Housing Contribution Scheme</p>

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MATTERS RAISED IN THE SUBMISSION	COUNCIL COMMENT
<ul style="list-style-type: none"> Provides more certainty than negotiating VPAs on a site by site basis. Encourages Council to investigate possibility for a broad based scheme across whole LGA, with higher rates applied to areas of uplift. Examples include local Councils of City of Sydney, Newcastle and Waverly. Needed to ensure major rezonings can deliver percentage of affordable housing 	<p>when it completes strategic planning and rezoning of a precinct.</p> <p>The Department of Planning, Housing and Infrastructure <i>Transport Orientated Development – Guide to Strategic Planning</i> outlines that in terms of strategic planning for alternatives for the TOD SEPP, ‘<i>In the first instance the prescribed affordable housing rate within the Housing SEPP will apply (2%). In the event that a council takes a different rate or approach, we expect that Councils will prepare an affordable housing contribution scheme that prescribes the rate and mechanism for delivering affordable housing</i>’. As part of Councils preparation of a preferred alternative scenario to the TOD, Councils consultants have analysed the feasibility for sites to provide 2% affordable housing as a minimum, and whether there is the capacity to contribute to higher rates. The analysis will be taken forward into an Affordable Housing Contributions Scheme.</p>
TOD Precincts and 2% Affordable Housing and Low and Mid Rise Housing Reforms	
<ul style="list-style-type: none"> Encourages Council to review the TOD precinct affordable housing requirements as part of a local scheme with a view to increasing the rates – 2% insufficient Does not support long term or permanent affordable housing in perpetuity Why can’t the proposed tall apartment blocks around railway stations be used for affordable housing Recommends Council include TOD precincts in policy with requirement for 10% affordable housing 	<p>The Department of Planning, Housing and Infrastructure <i>Transport Orientated Development – Guide to Strategic Planning</i> outlines that in terms of strategic planning for alternatives for the TOD SEPP, ‘<i>In the first instance the prescribed affordable housing rate within the Housing SEPP will apply (2%). In the event that a council takes a different rate or approach, we expect that Councils will prepare an affordable housing contribution scheme that prescribes the rate and mechanism for delivering affordable housing</i>’. As part of Councils preparation of a preferred alternative scenario to the TOD, Councils consultants have analysed the feasibility for sites to provide 2% affordable housing as a minimum, and whether there is the capacity to contribute to higher rates. The analysis will be taken forward into an Affordable Housing Contributions Scheme.</p>
Loss of current affordable housing stock	
<ul style="list-style-type: none"> Concern that Policy, TOD and LMR will result in redevelopment of older currently more affordable properties (e.g. Interwar two storey walk up) which provide rental opportunities for key workers, and rebuilt as luxury apartments Loss of affordable rental accommodation in Tryon Road and Russell Avenue Lindfield and Arunga Units on Lindfield Library site for luxury apartments Lead to displacement of residents 	<p>The concerns are noted. While these properties may be more ‘affordable’ in terms of private market rent within Ku-ring-gai, they are not the specific housing product referred to by the policy, being rental housing that is subsidised and offered below market rents and linked to the EP&A Act 1979 definition “<i>housing is targeted at households on very low, low or moderate incomes (from 0% - 120% of Greater Sydney’s median household income</i>”</p> <p>Currently only 2.1% of housing in Ku-ring-gai is subsidised housing. In 2021, 8,354 households were renting within Ku-ring-gai, and 23% of renters were in housing stress</p>

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MATTERS RAISED IN THE SUBMISSION	COUNCIL COMMENT
	(paying more than 30% of household income on housing costs). Having regard for the current eligible rental households in housing stress, Ku-ring-gai would need approximately 2000 affordable housing dwellings to meet demand.
<u>Review and Monitoring</u>	
<ul style="list-style-type: none"> • Council should commit to reviewing affordable housing setting every 3 years • Need for monitoring and review framework – KPIs • Identify team or officer in Council who is responsible for implementation • Register of affordable housing dwellings – to show increase/decrease 	<p>It is proposed to review the policy every 4 years, or as needed.</p> <p>The Strategy and Environment Department of Council is responsible for the policy.</p> <p>Any affordable housing dwellings that are dedicated to Council will remain on Councils asset register. For privacy reasons Councils do not publicly publish registers/lists of affordable housing dwellings within the LGA.</p>
<u>In-kind vs Monetary Contributions</u>	
<ul style="list-style-type: none"> • Support for both in-kind or monetary contributions • CHPs have concerns with inefficiencies associated with managing portfolio of affordable housing units scattered across multiple strata units e.g increased operating costs. • CHPs should be engaged with early where in-kind or land dedications are proposed to ensure consideration of management, maintenance, operational costs. 	The draft policy notes a preference for Council to receive in-kind contributions (the dedication of dwellings) at this time as monetary contributions cannot be levied until an Affordable Housing Contributions Scheme is in place. In-kind dedications ensures that affordable housing is made available to the community faster, as it will take time to accumulate the pool of monetary contributions to be able to fund the acquisition of land or dwellings under an Affordable Housing Contributions Scheme.
<u>Public Owned Land</u>	
<p><i>Do not support</i></p> <ul style="list-style-type: none"> • Do not support sale of Council community land to build affordable housing <p><i>Support</i></p> <ul style="list-style-type: none"> • Recommends Council undertake audit to identify publicly owned land which would support new affordable housing 	The draft policy does not propose the sale of Council owned land to build affordable housing.
<u>Council Rates</u>	
<ul style="list-style-type: none"> • Concern policy will result in increase in Council rates – many residents currently struggling to pay rates • Amount of rate payer money that will go into proposal to make 10% of the entire Council area into affordable housing is going to cost rate payers money that Council and constituents cannot financially support • Force long term residents out of Ku-ring-gai 	<p>There is a misunderstanding in the submissions that Council rates will be used and/or increased in order to enable the delivery of affordable housing by Ku-ring-gai Council. There is also a misunderstanding that the draft policy is seeking 10% of the whole Ku-ring-gai local government area to be affordable housing. This is incorrect. Council rates are not used for the delivery of affordable housing or to subsidise affordable housing.</p> <p>The draft policy outlines that as part of a proponent led planning proposal (i.e. when landowner/developer is seeking uplift of development potential on a site) then Council will seek a 10% affordable housing contribution,</p>

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DRAFT AFFORDABLE HOUSING POLICY
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MATTERS RAISED IN THE SUBMISSION	COUNCIL COMMENT
<ul style="list-style-type: none"> • Policy does not state how much affordable housing is currently available and how much it is costing rate payers • Who is going to be paying the rates on affordable housing? Assume it will be the other 90% of Ku-ring-gai ratepayers 	<p>which will require either the developer to dedicate to Council:</p> <ul style="list-style-type: none"> • Physical dwellings (units) in the development; or • monetary equivalent that will be used by Council to acquire land for affordable housing, fund partnerships with CHPs or acquire dwellings for the use of affordable housing.
Site Specific – 3-29 Bridge Street Pymble	
<ul style="list-style-type: none"> • Policy will be introduced after the site feasibility, land acquisition and concept planning has been undertaken by landowner group – not afforded the opportunity to account for affordable housing contributions • Requests opportunity to review and provide feedback on any changes to draft policy following public exhibition and prior to finalisation 	<p>A 10% affordable housing contribution will be sought through proponent led planning proposals. Part 10.3 of the draft policy outlines that where a developer expects a rezoning and wants a concession to affordable housing then the proponent will be required to provide:</p> <ul style="list-style-type: none"> • Open book development feasibility workings, assumptions and parameters • Supporting documentation such as land purchase price, QS report, valuation, etc <p>This would then be peer reviewed (at the cost of the developer).</p> <p>Part 12.3.1 of the draft policy notes that the purchase price for land is not the key determinant of the base value of the feasibility. Council will not subsidise development where a proponent paid too much for the site due to speculation.</p> <p>There are no changes proposed to the draft policy.</p>

Ku-ring-gai Council

Draft

Affordable Housing Policy

Version Number 1

Adopted: To be confirmed

Effective: To be confirmed



Affordable Housing Policy

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Authorisation details

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Department:	Strategy and Environment		
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Document Status:	Draft		
Approval Type:	Council Resolution		
Version Start Date:	To be confirmed	Version End Date:	To be confirmed

Related document information, standards and references

Related Legislation:	<ul style="list-style-type: none"> Ku-ring-gai Local Environmental Plan 2015 State Environmental Planning Policy (Housing) 2021 Environmental Planning and Assessment Act 1979 	<ul style="list-style-type: none"> Division 7.2 Affordable Housing Contributions, Environmental Planning and Assessment Act 1979 Part 1, 1.4 Definitions, Environmental Planning and Assessment Act 1979 Chapter 2 Affordable Housing, Housing SEPP 2021
Related Policies (Council & Internal)	<ul style="list-style-type: none"> Ku-ring-gai Planning Agreement Policy 202 	The Planning Agreement Policy specifies criteria and methodology for requiring affordable housing as part of proponent led rezonings.
Related Documents - Procedures, Guidelines, Forms, WHS Modules/PCD's, Risk Assessments, Work Method Statements, etc	N/A	N/A
Other References	<ul style="list-style-type: none"> Ku-ring-gai Local Strategic Planning Statement 2020 Ku-ring-gai Housing Strategy 2020 North District Plan 2018 Greater Sydney Region Plan 2018 	<p>GSRP and NDP include an affordable rental housing target of 5-10% of uplift (subject to viability)</p> <p>LSPS includes actions to investigate the development of an Affordable Housing Contributions Plan</p> <p>HS includes an action to prepare Housing Affordability Study to determine need, mechanism and locations.</p>

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Version history

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	(date version comes into effect)	(date version ceased to be in effect)	Alexandra Plumb	(first version)

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1. Introduction

Ku-ring-gai Council recognises the urgent need for affordable housing, particularly for key workers and individuals with lower to moderate incomes who have demonstrated connections to the Ku-ring-gai local area. Council is committed to developing housing solutions that prioritise these residents, ensuring they have access to stable and secure homes.

2. Purpose

The Policy sets out:

- Ku-ring-gai Council's objectives for affordable housing in the local government area (LGA)
- How Ku-ring-gai will facilitate the delivery affordable housing
- Council's requirements for affordable housing
- How Council will manage any affordable housing it owns.

This Policy guides Council's approach to providing affordable housing for the community. , Particularly for moderate-income key workers and those with a connection to the local area. The policy defines Council's role to advocate for affordable housing.

Ku-ring-gai Council is dedicated to increasing the range and supply of affordable housing to meet the evolving needs of our residents. This policy outlines Council's principles and approach, sets specific targets for affordable housing and ensuring a consistent and transparent process for receiving contributions from industry to achieve this goal.

3. Objectives

The objectives of this Policy are to:

- Provide direction for the supply of rental housing for key workers and those who can demonstrate a connection to the area and living in low and moderate-income households within Ku-ring-gai
- Ensure the affordable rental housing mix is appropriate to the changing needs of households with regard to size and type, location and accessibility
- Ensure Ku-ring-gai's planning controls facilitate the supply of new affordable housing that is accessible and not distinguishable from market housing.
- Enhance overall capacity of the community to drive effective affordable housing outcomes.

4. Legislation and other policies

The Policy supports one of objectives of the Environmental Planning and Assessment Act 1979 to promote the delivery and maintenance of affordable housing. This Policy has been informed by, and aligns, with the following instruments and other policies:

- Ku-ring-gai Local Environmental Plan 2015
- State Environmental Planning Policy (Housing) 2021
- Ku-ring-gai Local Strategic Planning Statement 2020
- North District Plan 2018
- Ku-ring-gai Planning Agreement Policy 2024.

5. Area to which it applies

This Policy applies to all land within the Ku-ring-gai LGA.

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6. Responsibilities

Council has an important role, to set and guide the policy framework for Ku-ring-gai. This includes:

- Ensuring that affordable housing is of high-quality, appropriately located and complies with planning requirements
- Establishing and collecting affordable housing contributions for developments, noting that monetary contributions are made as a condition of consent as a result of an affordable housing Contributions Scheme (AHCS) being in place.
- Ensuring that planning proposals include an appropriate level of affordable housing contributions
- Negotiating affordable housing contributions or delivery of affordable housing units through voluntary planning agreements
- Owning and managing affordable housing stock on behalf of the Ku-ring-gai community
- Collaborating with industry and community housing providers to build, develop and manage high-quality affordable housing for Ku-ring-gai.

Council acknowledges that it does not have primary responsibility to regulate and deliver affordable housing in the LGA. Council will advocate for federal and state government investment into affordable housing and policy improvements on behalf of the community.

Affordable Housing Context

7. What is Affordable Housing

Affordable housing refers to rental housing that is offered to eligible households at below market rents.. The *Environmental Planning and Assessment Act 1979* (EP&A Act) defines affordable housing as housing that is affordable and targeted to people on very low, low or moderate incomes (from 0% to 120% of Greater Sydney’s median household income). It is generally subsidised or offered at below market rents, priced in a way that residents are able to meet basic living costs such as food, clothing, medical care and education.¹

Affordable housing can include varied housing to meet the continuum of housing affordability need – including various tenures and sizes such as dwelling houses, semi-detached dwellings, and flats

8. Affordable Housing in Ku-ring-gai

At the 2021 Census, there were 2,979 rental households in Ku-ring-gai eligible for affordable housing, based on household income. Table 1 shows that, of these households, around 65% (1,923) were in housing that was unaffordable, and in need of affordable housing. The need for affordable housing was greatest in the very low -income bracket, with 95% of eligible households in housing that was unaffordable and in housing stress.

Table 1: Lindfield SAL Affordable Housing need

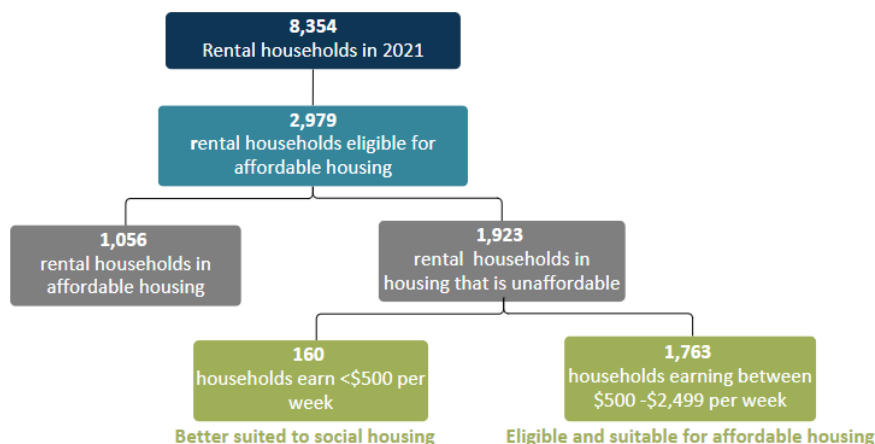
Household income bracket	Total number of households within income bracket	Number of households in housing that unaffordable	Percentage of households in need of Affordable Housing in 2021
Very low income	936	89	95%
Low income	732	572	72%
Moderate income	1,311	459	35%
Total eligible for affordable housing	2,979	1,923	65%

Source: Australian Bureau of Statistics 2023 and HillPDA 2023

The need for affordable housing in Ku-ring-gai is graphically demonstrated in Figure 1.

Figure 1: The technical need for affordable housing

¹ New South Wales Government (2024), *Environmental Planning and Assessment Act 1979* No 203, cl. 1.4(1).

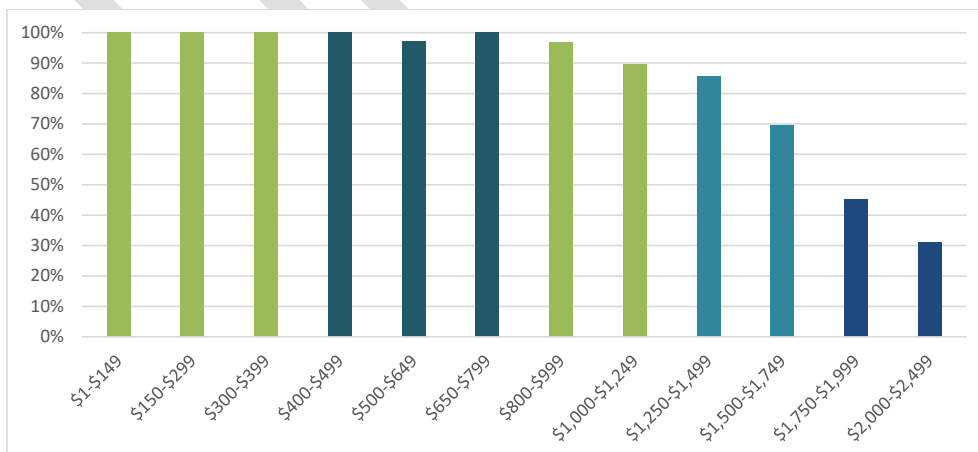


Source: Australian Bureau of Statistics, Census of Population and Housing (2021) and HillPDA (2024)

Table 1 and Figure 1 identify a current shortfall of 1,923 affordable housing rental dwellings. However affordable housing might not be the best way to meet some household needs. As 160 households (8%) had a weekly income below \$500 in 2021. Social housing might better suit these households' needs. Removing these households from the equation leaves 1,763 households, for whom affordable housing would be both necessary and appropriate.

Figure 2 demonstrates the percentage of very low-moderate income households that were in housing stress in 2021, defined as spending more than 30% of household income on housing costs. In Ku-ring-gai LGA, instances of housing stress were greatest amongst the lower income bands, with moderate income households displaying significant lower rates of housing stress compared to low and very low-income households.

Figure 2: Percentage of households experiencing rental stress by weekly income

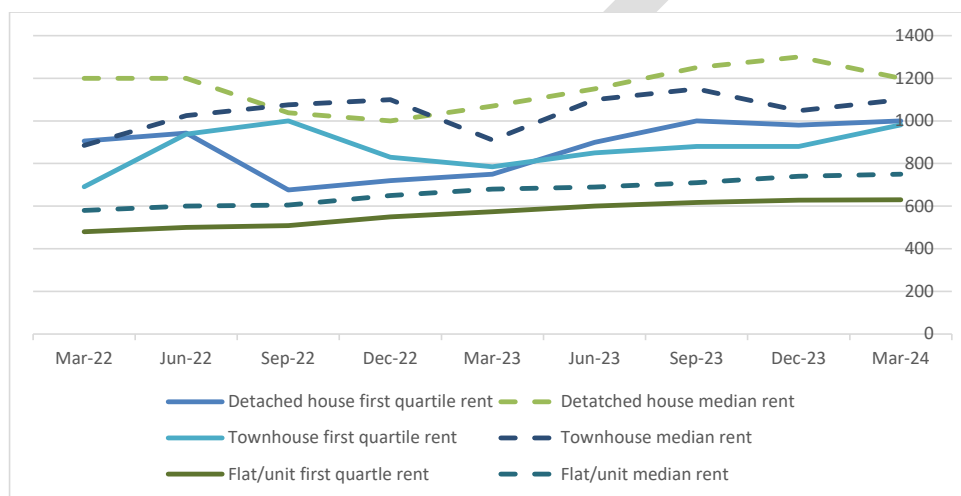


Source: Australian Bureau of Statistics 2023 and HillPDA 2023

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In the future, the need for affordable housing is expected to increase in line with broader trends affecting Ku-ring-gai and Greater Sydney as a whole. As shown in Figure 3, Ku-ring-gai LGA experienced a dip in median rents and first quartile rents for detached houses and townhouses between March 2022 and March 2023. However, there was a recovery from March 2023 onwards. Detached House First Quartile Rents increased by 33.3% from the March 2023 quarter, representing an average quarterly change of \$62.5 or 7.8% per quarter. Over the same period from March 2023 to March 2024, the median rent for detached houses increased by 12.2% overall, representing an average growth of \$32.5 per quarter. This rise in rents, particularly the 33.3% increase in first quartile rents (which lower-income households typically pay), is likely to increase the number of households experiencing rental stress, thereby increasing the demand for affordable housing.

Figure 3: Ku-ring-gai Council rent growth since March 2022



Source: Department of Family and Community Services 2023 and HillPDA 2023

As first quartile rents, the statistic which lines up best with low and very low-income household rents, have risen significantly since the 2021 Census was undertaken, it is assumed that the true shortage of affordable dwellings has also increased, prompting the need for further action on Councils part to facilitate the delivery of affordable housing dwellings.

Policy and Mechanisms

Providing clear and transparent principles, targets and mechanisms to achieve greater affordable housing is an important component of the Affordable Housing Policy.

9. Principles

The principles which will guide affordable housing in Ku-ring-gai are:

- Ku-ring-gai residents and workers live in respectful housing within in their local community
- Affordable housing is embedded in Council's strategies, plans and policies
- Affordable housing contributions are levied in addition to the infrastructure needs for the local community
- By providing affordable housing options for key and essential workers, we enhance economic productivity and support the sustainability of local businesses
- Affordable housing is a long-term commitment to be delivered in perpetuity, aimed at creating sustainable solutions that endure for future generations
- Establishing measurable targets for affordable housing development will provide clear direction to developers and ensure accountability in meeting community housing needs
- Housing is accessible to everyone in the community, including older residents and is located near public transport to help people move around easily and maintain their independence
- Housing supports integration and connection among Ku-ring-gai's residents, reflecting the importance of fostering a diverse range of ages, abilities and cultural backgrounds within the Ku-ring-gai community
- Adaptable housing supports the needs of a changing population, ensuring that all residents can find suitable options as their circumstances evolve.

10. Affordable Housing Targets

Council strives to achieve a significant increase in affordable housing, in the following manner:

- Council will develop an affordable housing target for any Council led strategic planning, this process is discussed in Section 11.0.
- For proponent led rezoning proposals, council will seek 10% of the total gross floor area of residential and mixed-use developments as affordable housing.

11. Affordable Housing in Council-led Strategic Planning

Ku-ring-gai Council will implement a range of mechanism to support the delivery of affordable housing. Any affordable housing provided through a bonus scheme (such as in the Housing SEPP) must be in addition to Council's AHCS.

11.1 Affordable housing contribution scheme

Ku-ring-gai will develop an affordable housing Contribution Scheme (AHCS) when it completes strategic planning and rezoning of a precinct.

For precincts identified in State Environmental Planning Policy (Housing) - Chapter 5 Transport Oriented Development, then the contribution will be at least 2% consistent with the SEPP provisions.

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For any other precinct, the contribution will be informed by viability testing consistent with the NSW Government *Guideline for Developing an affordable housing Contribution Scheme* published in 2019.

12. Affordable Housing in Proponent-led Proposals

Council will seek 10% of gross floor area (GFA) in new residential and mixed use developments as a result of a rezoning arising from a private led planning proposal.

This would either be through:

- A clause in the LEP that specifies 10% of the total floorspace of the development is used for affordable housing, or
- Through a voluntary planning agreement.

Ku-ring-gai Council will implement a range of mechanisms to support the delivery of affordable housing. Any affordable housing provided through a bonus scheme (such as in the Housing SEPP) must be in addition to Council's expectation of 10% affordable housing in a proponent-led planning proposal.

12.1 LEP amendment as part of planning proposals

Through an LEP amendment, Council expects there to be a 10% affordable housing contribution. Council's preference is that this is included as a clause in the LEP. However, this can be included as part of a voluntary planning agreement where it is agreed between the proponent and the Council.

12.2 Planning agreement

Where an AHCS does not apply, Council's VPA policy specifies the criteria and methodology for requiring affordable housing as part of proponent-led rezonings. Planning agreements for affordable housing will ensure value uplift from planning decisions are captured and used for directly delivering affordable housing.

12.3 Viability testing in proponent-led affordable housing

Council will consider viability when assessing affordable housing contribution in excess of any contribution to local infrastructure that is required.

Where a developer expects a rezoning and wants a concession to affordable housing or other contributions based on viability grounds, then the proponent should provide:

- Proponent's open book development feasibility workings showing adopted feasibility hurdles (developer margins and internal rate of return), assumptions (land purchase price, construction costs) and parameters (project timeline and lead-in periods), and
- Supporting documentation which may include actual land purchase price (front page of contract of sale), quantity surveyor report, estimated gross realisations and valuation reports.

Council would then then commission a peer review at the cost of the developer.

Alternatively, Council would:

- Commission a feasibility assessment funded by the Developer
- Council commission a quantity surveyor to undertake an assessment of the construction cost at the cost of the Developer if these are in dispute
- If there is dispute about the acquisition terms of the property – developer has the option to provide the contract of sale for the development to the Council's consultant.

12.3.1 Land value

The purchase price for the land is not the key determinant of the base value of the feasibility. Council will not subsidise development where a proponent paid too much for the site due to speculation, equally Council will not penalise those who were able to pay less for a site. Instead, the existing market value of

the property based on the higher of its existing use, or the residual land value because of redevelopment under the existing LEP, and relevant DCP will be used to determine the underlying value of the site.

13. Receiving Affordable Housing Contributions

Council will receive affordable housing contributions through:

In-kind contributions where a proponent provides land or dwellings for the use of affordable housing. These contributions must remain affordable housing in perpetuity and will be managed according to this Policy.

Monetary contributions where a proponent provides the monetary equivalent of an affordable housing contribution that will be used to acquire land for affordable housing, fund partnerships with community housing providers, or acquire dwellings for the use of affordable housing.²

Council's preference is to receive the dedication of dwellings to be used for affordable housing. Until an adopted AHCS is in place, in-kind dedication is the likely to be the key mechanism for satisfying this requirement in the TOD precincts.

Unless otherwise published in the contribution scheme, Council would consider the monetary equivalent affordable housing contribution to be the value of the unit. Therefore, if the monetary equivalent is in Council's opinion, below the market value of the units, Council would then accept an in-kind contribution. This could then be sold to generate a monetary contribution if the unit is not suitable for affordable housing.

14. Dedications of Affordable Housing

Affordable housing must be high-quality housing that respects the dignity of the residents

14.1 Standard of dedicated dwellings

Council will accept dedication of dwellings only where in the opinion of Council it is indistinguishable from market housing in the LGA. The design and construction standard of affordable housing dwellings is to be consistent with other dwellings in the LGA and not able to be distinguished as affordable housing compared with the design of market housing.

The total gross floor area (GFA) of affordable dwellings should exceed 50 square metres. If the GFA is less than 50 square metres, a monetary contribution be required to be payable.

Where only part of a contribution is satisfied through dedication of completed dwellings, any remaining requirement must be paid as a monetary contribution.

14.2 Use of dedicated dwellings

Titles for the affordable housing dwelling(s) must be transferred to Ku-ring-gai Council following registration with the Land Registry Services (LRS). The dwellings are to remain on the Council's asset register noting they are to be used for affordable housing.

Ku-ring-gai Council and any property manager will monitor the financial performance of its total affordable housing portfolio with regular budget forecasting (12 months or longer) to ensure there is sufficient income to cover all the property outgoings (including replacement and long-term maintenance).

Trading affordable housing assets is covered in Section 20.

14.3 Property management by community housing providers

² Where dwellings are delivered as a result of monetary contributions, these are to remain in perpetuity.

***The day-to-day management of affordable housing will be managed externally to Council.
Council will not make tenant selections.***

Council will engage one or more Registered Community Housing Providers (CHPs) to lease and manage the affordable housing on behalf of Ku-ring-gai Council. The CHP will be selected through a competitive process consistent with the Procurement Policy.

The Registered Community Housing Provider will manage property consistent with NSW Fair Trading, applicable legislation, policies and guidelines.

The Registered Community Housing Provider will be the authorised property agent.

The Property Manager will:

- Manage leases consistent with the affordable housing eligibility and allocation policies (see section 17.0);
- Monitor and review outgoings and recoveries;
- Assess and review rent as per the lease terms, guidelines and policy;
- Manage vacancies;
- Manage notices to vacate, lease surrender or termination management;
- Manage lease arrears, non-compliance, complaints and dispute management.
- Manage all tenant interactions in leasing and management of the property;
- Maintain adequate insurances; and
- Maintain registration and compliance as a Registered Community Housing Provider.

15. Monetary Contributions

Monetary contributions are to be the equivalent of dedicated dwellings. Where a dwelling is dedicated to Council, Council has the opportunity of realising a monetary contribution by selling the dedicated dwellings and re-investing into fit-for-purpose affordable housing.

Therefore, Council expects that monetary contributions are the equivalent to the sale price of off-the-plan dwellings of a similar standard. This could be completed by a valuer or with reference to the advertised sale prices of the units.

Council may create standard monetary equivalent rates for areas from time-to-time. The equivalent rates will be published on the website.

15.1 Use of monetary contributions

Monetary contributions are used for the sole purpose of providing and managing affordable housing in perpetuity. This could include:

- Acquiring land for affordable housing
- Acquiring dwellings for affordable housing in the LGA such as those with low maintenance costs and strata fees
- Building purpose built affordable housing
- Co-funding development by community housing providers.

15.2 Development partnerships with community housing providers

Council will seek appropriate partnerships for development with Community Housing Providers

Council will seek to partner with Community Housing Providers on development. This will include:

- Financing development
- Partnering on development sites
- Co-owning developments.

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Partnerships with Community Housing Providers will be delivered through mechanisms consistent with Council's procurement policy.

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Managing Affordable Housing

16. Affordable Housing Eligibility

Council will appoint a community housing provider to undertake management and eligibility of affordable housing.

Affordable housing that has either of the following, must comply with the NSW affordable housing Ministerial Guidelines 2023/24 (as updated):

- has received funding or financing from the NSW Government, or
- was developed under the State Environmental Policy (Housing) 2021 or State and Environmental Planning and Assessment Amendment (Housing) Regulation 2021

To demonstrate eligibility, residents must:

- establish their identity
- live in NSW
- be a or hold permanent residence in Australia
- be able to sustain a successful tenancy, without support or with appropriate support in place
- meet maximum income thresholds in the Table below (as updated each year)
- be in housing need and unable to resolve this need without assistance, such as living in unaffordable or unsuitable housing or needing to relocate for employment or family reasons.
- not have assets or property which could reasonably be expected to solve their housing situation.

The income threshold criteria is based on the median income creating household equivalence for families. These are summarised below in Table 2 for 2023/24: This table provides a reference guide to maximum income levels for a range of different household sizes and combinations.

Table 2: Household income eligibility limits for Sydney region: 2023/24

Household Type	Very Low	Low	Moderate
Single	\$32,300	\$51,700	\$77,600
Single + 1	\$42,000	\$67,200	\$100,900
Single + 2	\$51,700	\$82,700	\$124,200
Single + 3	\$61,400	\$98,200	\$147,500
Single + 4	\$71,100	\$113,700	\$170,800
Couple	\$48,500	\$77,600	\$116,400
Couple + 1	\$58,200	\$93,100	\$139,700
Couple + 2	\$67,900	\$108,600	\$163,000
Couple + 3	\$77,600	\$124,100	\$186,300
Couple + 4	\$87,300	\$139,600	\$209,600

Source: NSW Government Department of Communities and Justice (2024)³

This table is subject to annual revision at the conclusion of the relevant financial year.

³ Income eligibility limits vary according to household size and income category, with the maximum limit increasing with each additional person in a household. The income categories are divided into Very Low, Low, and Moderate incomes, with each category having a specific income threshold for households of different sizes. The increase in income thresholds as household size grows reflects the additional financial responsibilities of supporting more people in a household. For example, larger households typically have more expenses, such as childcare, education, food, and healthcare, so their income eligibility limits are set higher than for smaller households.

17. Allocation

Council will appoint a manager for the affordable housing who will manage the allocation of affordable housing units.

17.1 Allocation principle

Ku-ring-gai will support key workers, residents, and those with a long-term connection to the area—whether through residency or employment—to continue living in Ku-ring-gai.

17.2 Allocation policy

Council owned affordable housing will seek to support those that are eligible for affordable housing. When considering applications priority will be given to the following target groups:

- Key workers working in Ku-ring-gai LGA*
- Ku-ring-gai residents in housing stress
- Women older than 65
- Those with a close connection to Ku-ring-gai, including long term residents and persons with a social or economic association with the Council area.
- Those with long standing employment in Ku-ring-gai and the greatest distance commute.

If these groups do not apply for affordable housing, the community housing provider or manager will apply normal eligible criteria for affordable housing.

17.3 Target groups

Key workers in Ku-ring-gai LGA include workers in the following industries:

- Health
- Education
- NSW Police
- Fire and Rescue NSW
- NSW Department of Communities and Justice
- Early Education
- Disability Support
- Aged Care
- Ku-ring-gai Council.

18. Tenure

Managers of council owned or funded affordable housing can provide leases on a fixed-term or on a continuous basis.

Council acknowledges there are very few affordable options in the LGA for those that are eligible for affordable housing. Council's policy is that as long as the household remains eligible for affordable housing the lease can generally be renewed or continued.

To remain in affordable housing, households must continue to meet all eligibility criteria specified in the NSW affordable housing Ministerial Guidelines.

19. Rent Setting

The rent for council-owned or funded affordable housing will be set at 30% of the gross household income consistent with Section 13 of the Housing SEPP. Rent will be re-assessed and adjusted annually.

20. Trading Affordable Housing Assets

Council or partner community housing providers may dispose of affordable housing stock to better meet demand, realise capital growth, redevelop to a higher density, or recycle older stock.

Any disposal or re-investment of council owned affordable housing will require Council approval. In partnering with community housing providers, a covenant on title will be placed to ensure that the housing outcome remains as affordable housing, even between the disposal and reinvestment of the housing stock. The net proceeds of the sale of council affordable housing assets must be reinvested in affordable housing supply with the objective being no net loss of affordable housing in Ku-ring-gai LGA.

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Monitoring Affordable Housing

To ensure the effective delivery of affordable housing, Ku-ring-gai will monitor affordable housing delivery, which will include:

- **Annual progress tracking:** Council will report the contributions received in both number of dwellings and money received.
- **Reporting:** Annual updates on affordable housing progress, including key metrics and outcomes, will be made publicly available to ensure transparency.

This monitoring framework will help ensure that affordable housing targets are met and maintained, and that the process remains transparent and accountable.

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Definitions

Term / Abbreviation	Definition
Affordable housing	Affordable housing is rental housing available for very low income households, low income households or moderate income households. Affordable housing is defined by the Environmental Planning and Assessment Act 1979 and the Housing State Environment Planning Policy 2021 (SEPP).
Affordable housing contributions scheme	A document prepared by the Council and confirmed by a planning proposal. It allows Councils to set out how, where and at what rate to charge a levy for affordable housing. This levy is in addition to any other development contributions required under sections 7.11 or 7.12 of the Environmental Planning and Assessment Act, 1979.
Community housing providers (CHP)	A not-for-profit organisation which provides affordable rental (and social) housing for very low, low, to moderate income household. CHPs are registered under the National Regulatory System for Community Housing.
Difference between affordable housing and social housing	Social housing is government subsidised housing designed for people with the greatest need on very low incomes, whereas affordable housing serves a wider spectrum of low to moderate-income earners.
Key workers	Workers on very low to moderate incomes critical to the economic and social development of Ku-ring-gai, including but not limited to occupations such as school teachers, aged carers, midwifery and nursing professionals, hospitality and retail workers, personal carers, aides and assistants, child carers, fire fighters, police, transport workers and drivers (especially bus and rail), cleaners and laundry workers.
Low income household	Low income household earns between 50% and 80% of the median Sydney income.
Moderate income household	Moderate household earns between 80% and 120% of the median Sydney income.
Planning agreement	A voluntary agreement between a planning authority and a developer in which a developer agrees that as part of a development proposal or rezoning that they will make a contribution towards a public benefit which may include the dedication of land or dwelling units for the purpose of affordable housing.
Rental stress	Households who are paying more than 30% of their household income on rent.
Very low income household	Very low income household earns less than 50% of the median Sydney income.

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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.

At its meeting of 18 March 2025 Council deferred this matter for a site inspection.

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

At its meeting of 18 March 2025 Council deferred this matter for a site inspection. At the time of writing a site inspection was being scheduled for 7 April 2025.

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.

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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

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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**.

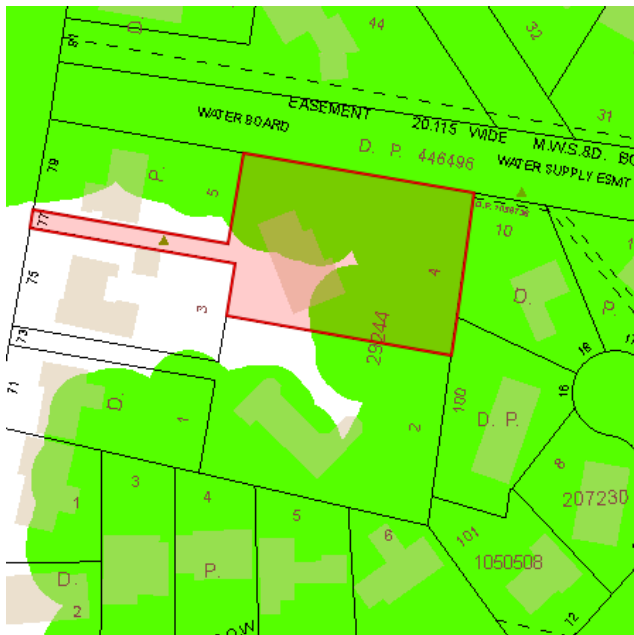
The following is an assessment of the relevant merits of the Planning Proposal:

Site Specific Merit Assessment**Zoning**

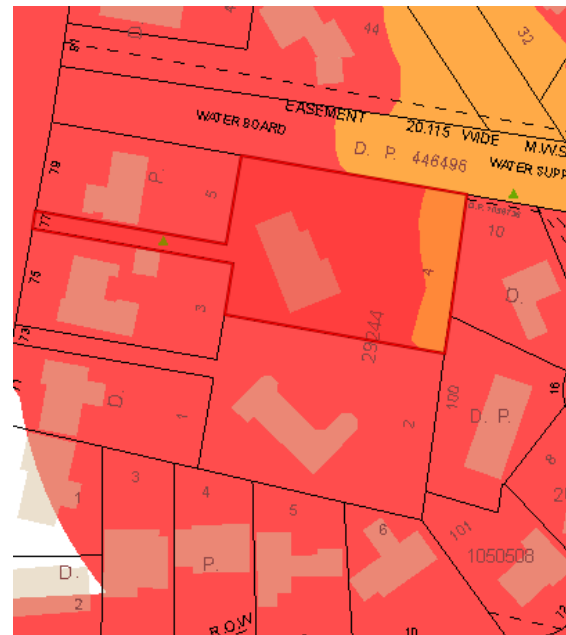
The Planning Proposal seeks to rezone the site from C4 Environmental Living to R2 Low Density Residential. The C4 Environmental Living zone is a residential zone which provides for low impact residential development in areas with special ecological, scientific or aesthetic values. The main permitted 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.

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 south-east) 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 at 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.

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 sliding 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:

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- 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:

- 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.

The *Environmental Planning and Assessment (Statement of Expectations) Order 2024* requires what are classified as standard planning proposals to be considered and submitted for gateway determination within 95 days.

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

Craig Wyse
Team Leader Urban Planning

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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

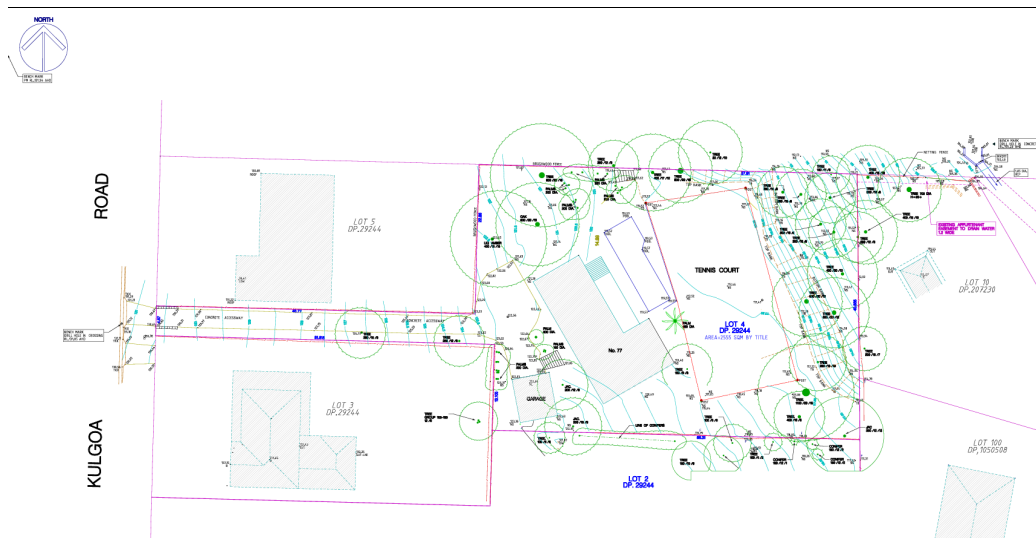
The subject site is legally described as 4 in DP 29244 or No. 77 Kulgoa Road, Pymble and is highlighted in red in the above aerial photograph.

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:

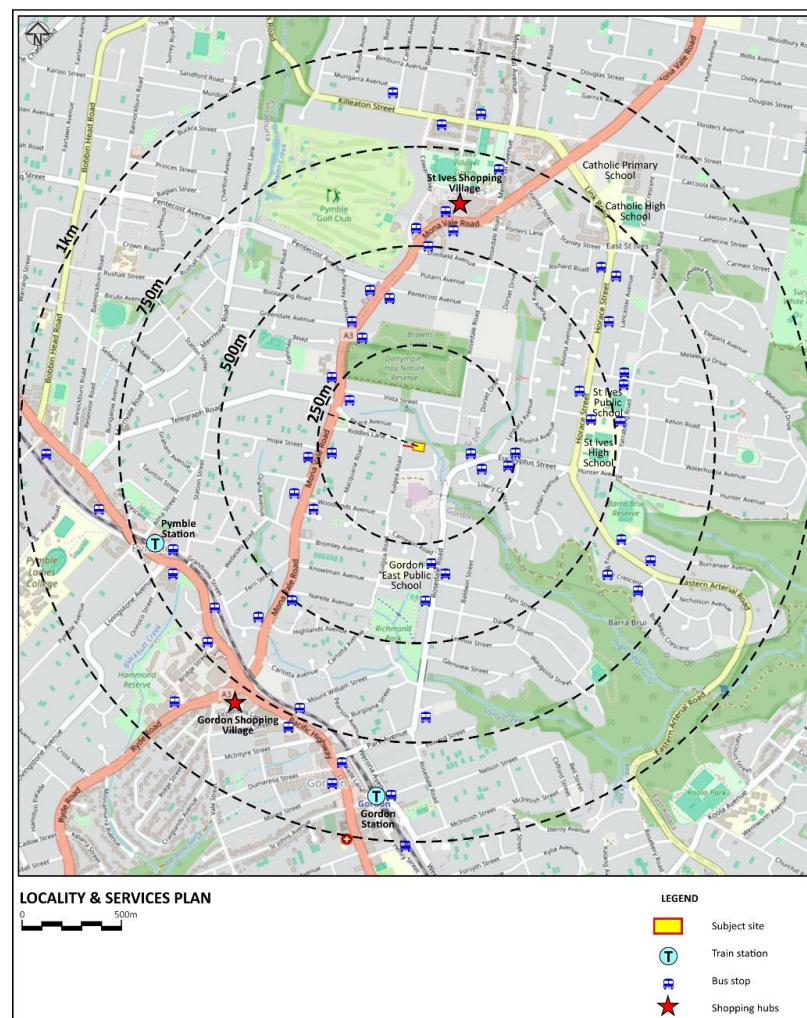
- Site inspection.
- Review of property and mapping information, zoning, constraints and bushfire mapping.
- Pre-Planning Proposal meeting with Council staff (1 August 2022) following preparation of initial tree, lot layout and ecological study with a planning summary.
- Refinement of ecological, survey 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?*

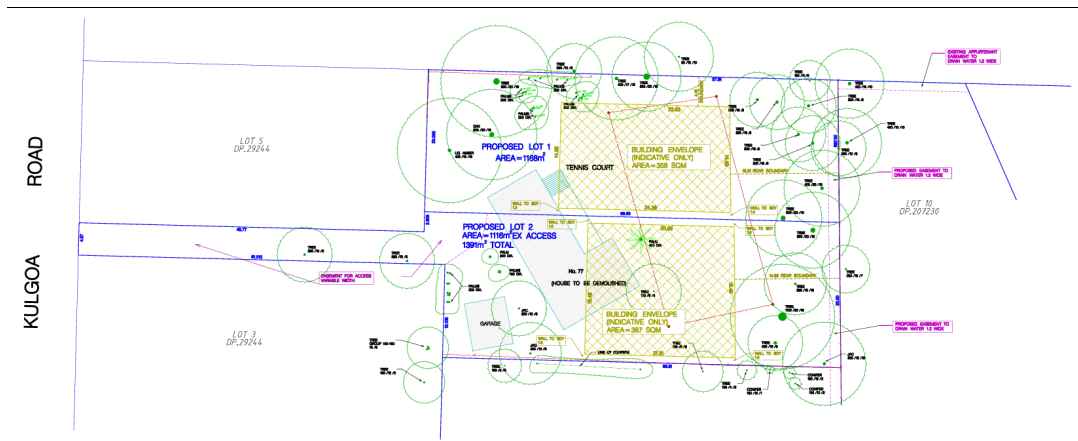
- The Planning Proposal is the result of a 'ground truthing' study of the site which looks at the existing land modification and existing built improvements, relevant LEP and vegetation maps and identifies trees and provides a concept stormwater layout.
- The documentation provides an assessment of the 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.



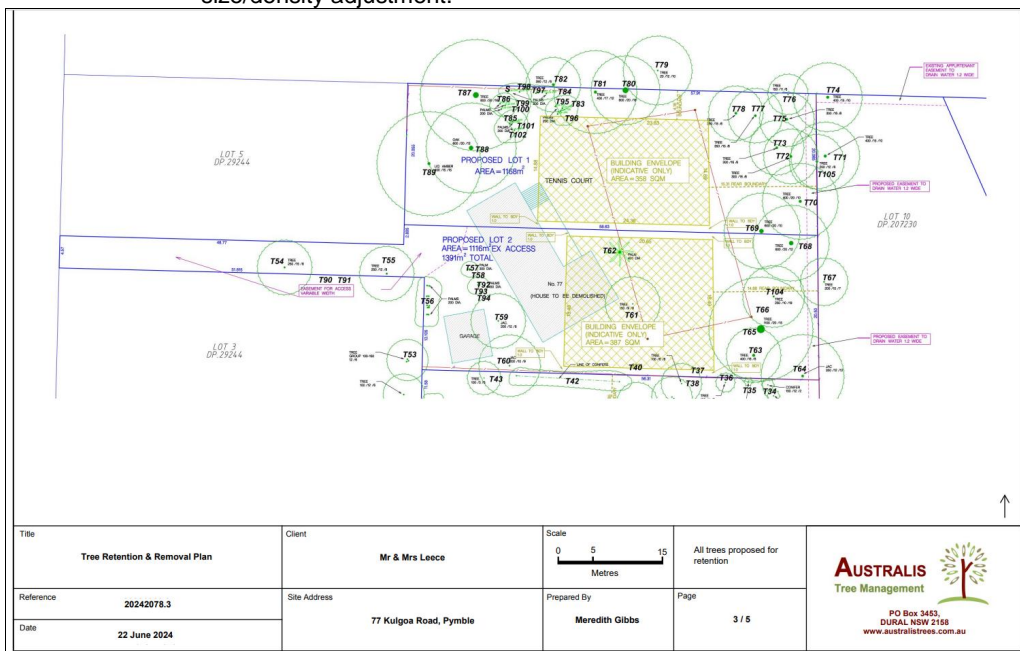
Supportive Map: Transport and Services located within 1k radius of the site

- 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.

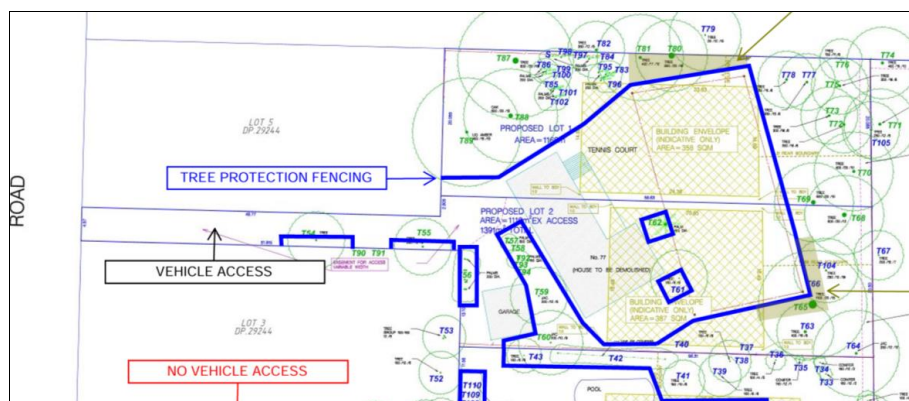


Supporting Document – Arboricultural Assessment and Tree Protection Plan ('TPP')

- 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.

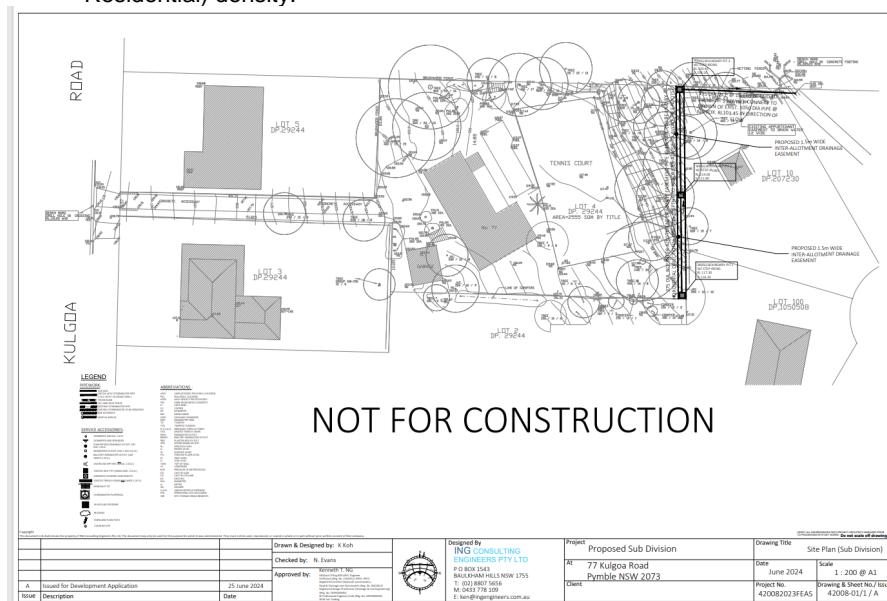
This planning proposal demonstrates that environmental protection can be enhanced for this site and locality, as suitable building platforms can be achieved in the future.

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>

	<p>N17: Protecting and enhancing scenic and cultural landscapes</p>	<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>
	<p>N19: Increasing urban tree canopy cover and delivering Green Grid connections</p>	<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>
	<p>N20: Delivering high quality open space</p>	<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>

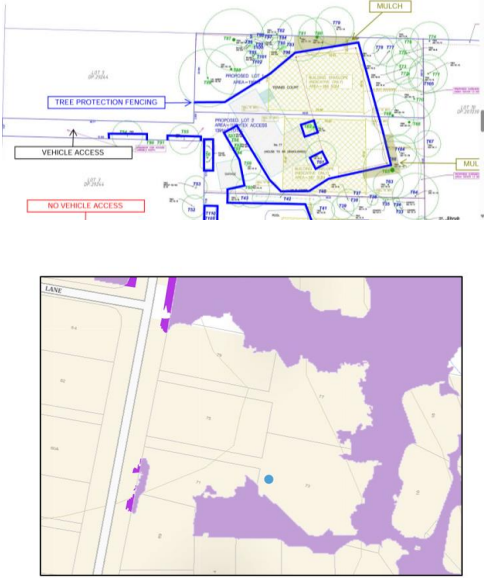

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

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 to 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>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>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><u>Figure 5: Sensitive biodiversity values map (Source: NSW DPIE accessed 18/12/22)</u></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>
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		<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:

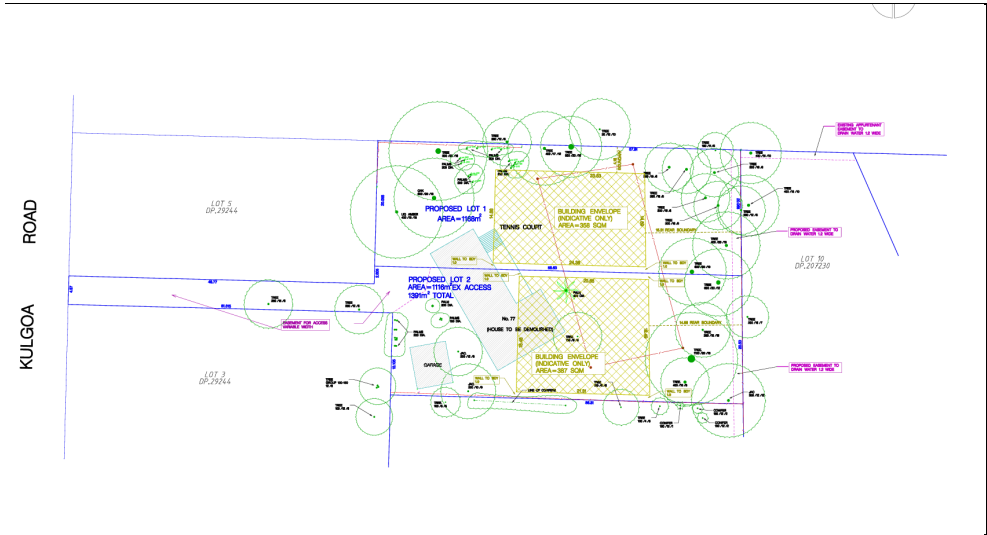
'Goal 5, Target 1: Improve housing affordability and availability and to partner with local councils to ensure that targets for housing and growth and the priorities within the subregional plans and regional plans are reflected in relevant planning proposals and in local planning instruments'.

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 Kur-ring-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		
4.1 Flooding 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.	The objectives of this direction are to: (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 (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.	Consistent. As discussed, the site is not flood affected and sustainable drainage could be provided. 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. The proposed minor zoning adjustment is not considered to create concern or exacerbate stormwater runoff issues for the area, water courses or adjoining land. This is because stormwater management is demonstrated as part of the possible low density residential development outcome/with the indicative stormwater layout. Future development would be expected to comply with best practice for water sensitive development as part of development controls. 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. 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.
4.2 Coastal Management 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.	The objective of this direction is to protect and manage coastal areas of NSW.	Consistent. The subject site is well separated from any coastal areas and would not adversely impact.
4.3 Planning for Bushfire Protection 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.	The objectives of this direction are to: (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	Consistent. 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. Unlocking this opportunity on available and serviced/cleared land is submitted reduce pressure on less viable areas in relation to

Directions under S9.1	Objectives	Consistency
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.	(b) encourage sound management of bush fire prone areas.	environmental risk and hazard. This provides a safe housing opportunity. This would allow the protection of life and property in the face of increasing fires and climate change.
<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>	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>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>	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>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>	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>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.</p> <p>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:

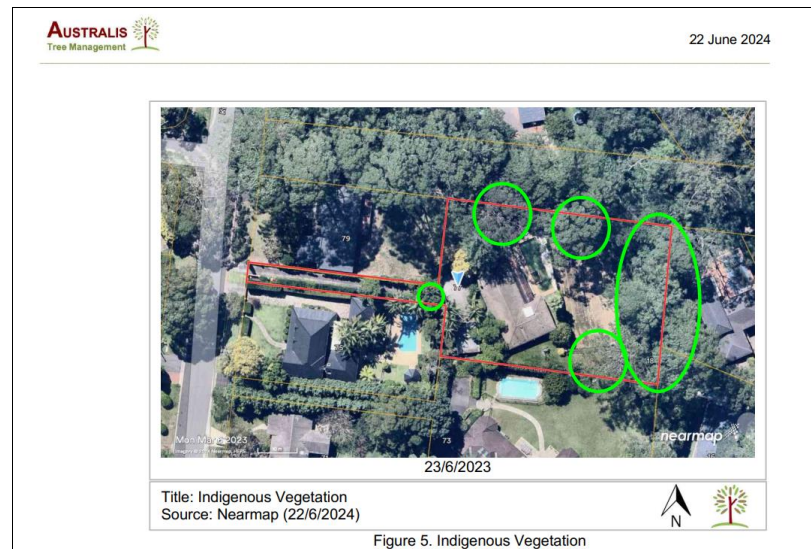
The site contains indigenous, planted native and exotic tree species of varying ages and stages of maturity. Indigenous vegetation community is located onsite. This is assessed in the BDAR.

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
34	Juniperus communis (Juniper)	2.4m	Retain
35	Juniperus communis (Juniper)	2.0m	Retain
36	Buxus sp (Buxus)*	2.0m	Retain
37	Camellia reticulata (Reticulata 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 (Reticulata Camellia)	2.0m	Retain
49	Glochidion ferdinandi (Cheese Tree)	6.0m	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	3.0m	Retain
57	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain
58	Archontophoenix cunninghamiana (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 (Reticulata Camellia)	2.4m	Retain
62	Livistona 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	Stereocarpus sinuatus (Fire 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 ptilaris (Blackbutt)	4.8m	Retain
71	Angophora costata (Smooth-barked Apple)	6.6m	Retain
72	Syncarpia glomulifera (Turpentine)	4.8m	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 (Illawarra Flame Tree)	4.8m	Retain
76	Grevillea robusta (Silky Oak)	24.0m	Retain
77	Celtis australis (Nettle Tree)*	7.2m	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
82	Ligustrum lucidum (Large Leaf Privet)*	3.6*	Retain
83	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain
84	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain
85	Livistona chinensis (Chinese Fan Palm)	3.0m	Retain
86	Livistona 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	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain
91	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain
92	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	Retain
93	Archontophoenix cunninghamiana (Bangalow Palm)	3.0m	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

Tree No.	Species	TPZ	Proposed Status
103	Camellia reticulata (Reticulata Camellia)*	2.0m	Retain
104	Celtis australis (Nettle Tree)*	6.0m	Retain
105	Syncarpia glomulifera (Turpentine)	3.6m	Retain
106	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
107	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
108	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
109	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	Retain
110	Tibouchina lepidota 'Astonville' (Astonville Tibouchina)*	2.0m	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).

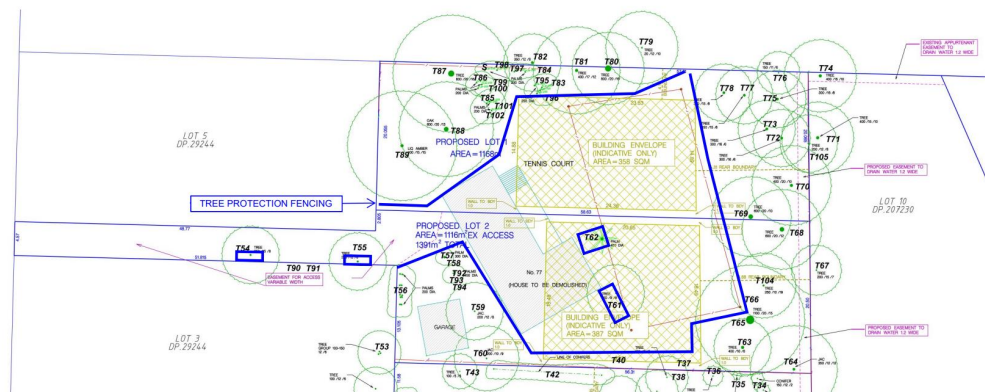
Desktop analysis revealed a number of threatened fauna species have the potential to utilise habitat on the Subject Site during part of their lifecycles (Table 8 BDAR).

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

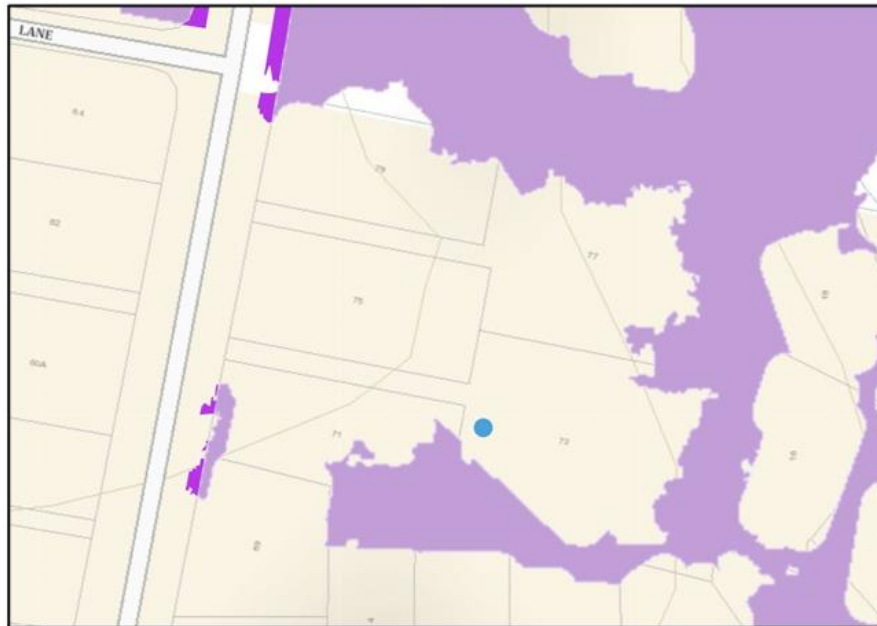


Figure 5: Sensitive biodiversity values map (Source: NSW DPIE accessed 18/12/22)

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.

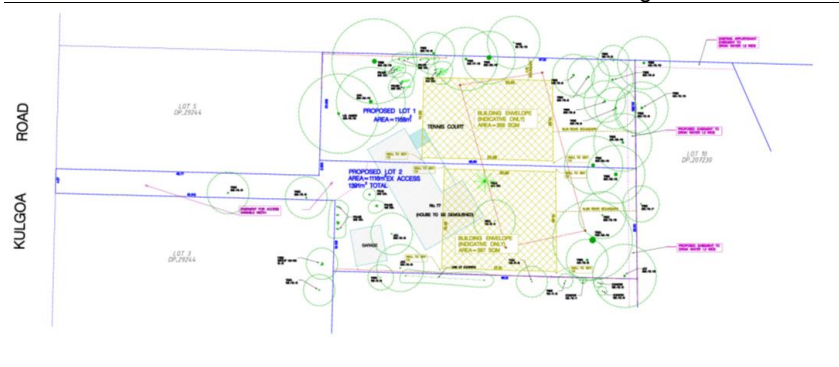
The supportive documents undertaken with this Planning Proposal demonstrate that substantial tree cover around the boundaries can be maintained as detailed and native local species/communities, local habitat or ecology can be protected in those areas. The area of potential development occupies an already 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.

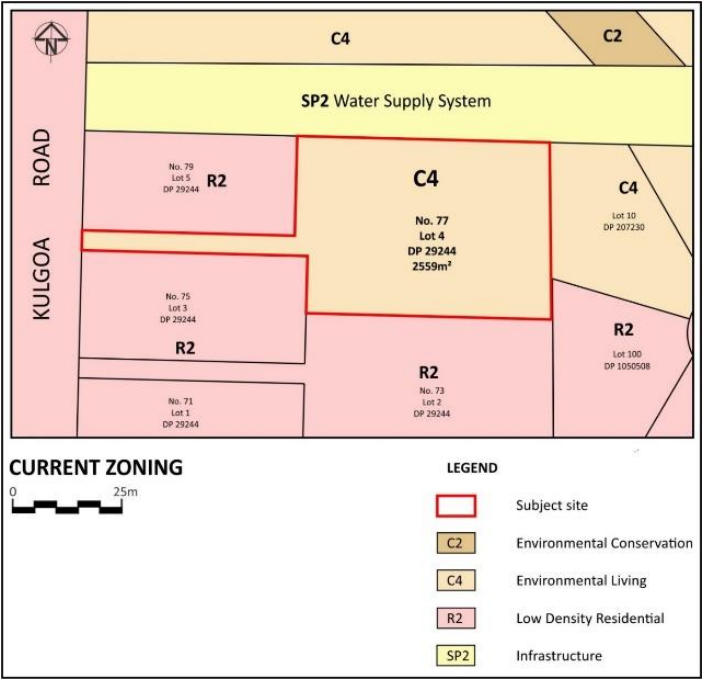
E. STATE AND COMMONWEALTH INTERESTS

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

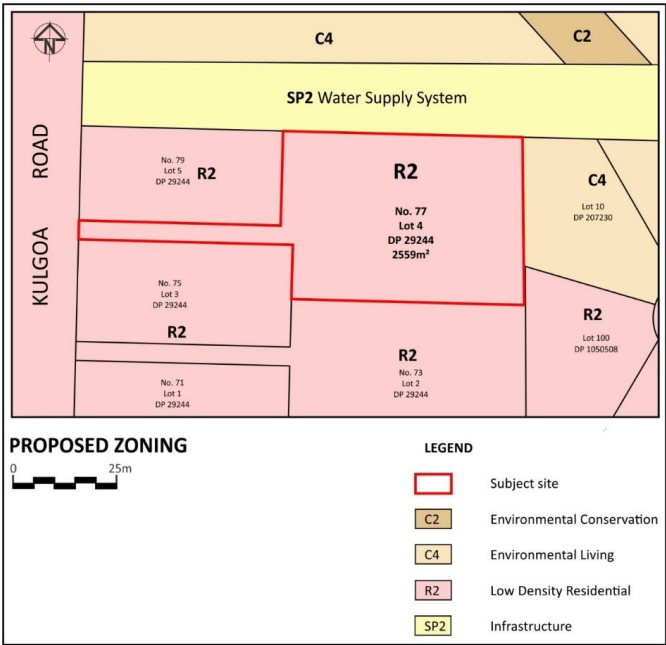
At the time of preparation, no formal consultation has been carried out with State and/or Commonwealth Public Authorities. Notwithstanding, consultation will be carried out in accordance with the requirements of a Gateway Determination.

PART 4 - MAPPING

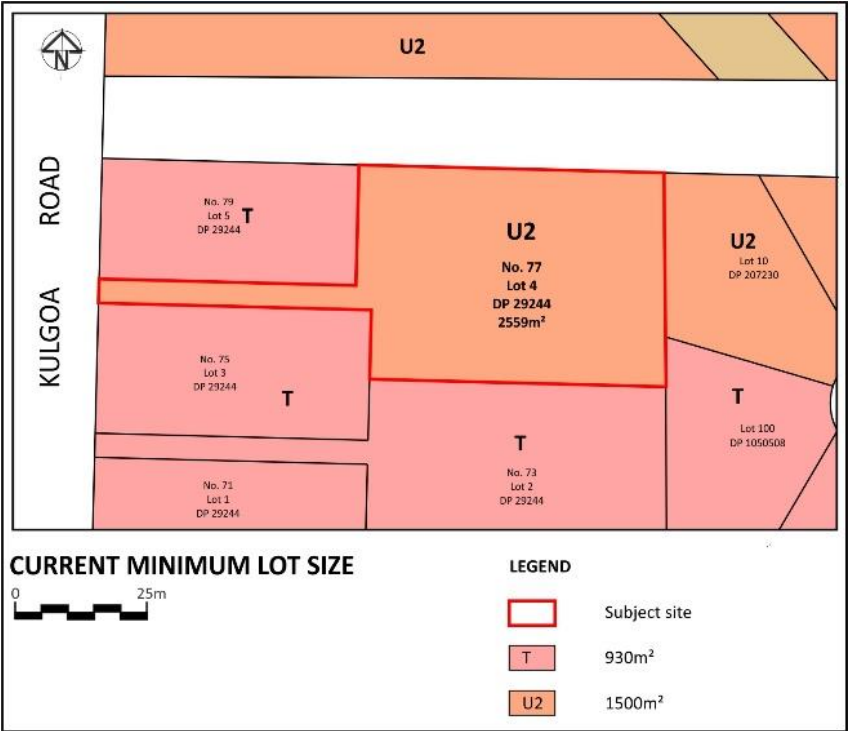
The existing proposed mapping changes to KLEP 2015 are demonstrated in the following map extracts:



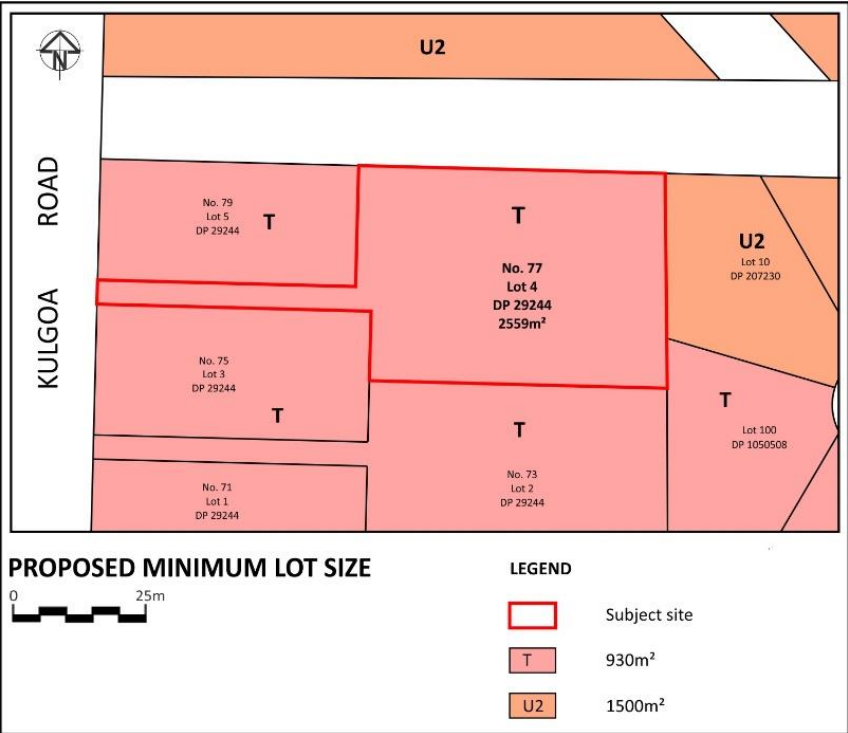
Existing Zoning Map C4 (Environmental Living)



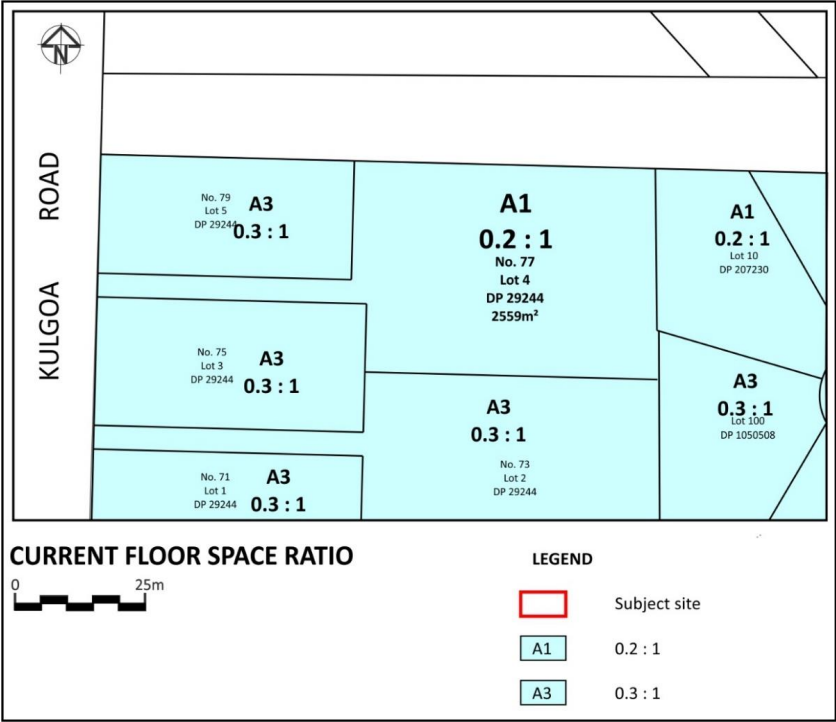
Proposed Zoning Map Proposed Zoning to R2 (Low Density Residential)



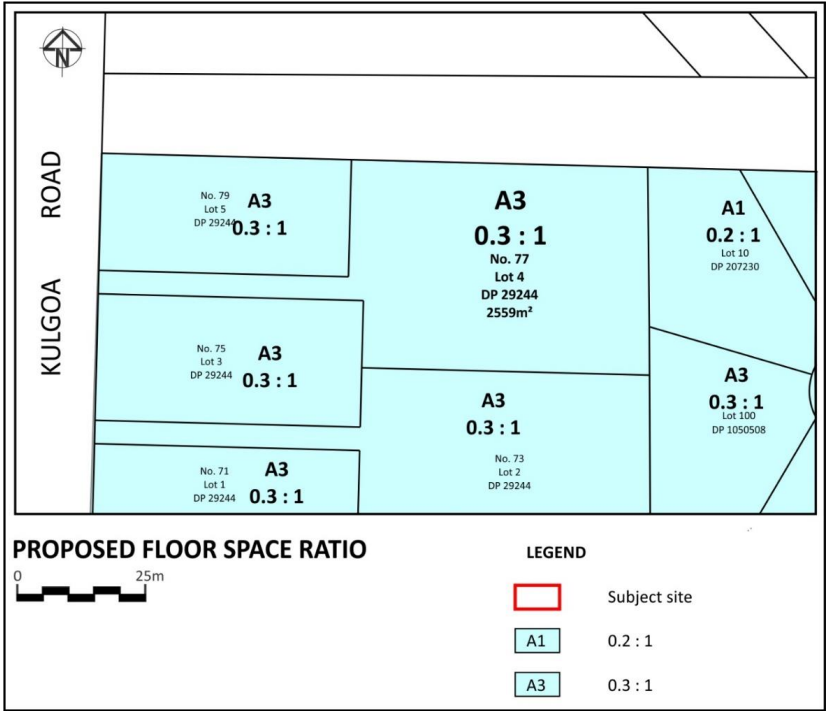
Existing lot size map



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

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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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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.

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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 and 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

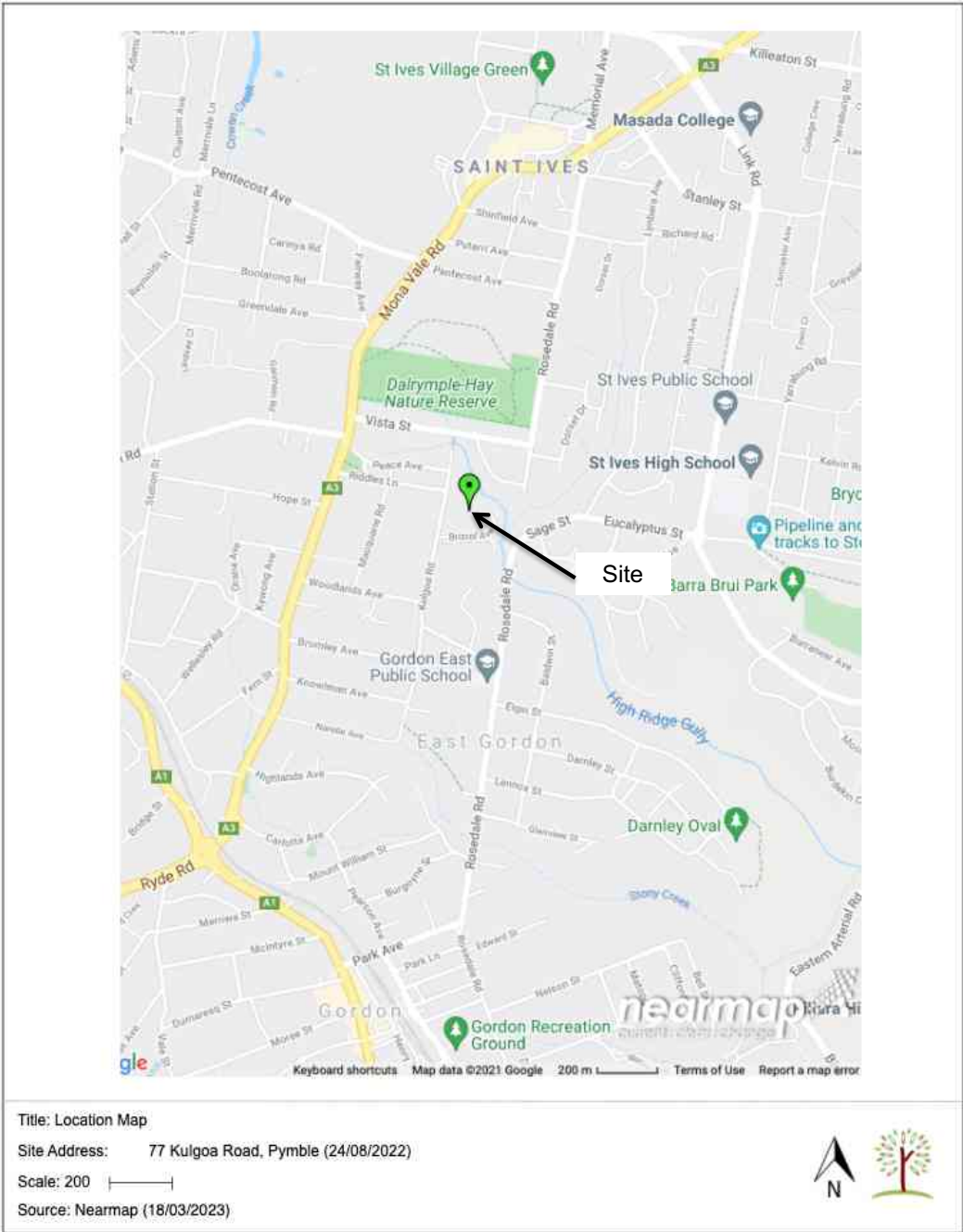


Figure 1. Location Map

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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.

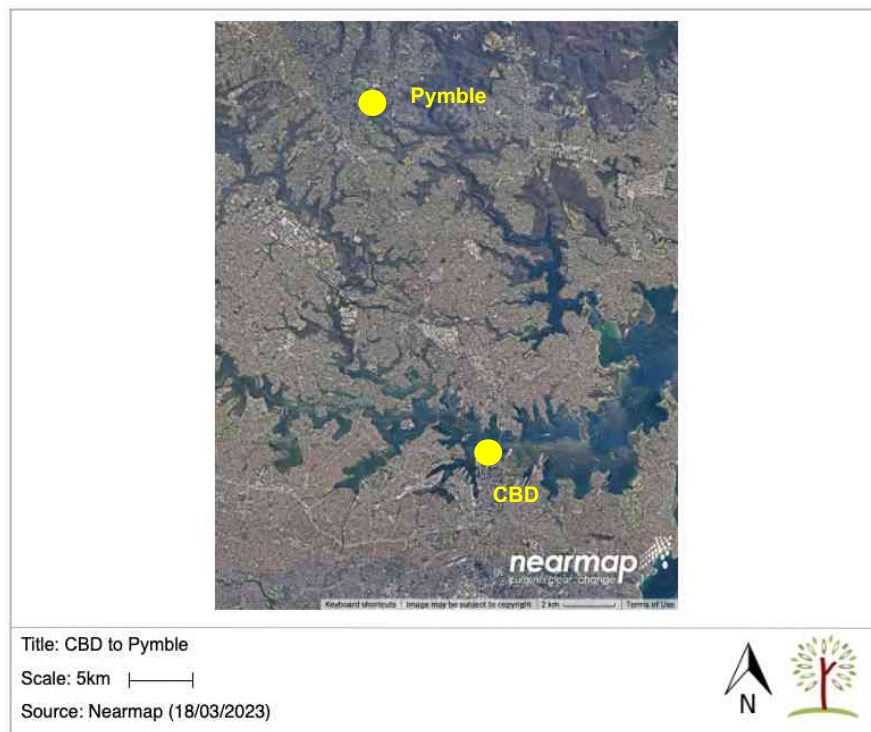


Figure 2. CBD to Pymble Map

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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).

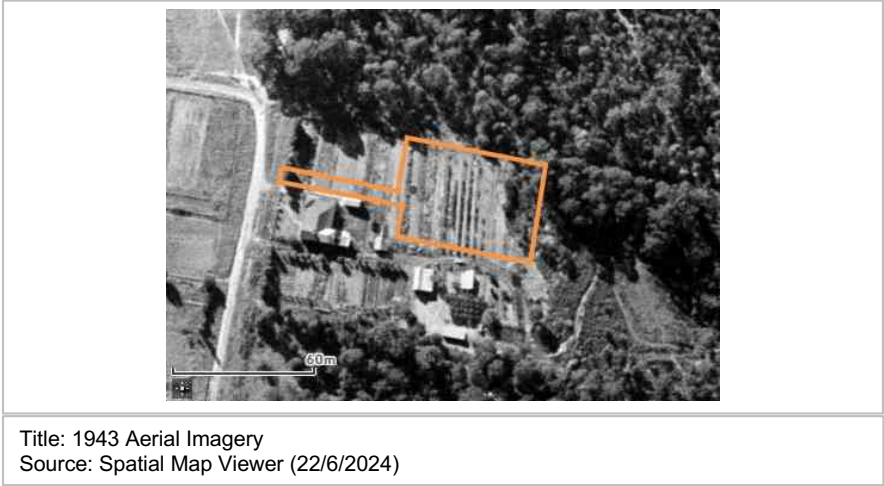


Figure 3. 1943 Aerial Imagery



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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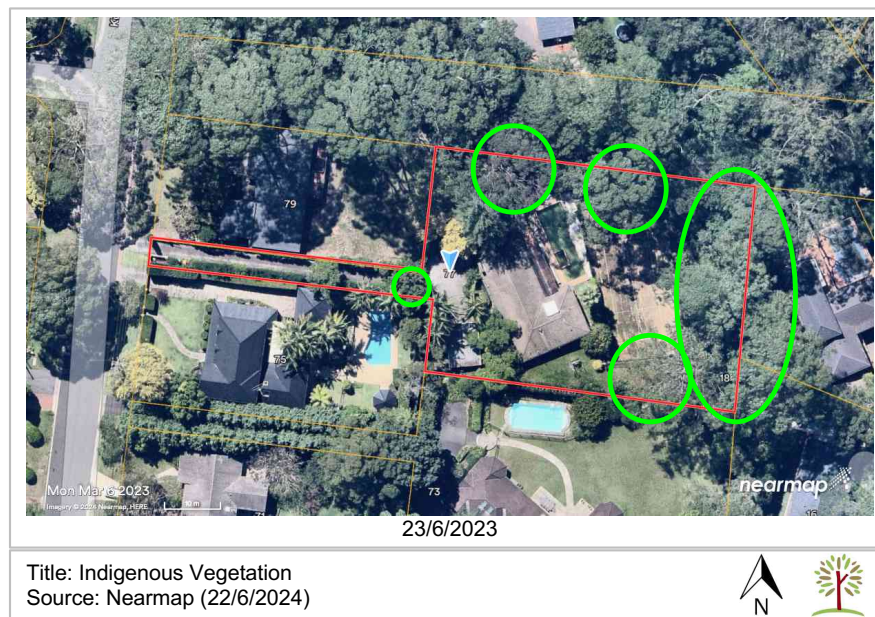


Figure 5. Indigenous Vegetation

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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 transperitive cooling process reduces the thermal load from sunshine.

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5. Relevant Government Legislation

5.1. Relevant Government Legislation

Local Government
Ku-ring Gai Council Local Environmental Plan (2015)
Ku-ring Gai Council Development Control Plan (2015)
State Government
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 lucidium</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 lucidium</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

11 July 2024

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
www.australistrees.com.au**

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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

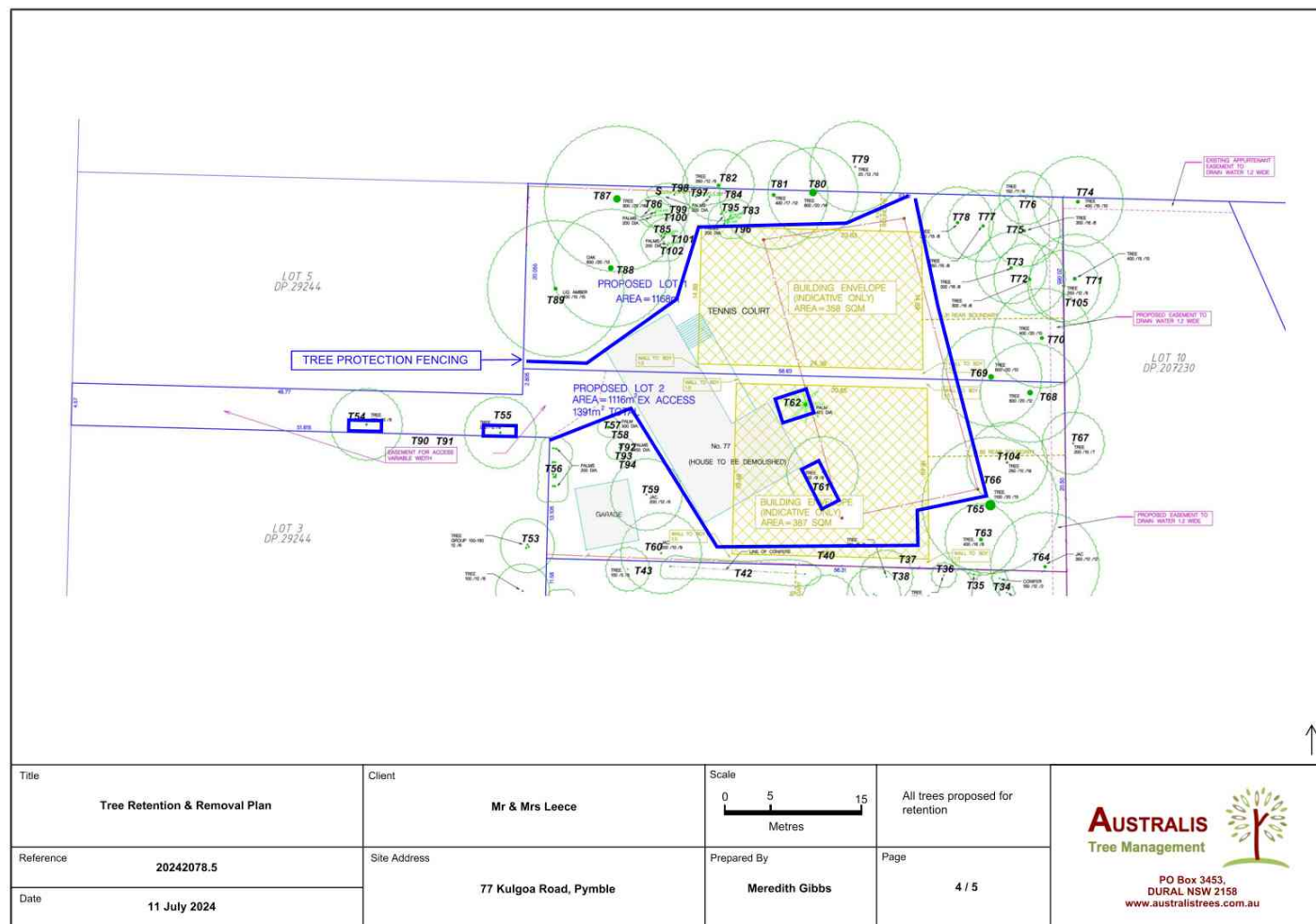
Title	Tree List	Client	Mr & Mrs Leece		Retain Remove
Reference	20242078.5	Site Address	77 Kulgoa Road, Pymble	Prepared By	Meredith Gibbs
Date	11 July 2024			Page	2 / 5

AUSTRALIS
Tree Management
PO Box 3453,
DURAL NSW 2158
www.australistrees.com.au

<p>meredithgibbs - 22/6/24</p>			
<p>Title</p> <p>Tree Retention & Removal Plan</p>	<p>Client</p> <p>Mr & Mrs Leece</p>	<p>Scale</p> <p>0 5 15 Metres</p>	<p>All trees proposed for retention</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>3 / 5</p>
<p>Date</p> <p>11 July 2024</p>	<p> AUSTRALIS Tree Management </p> <p> PO Box 3453, DURAL NSW 2158 www.australistrees.com.au </p>		

Reference 20242078.5
40 / 71

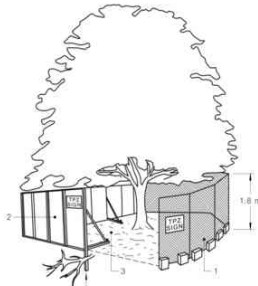
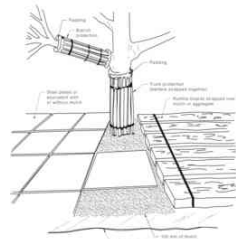


11 July 2024



Arboriculture Impact Assessment for 77 Kulgoa Road, Pymble
Australis Tree Management

Reference 20242078.5
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11 July 2024

Project Arborist Monitoring <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>		Activities Excluded From Tree Protection Zones <p>No soil level changes Machine excavation including trenching Excavation for silt fencing Cultivation Preparation of chemicals Parking of vehicles and machinery Refuelling Dumping of waste Wash down and cleaning of equipment Placement of fill Lighting of fires Temporary or permanent installation of utilities Physical damage to the tree Bolt cutters or wire cutters must not be used for root pruning</p>		Tree Protection Fencing <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>					
Project Hold Points <p>Prior to demolition of structures 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>		Activities Permissible Within Tree Protection Zones <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>		Trunk Protection <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>					
Compliance Inspection Check List <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 Trunk protection in place Ground protection in place Correct signage attached Mulch installed Irrigation installed Scaffolding installation damage Evidence of tree protection fencing adjustments Evidence tree damage Evidence of machinery movements, foot traffic or work within TPZ fencing</p>		Ground Protection <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>		Foot Traffic Platforms <p>Ground protection against foot traffic is required within the TPZ. Scaffolding with timber boards attached</p>					
Title <p>Tree Protection Specifications <i>AS 4970-2009 Protection of trees on development sites</i></p>		Client <p>Mr & Mrs Leece</p>				 <p>AUSTRALIS Tree Management</p> <p>PO Box 3453, DURAL NSW 2158 www.australistrees.com.au</p>			
Reference <p>20242078.5</p>		Site Address <p>77 Kulgoa Road, Pymble</p>		Prepared By <p>Meredith Gibbs</p>				Page <p>5 / 5</p>	
Date <p>11 July 2024</p>									

11 July 2024

Appendix A - Tree Location Map

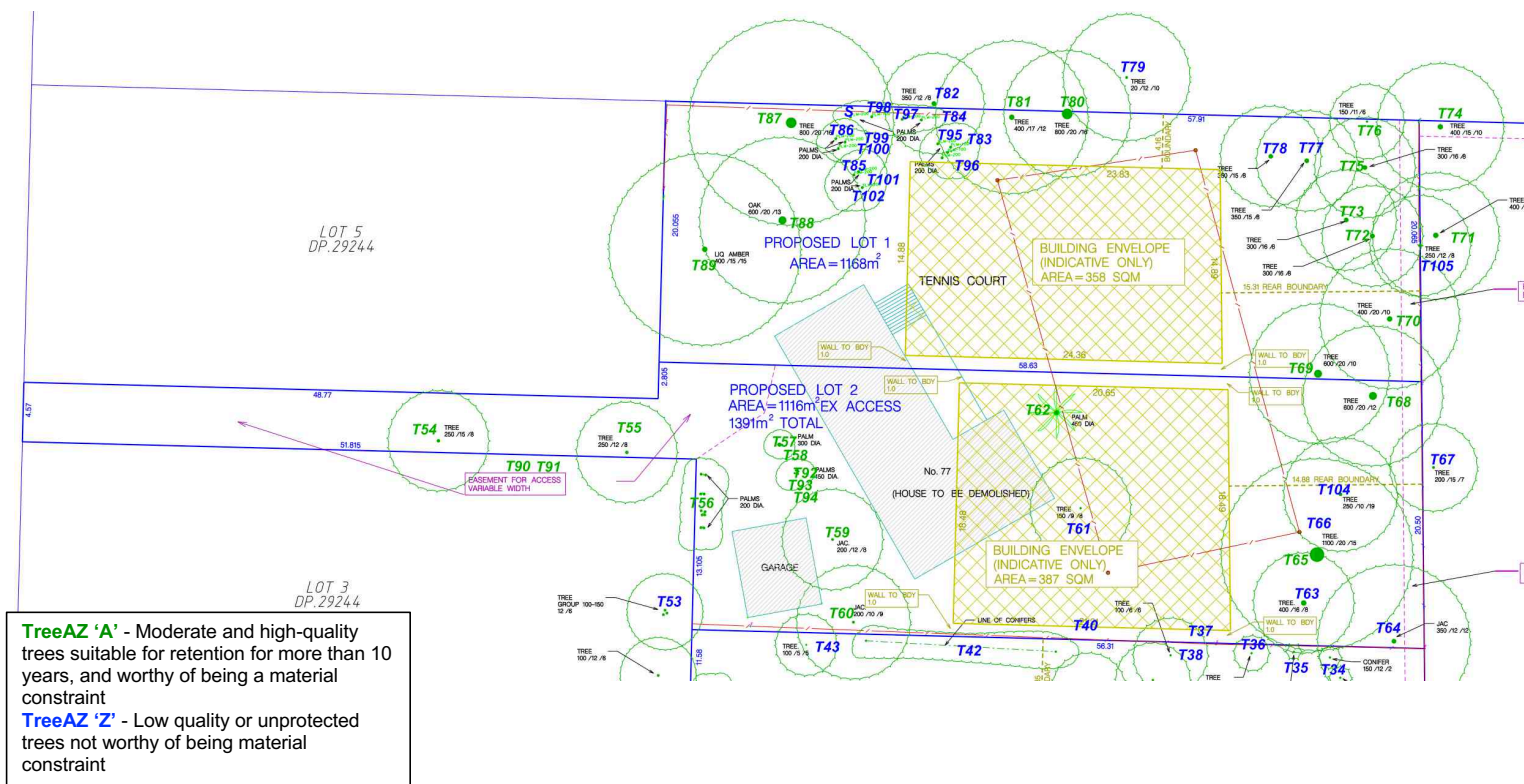


Figure 6. Tree Location Map

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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 Engr	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 %																					

11 July 2024

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	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	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	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	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	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	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	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	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	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	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 Encr	Proposed Status
74	Pittosporum undulatum (Sweet Pittosporum)	adjoining 18 Bristol Ave	40	40	10.0	5.0 5.0 5.0 5.0 N S E 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 5.0 5.0 5.0 N S E 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 3.0 3.0 3.0 N S E 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 6.0 3.0 3.0 N S E 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 30	50	13.0	4.0 4.0 4.0 4.0 N S E 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 3.0 3.0 3.0 N S E 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 5.0 5.0 5.0 N S E 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 4.0 2.0 7.0 N S E 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 3.0 3.0 3.0 N S E 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 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 %																					

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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	<5 yrs	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	<5 yrs	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	<5 yrs	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	<5 yrs	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	<5 yrs	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)



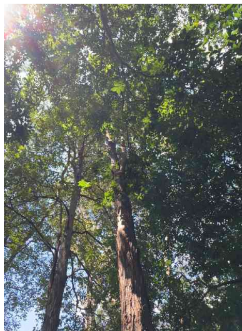
70
Eucalyptus pilularis (Blackbutt)



71
Angophora costata (Smooth-barked Apple)



72
Syncarpia glomulifera (Turpentine)



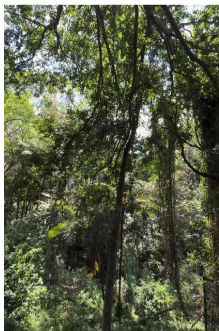
73
Syncarpia glomulifera (Turpentine)



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)



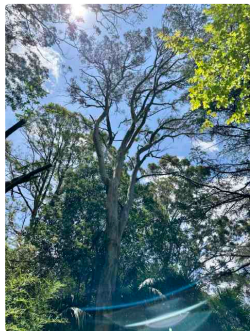
84
Livistona chinensis (Chinese Fan Palm)



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)



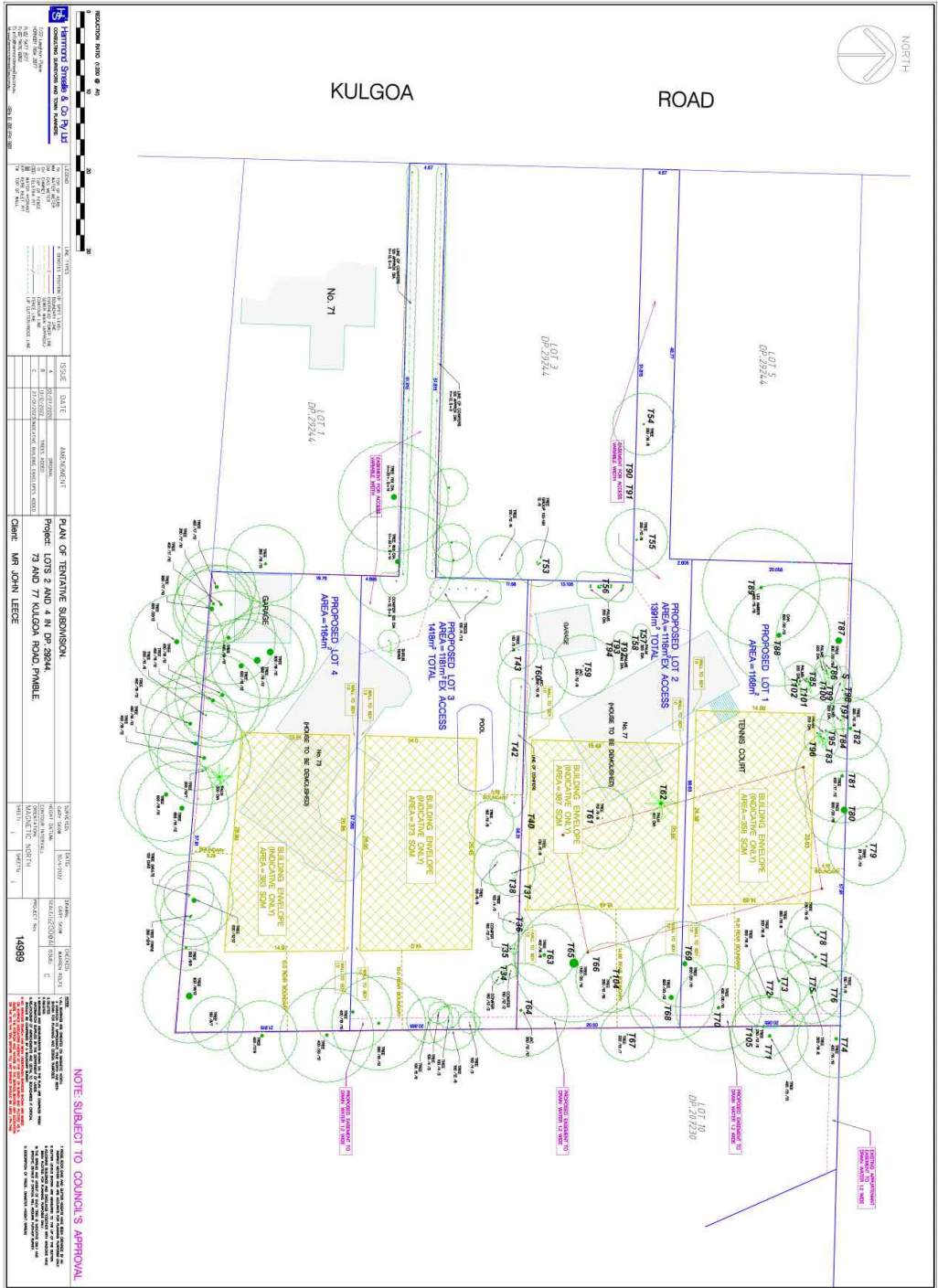
102
Ravenea rivularis (Majesty
Palm)



103
Camellia reticulata
(Reticulata Camellia)

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Appendix F - Proposed Site Plan



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Appendix G - Tree Roots

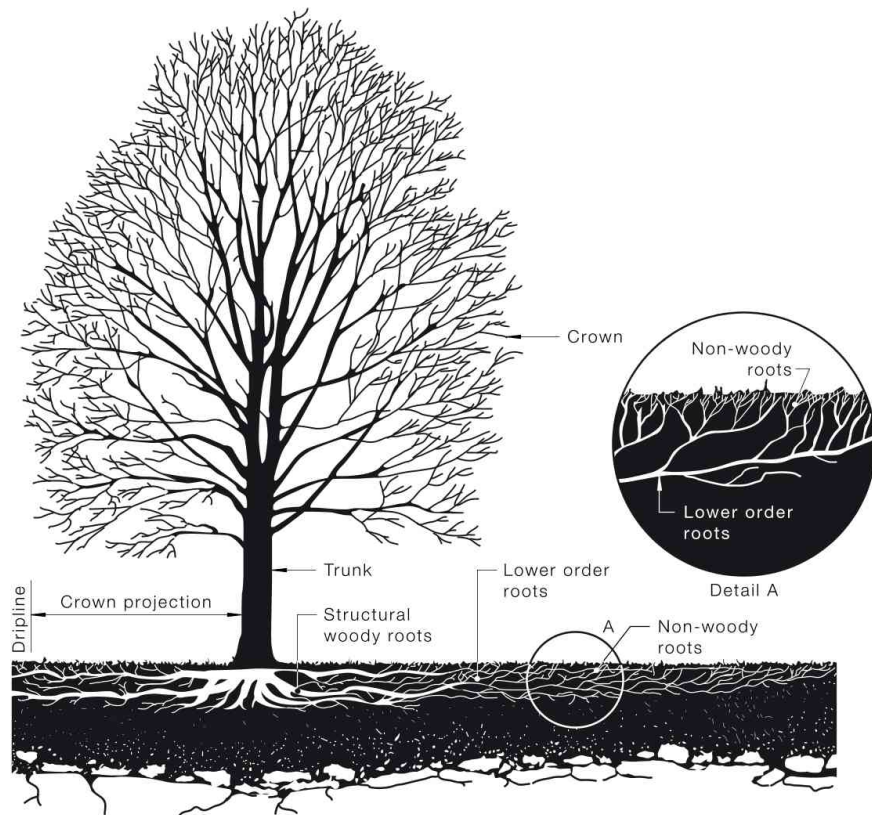


Figure 8. Tree Roots

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

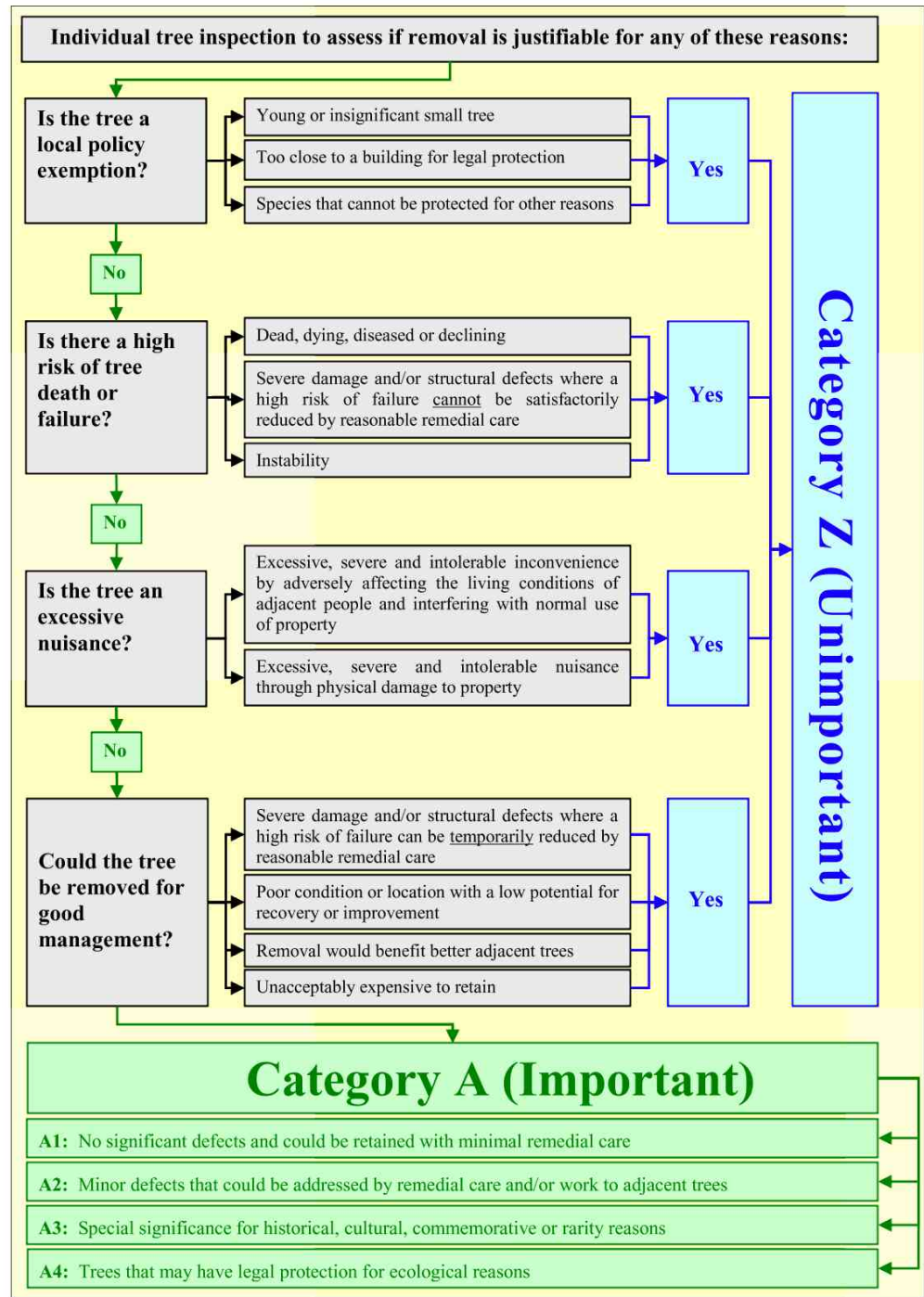
A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more 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.

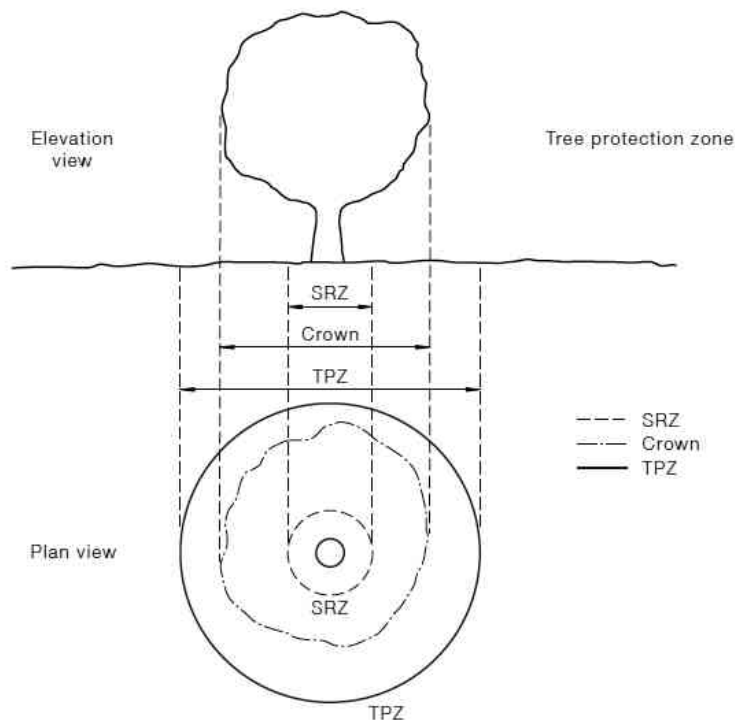
IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, www.iaca.org.au

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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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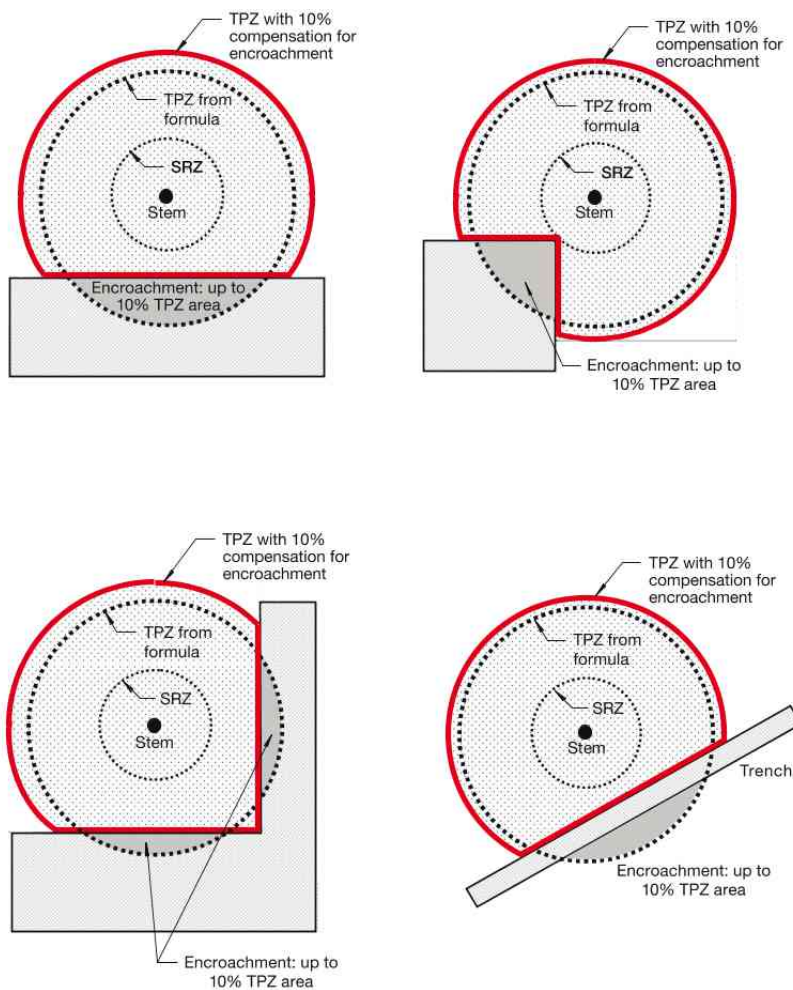
Appendix L - Tree Protection Zone Encroachments AS4970-2009

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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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

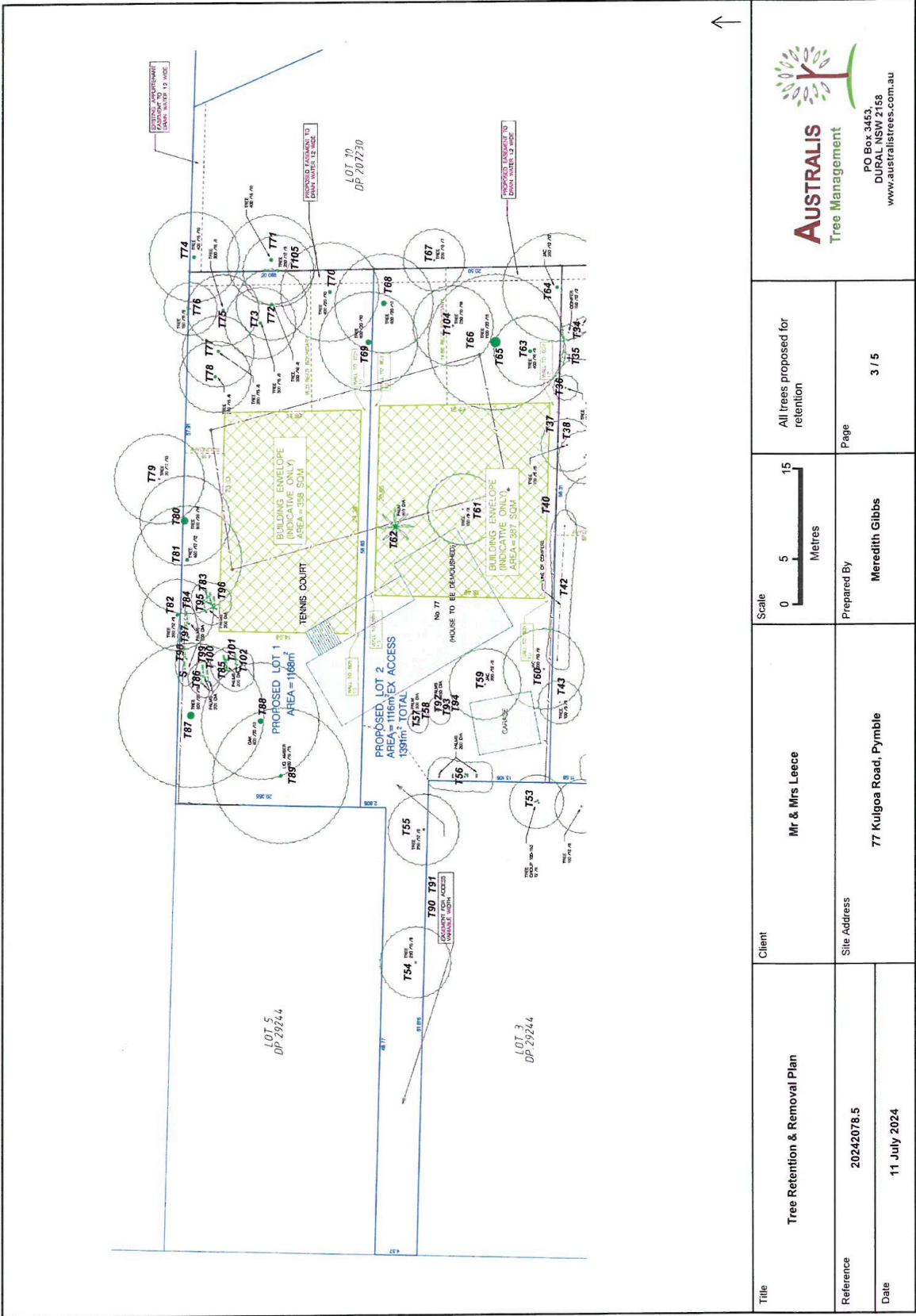
Tree No	Species	TPZ	Proposed Status
73	Syncarpia glomulifera (Turpentine)	6.0m	Retain
74	Pitropium undulatum (Sweet Pittropium)	4.8m	Retain
75	Brachychiton acerifolius (Ilawarra Flame Tree)	4.8m	Retain
76	Grevillea robusta (Silky Oak)	24.0m	Retain
77	Celtis australis (Nettle Tree)*	7.2m	Retain
78	Callistemon undulatum (Sweet Pittropium)	5.1m	Retain
79	Pitropium undulatum (Sweet Pittropium)	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	Lyonsia chinensis (Chinese Fan Palm)	3.0m	Retain
84	Lyonsia chinensis (Chinese Fan Palm)	3.0m	Retain
85	Lyonsia chinensis (Chinese Fan Palm)	3.0m	Retain
86	Lyonsia 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	Lyonsia chinensis (Chinese Fan Palm)	2.4m	Retain
96	Hemera costarica (Killer Palm)	2.0m	Retain
97	Lyonsia chinensis (Chinese Fan Palm)	2.4m	Retain
98	Lyonsia chinensis (Chinese Fan Palm)	2.4m	Retain
99	Lyonsia chinensis (Chinese Fan Palm)	2.4m	Retain
100	Lyonsia chinensis (Chinese Fan Palm)	2.4m	Retain
101	Lyonsia chinensis (Chinese Fan Palm)	2.4m	Retain
102	Ravenea rivularis (Majesty Palm)	2.4m	Retain

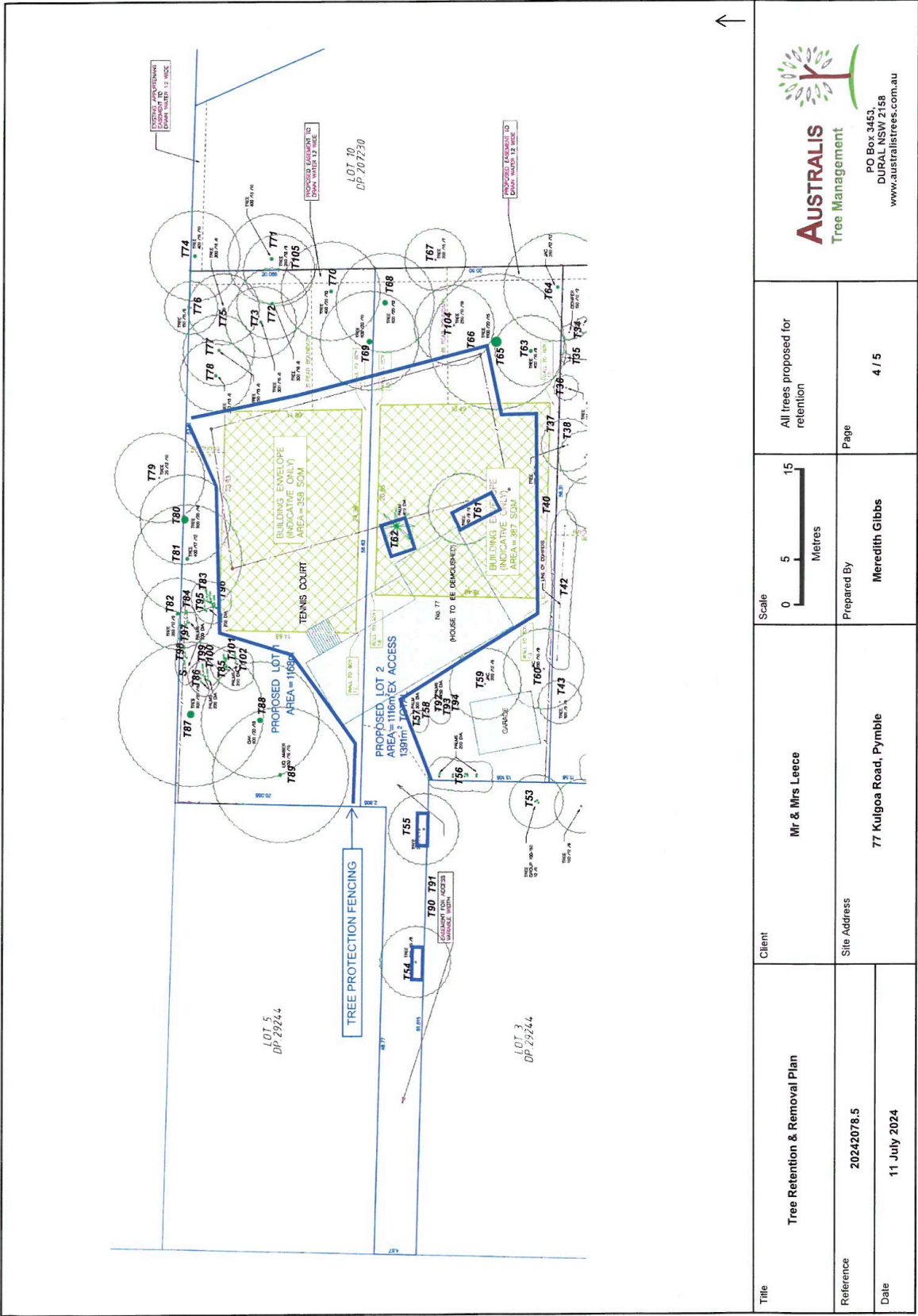
Tree No	Species	TPZ	Proposed Status
34	Juniperus communis (Juniper)	2.4m	Retain
35	Juniperus communis (Juniper)	2.0m	Retain
36	Buxus sp (Boxus)*	2.0m	Retain
37	Camellia reticulata (Reticulate Camellia)	2.4m	Retain
38	Pitropium undulatum (Pitropium)*	2.0m	Retain
40	Celtis australis (Nettle Tree)*	2.0m	Retain
42	Juniperus communis (Juniper)	2.0m	Retain
43	Camellia reticulata (Reticulate Camellia)	2.0m	Retain
49	Gochydron leucandri (Chinese Tree)	6.0m	Retain
53	Callistemon salignus (Willow Bottlebrush)	3.0m	Retain
54	Thuja plicata (Western Red Cedar)	4.8m	Retain
55	Gochydron leucandri (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	Lyonsia 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 pulchra (Baccharis)	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	Retain Remove	
Tree List		Mr & Mrs Leece		
Reference	20242076.5	Site Address	Page	
Date	11 July 2024	77 Kulgoa Road, Pymble	2 / 5	
		Prepared By	Meredith Gibbs	

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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 sill 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>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>									

BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT

PROPOSED RE-ZONING OF 77 KULGOA AVE PYMBLE

Prepared by:

Fraser Ecological

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Site Details:	77 Kulgoa Road Pymble
Prepared by:	Alex Fraser B.Sc., G.Cert.EnvMgt&Sus. BAAS18156 Accredited Assessor Fraser Ecological Pty Ltd ABN – 797 637 40114 M: 0423238193 Email: alohafraser@gmail.com
Prepared for:	John Leece (c/o Natalie Richter Planning)
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:

Alex Fraser, Principal Ecologist
B.Sc. (Hons)
Certificate 3 Natural Area Restoration
BAM Accredited Assessor (BAAS 18156)
Member of the Ecological Consultants Association of NSW

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.



Alex Fraser
B.A Applied Science (Hons), Cert 3 Natural Area Restoration
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.

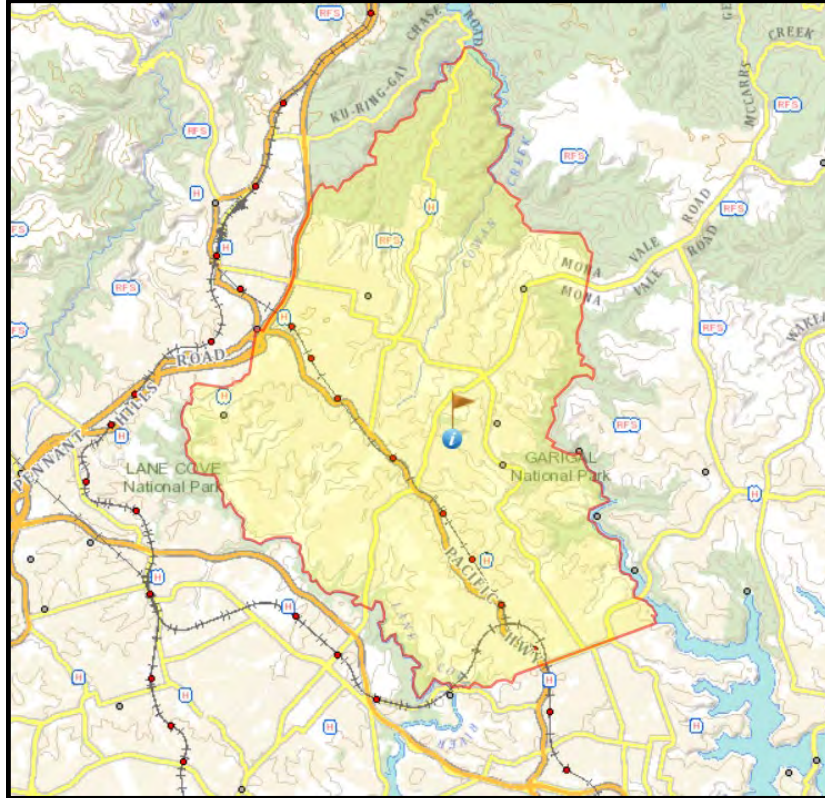


Figure 1: Locality map (Source: SIX Maps.com)

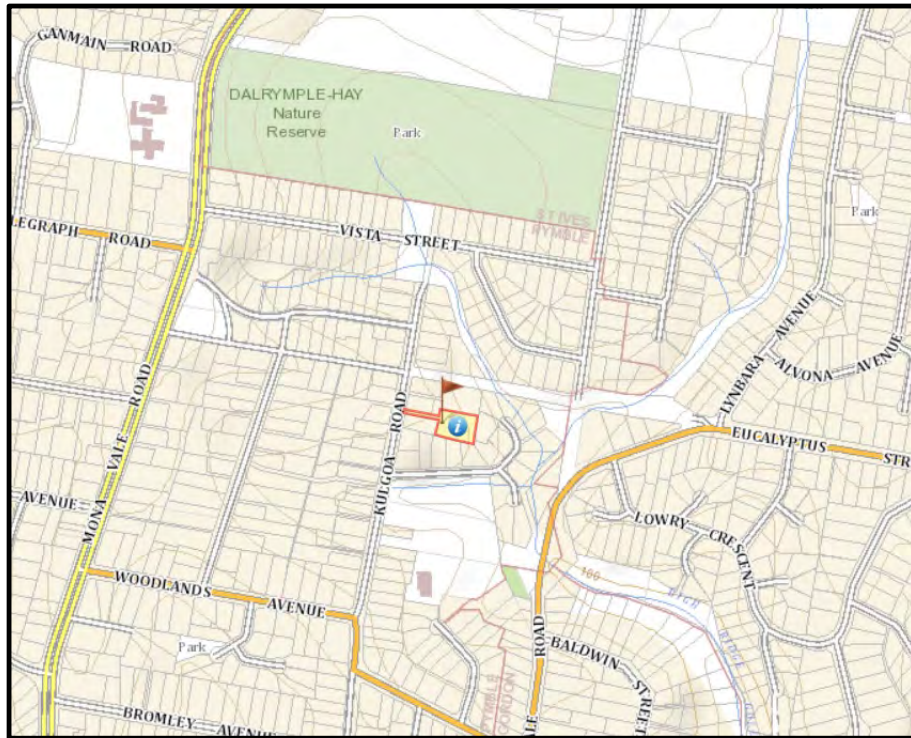


Figure 2: Locality aerial map (Source: SIX Maps.com)

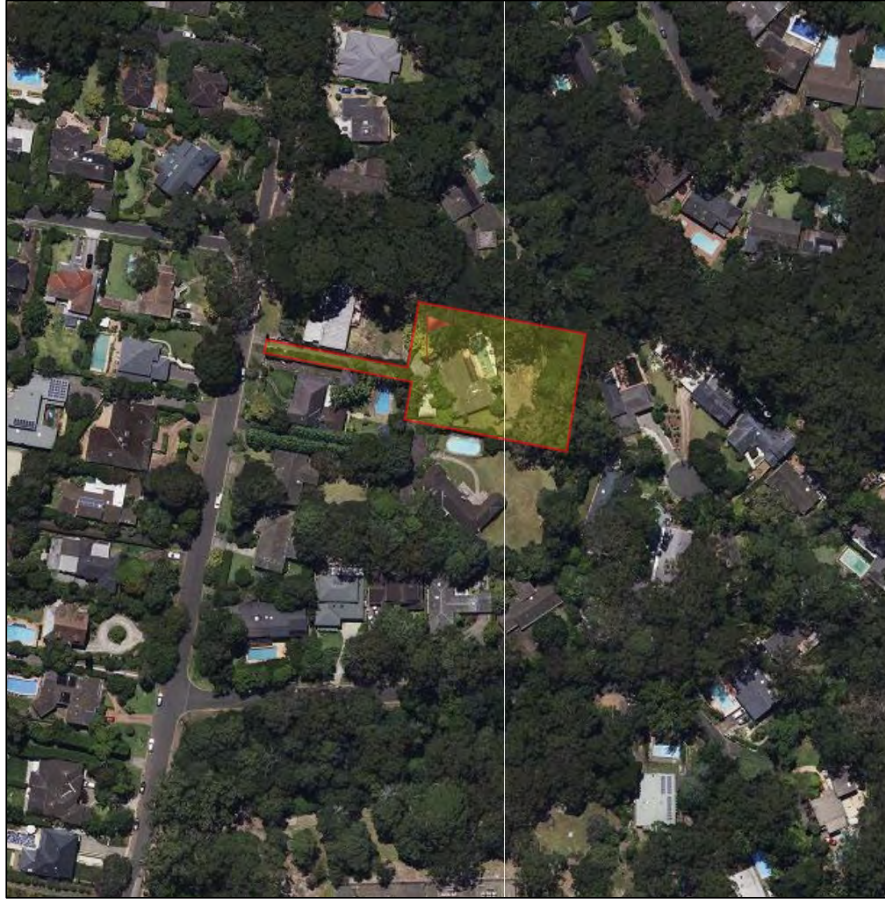


Figure 3: Aerial map showing property boundaries (Source: SIX Maps.com)

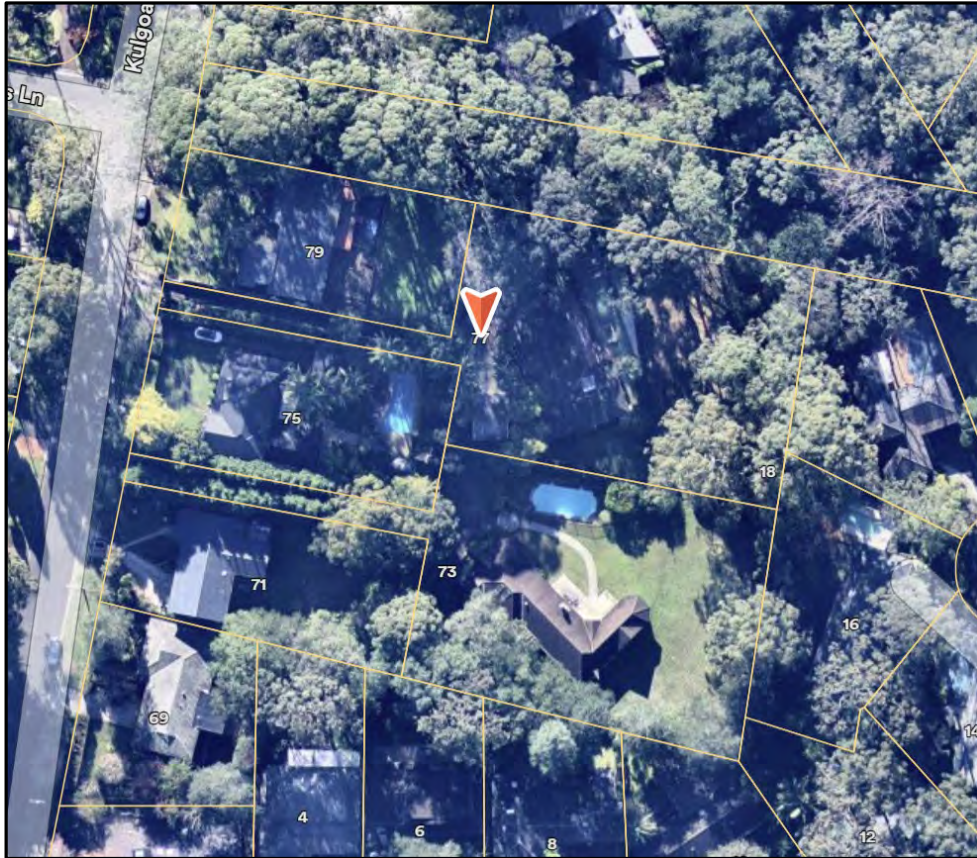


Figure 4a: Aerial map showing property boundaries (Source: Nearmap.com)



Figure X: Cadastral map (Source: Ku-ring-gai Interactive mapping viewer)

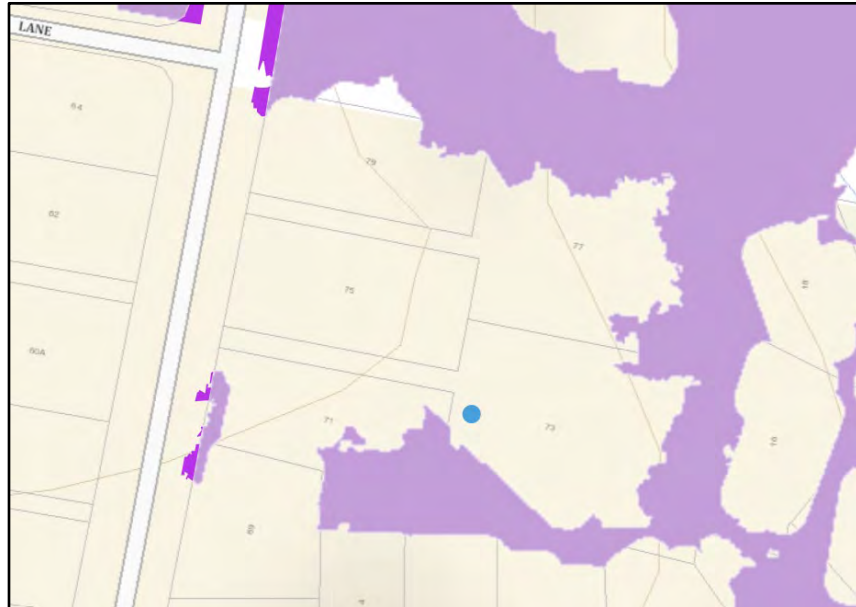
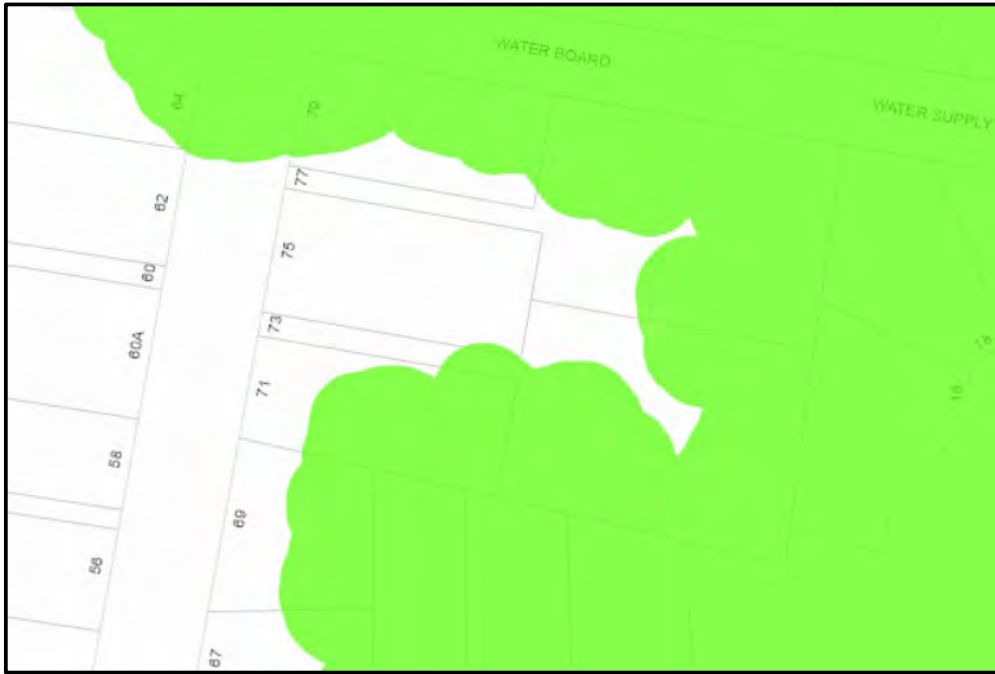


Figure 5: Sensitive biodiversity values map (Source: NSW DPIE accessed 18/12/23)



**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

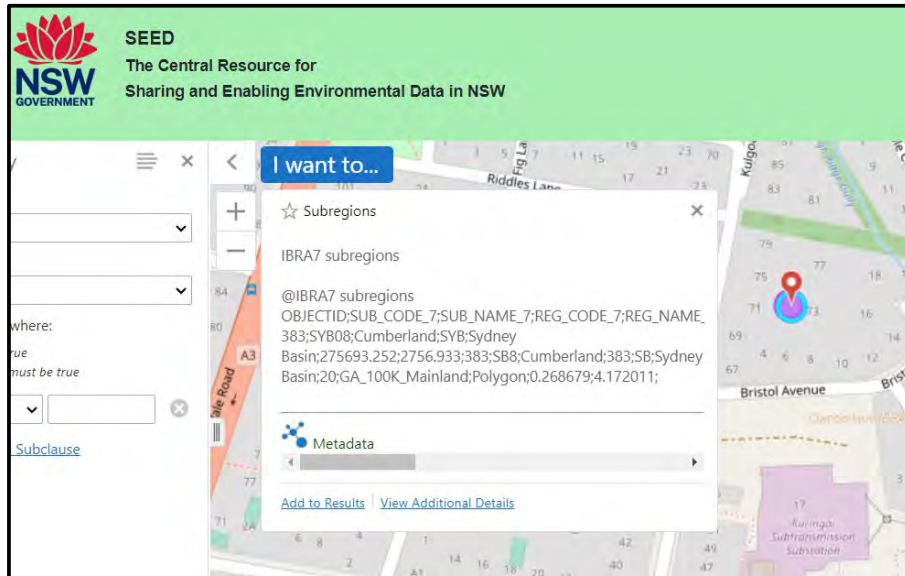
A desktop survey was performed to ensure all relevant documentation is considered when preparing the plan. Documents and other information resources utilised include:

- 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.

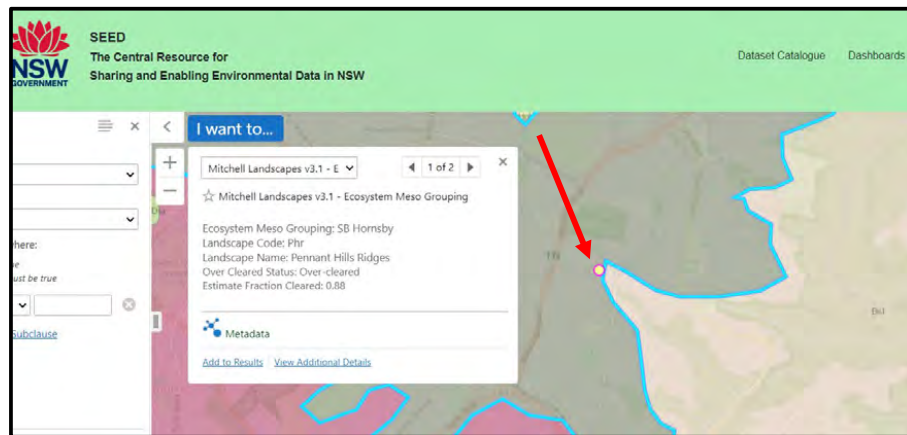


Figure 6: Location of site within the Pennant Hills Ridges Mitchell Landscape (red arrow)

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).

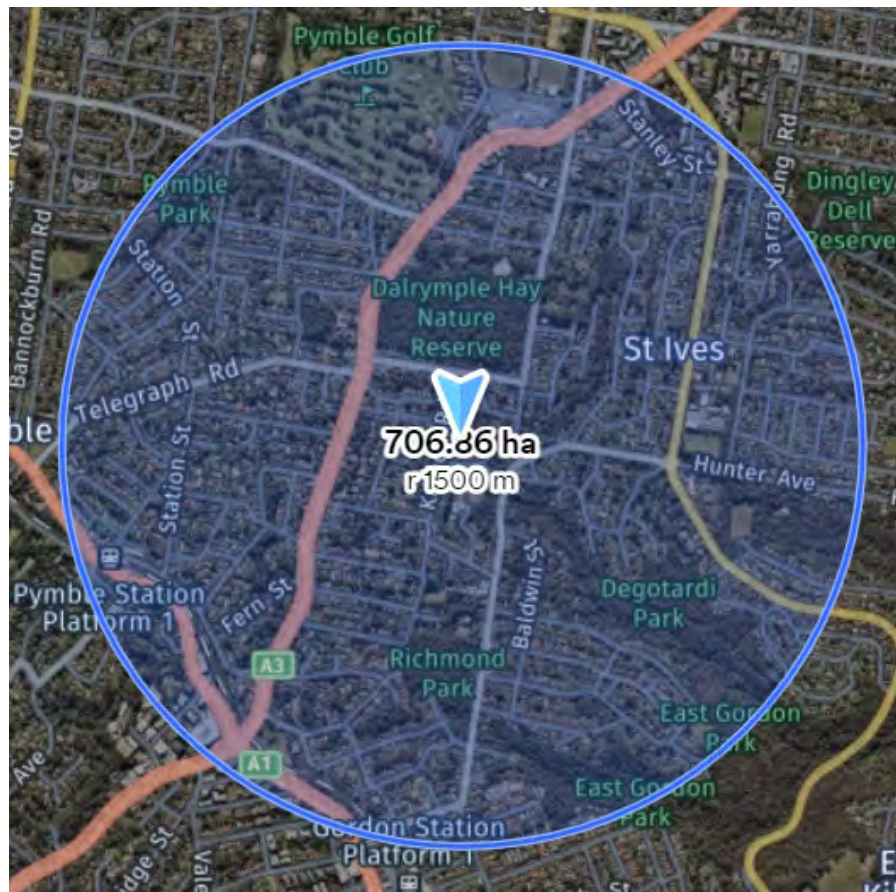


Figure 7:1500m buffer area of the site

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 Ku-ring-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.

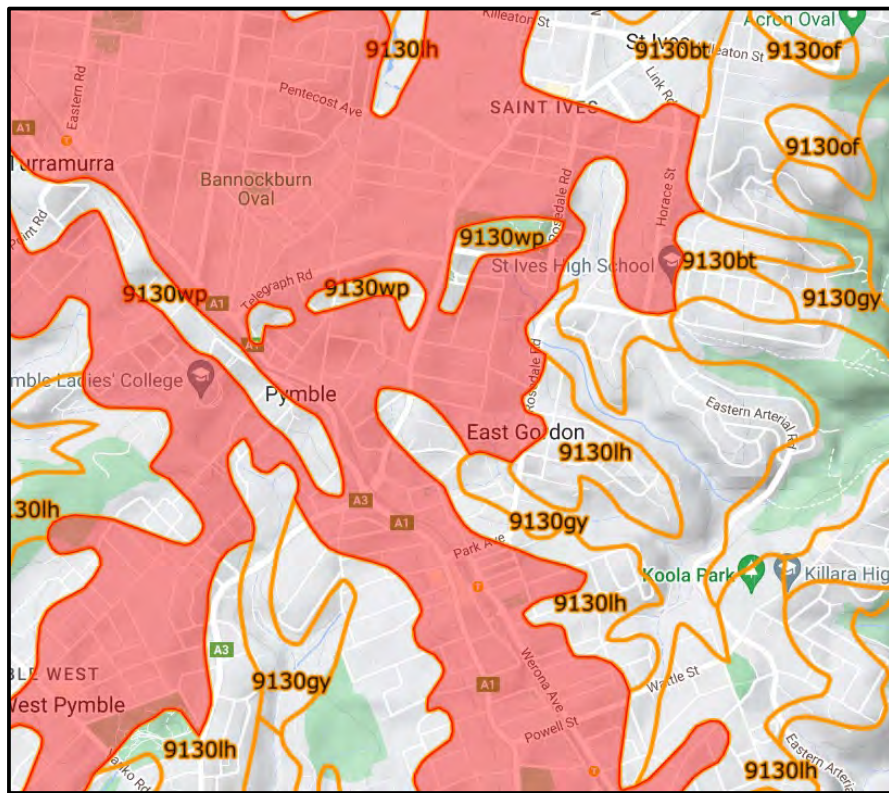


Figure 8: The site is located within the Glenorie Soil Landscape
(Source: E-Spade Version 2.0 managed by the NSW Office of Environment and Heritage)

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).

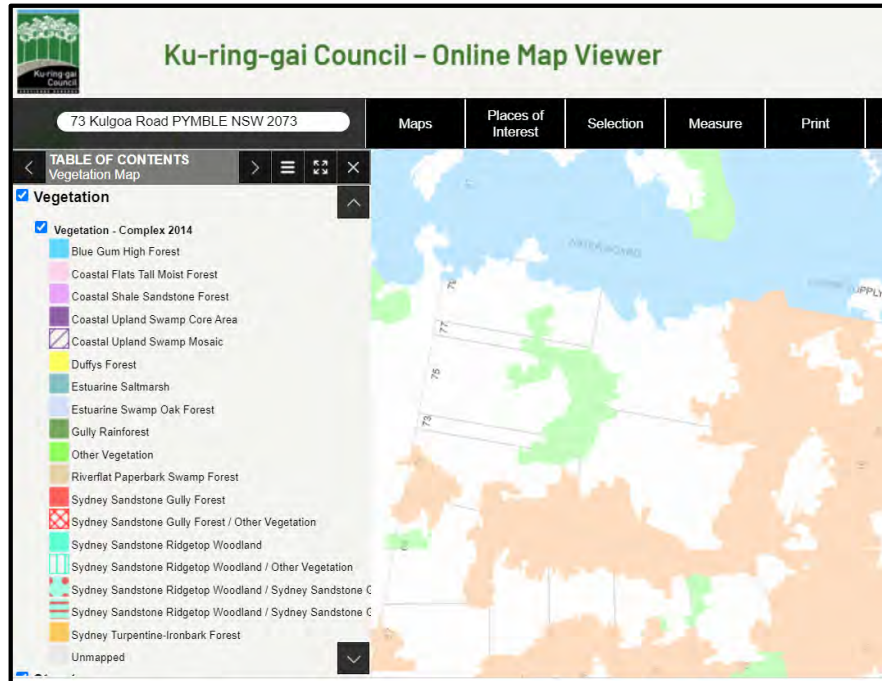


Figure 12: The subject site has been mapped by Council as Sydney Turpentine Ironbark Forest (orange polygon)

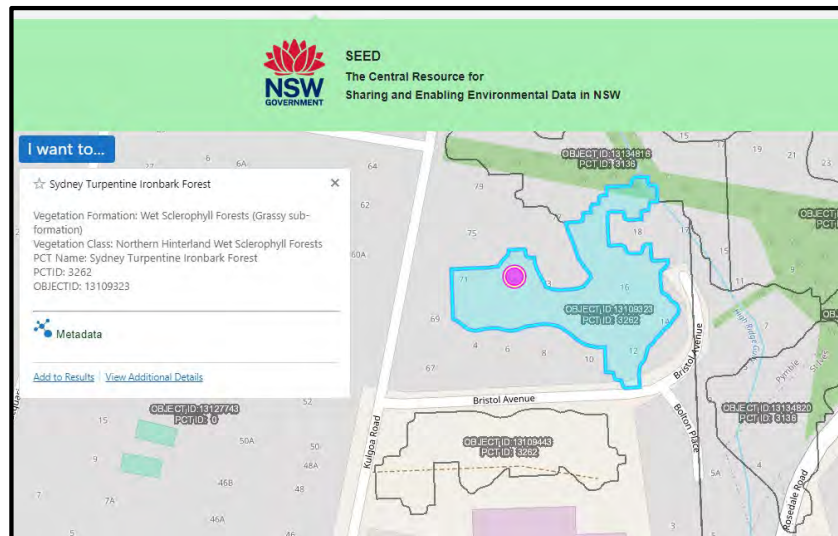


Figure 13: NSW Statewide PCT map showing the extent of STIF across the site and wider locality

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>Erharta 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.
Decortivating 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).

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 Sheath-tail 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. cytellocarpa 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

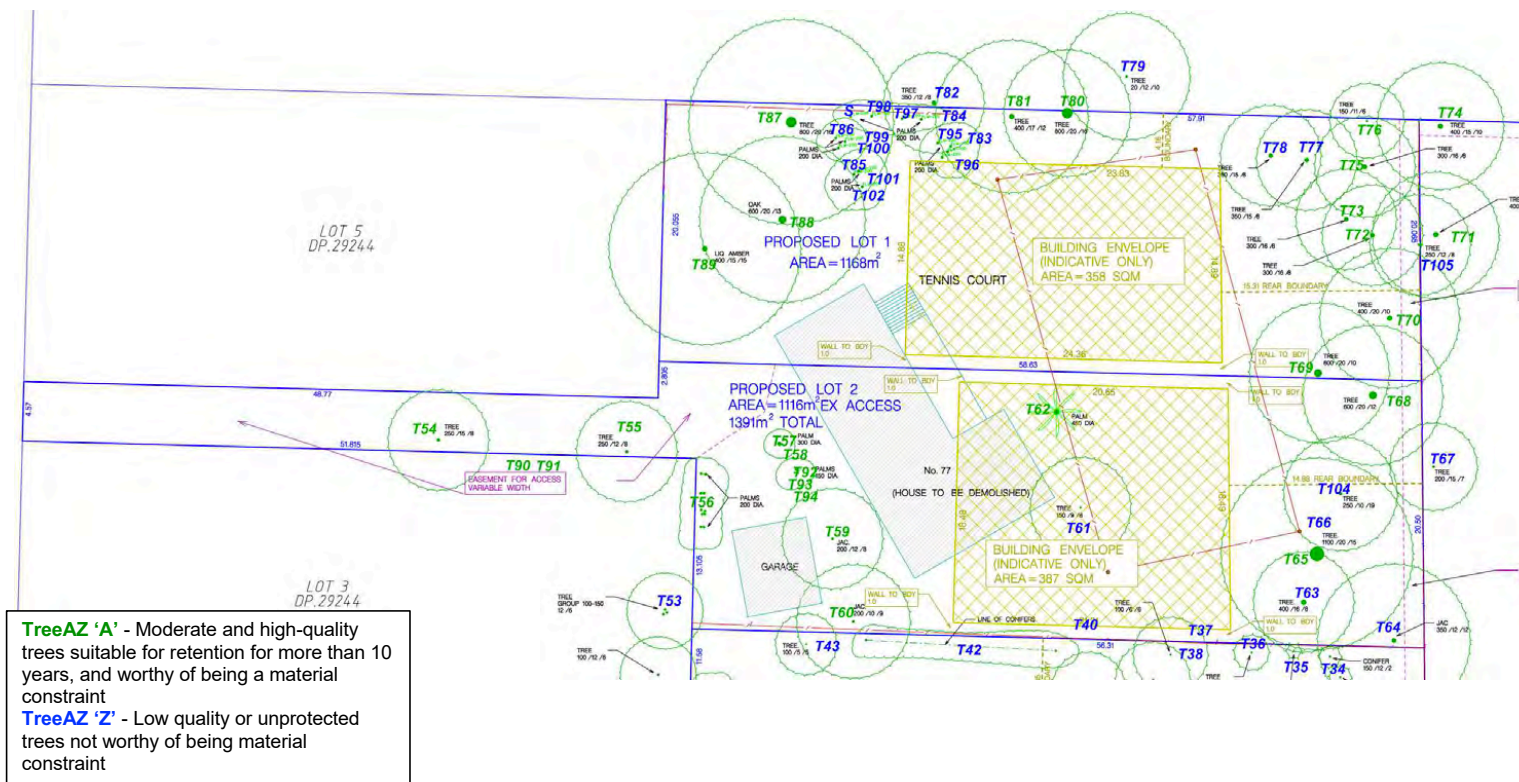


Figure 6. Tree Location Map

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 (SAIL'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 (SAIL). These 'potential SAIL 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><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: invasion and establishment of exotic species</i></p>	<p><i>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 Ligustrum lucidum (Large-leafed Privet) and Ligustrum sinense (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 Ochna serrulata (Mickey Mouse Plant), Phytolacca octandra (Inkweed), Sida rhombifolia (Paddy's Lucerne) and Chrysanthemoides monilifera (Bitou Bush/Boneseed), the scandent shrubs Lantana camara (Lantana) and Asparagus aethiopicus (Asparagus Fern), the climbers Araujia sericifera (Moth Vine), Asparagus asparagoides (Bridal Creeper) and Hedera helix (English Ivy) and the grasses Paspalum dilatatum (Paspalum), Ehrhata erecta (Panic Veldtgrass) and Setaria parviflora (Tozer 2003)".</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
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	SAIL 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. 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 SAIL - 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 SAI - 77 Kulgoa Rd PYMBLE

No	Assessment Criteria	SAII 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, and• estimated maximum dispersal distance for native flora species characteristic of the TEC, and• other 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 SAI is not accurate.</p>	N/A												

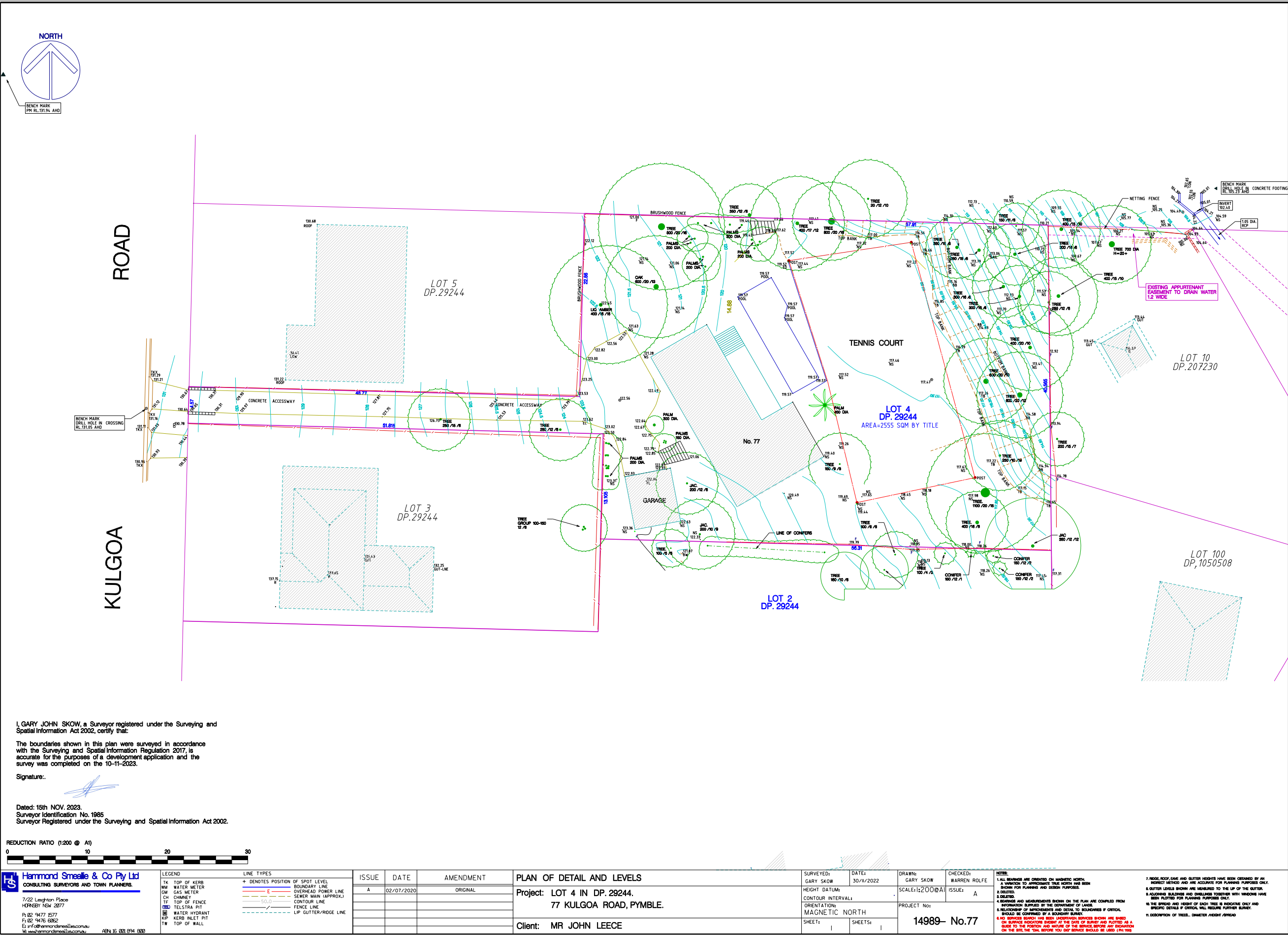
Table 5.5 Additional Impact Assessment for STIF CEEC at Risk of an SAII - 77 Kulgoa Rd PYMBLE

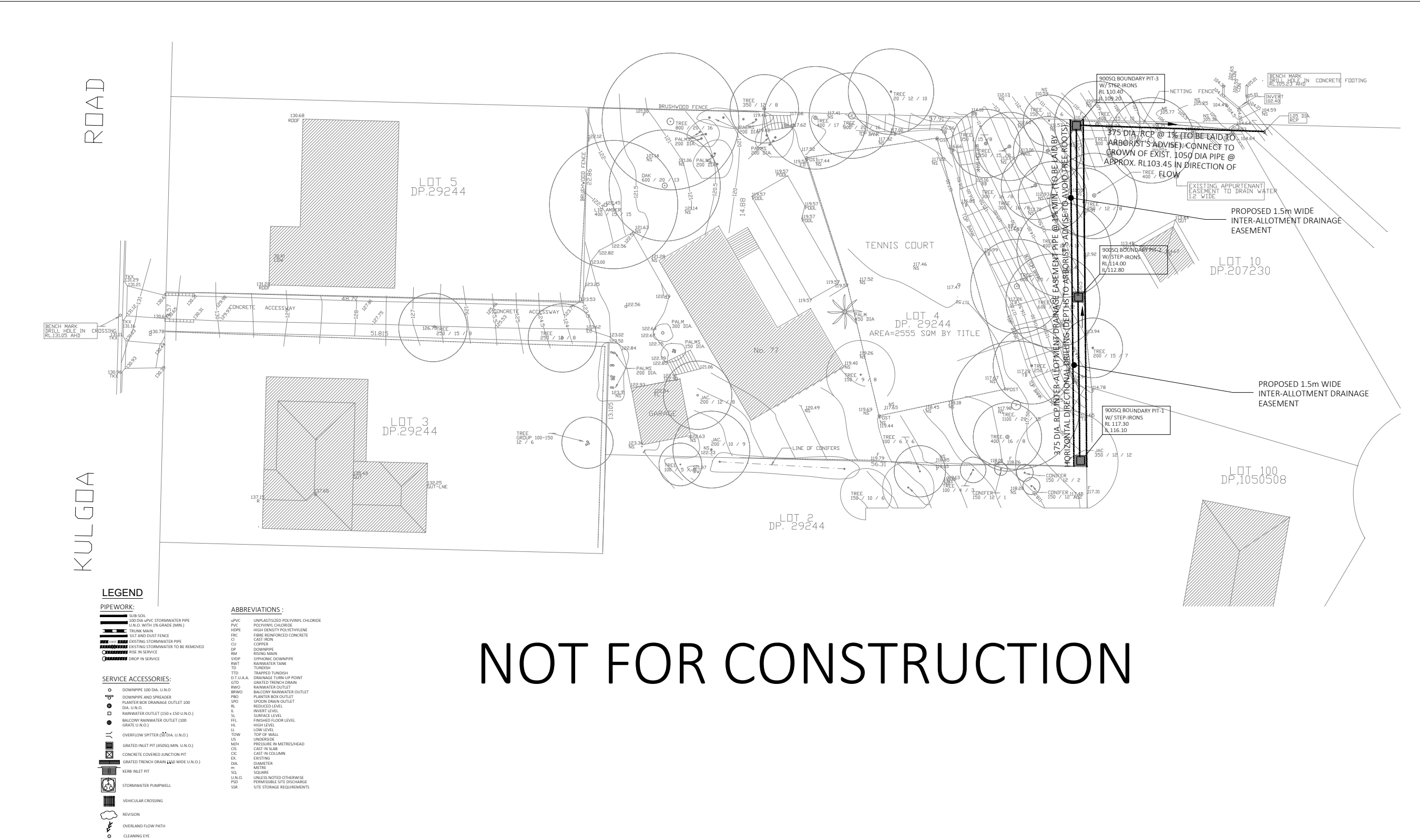
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APPENDIX A SITE PLANS





NOT FOR CONSTRUCTION

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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					Date July 2024	Scale 1 : 200 @ A1
			Approved by: Kenneth T. NG MILWAUKEE REGISTERED PROFESSIONAL ENGINEER IN(PE(Aus)) (Reg. No. 2206352) RPEQ RPEV Registered Certifier (Hydraulic (stormwater), Road & Drainage and Stormwater) (Reg. No. 3020827) Registered Design Practitioner (Drainage & Civil Engineering) (Reg. No. DCP0000602) & Professional Engineer (Civil) (Reg. No. DEP0000630) NSW Fair Trading						
A	Issued for Development Application	10 July 2024					Project No. 420082023FEAS	Drawing & Sheet No./ Issue 42008-01/1 / A	
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			
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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>Thirsium 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, ..., 1000 **Stratum:** 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.

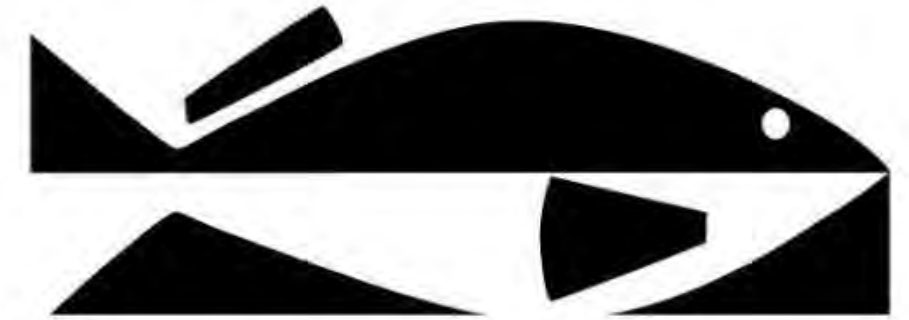
Note. In addition to the conditions above, accredited persons must comply with obligations under the BC Act and regulations, including Part 6 Division 3 of the BC Act. Failure to comply with any of the conditions above may result in the EAH exercising the power to vary, suspend or cancel that accreditation 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



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

Page 2 of 3



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



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	<i>Anthochaera phrygia</i>	Refer to BAR
Scrub Turpentine	<i>Rhodamnia rubescens</i>	Refer to BAR
Swift Parrot	<i>Lathamus discolor</i>	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

* 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.

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



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



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 Needletail	<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	

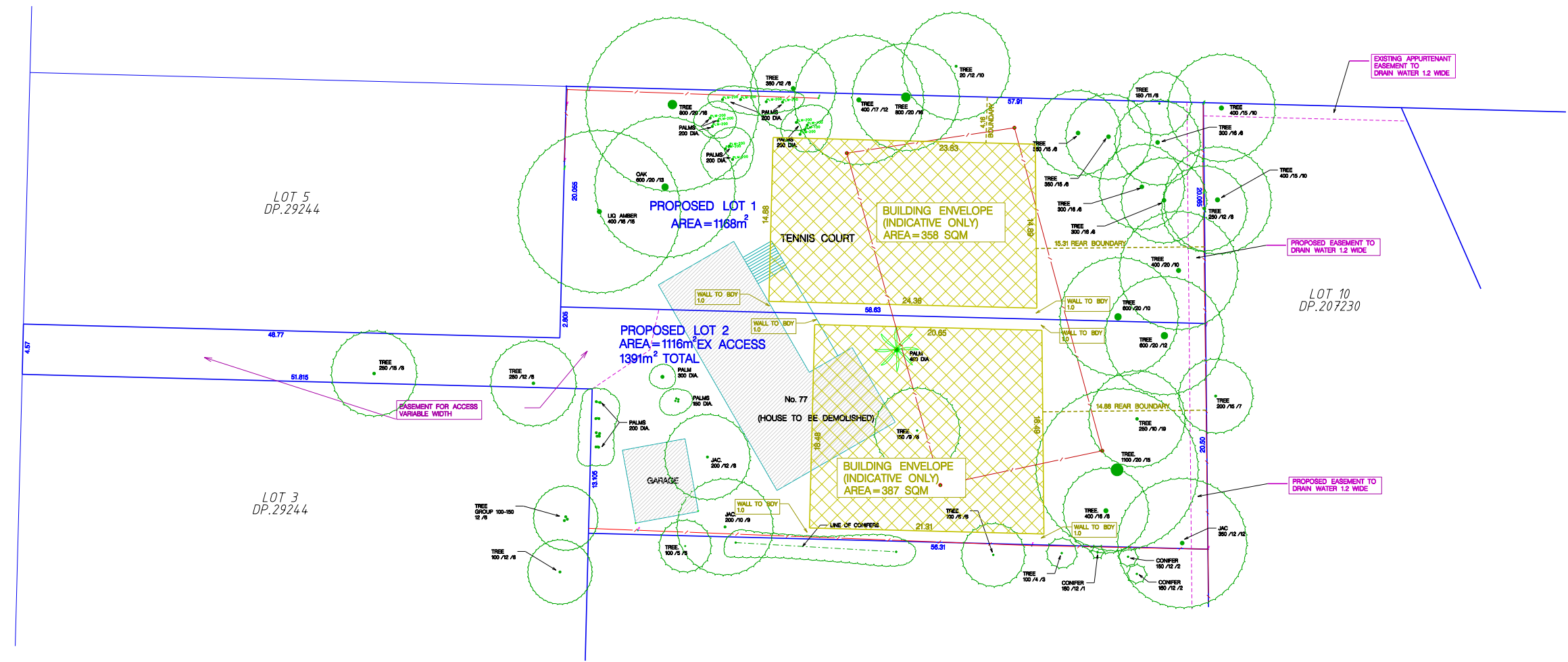
Assessment Id
00041481/BAAS18156/23/00041482

Proposal Name
73 Kulgoa Road Pymble

Page 1 of 1



KULGOA ROAD



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	
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

LINE TYPES	
+	DENOTES POSITION OF SPOT LEVEL
---	BOUNDARY LINE
---	OVERHEAD POWER LINE
---	SEWER MAIN (APPROX.)
---	CONTOUR LINE
---	50.0
---	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 SEPERATED

PLAN OF TENTATIVE SUBDIVISION.
Project: LOT 4 IN DP.29244.
77 KULGOA ROAD, PYMBLE.
Client: MR JOHN LEECE

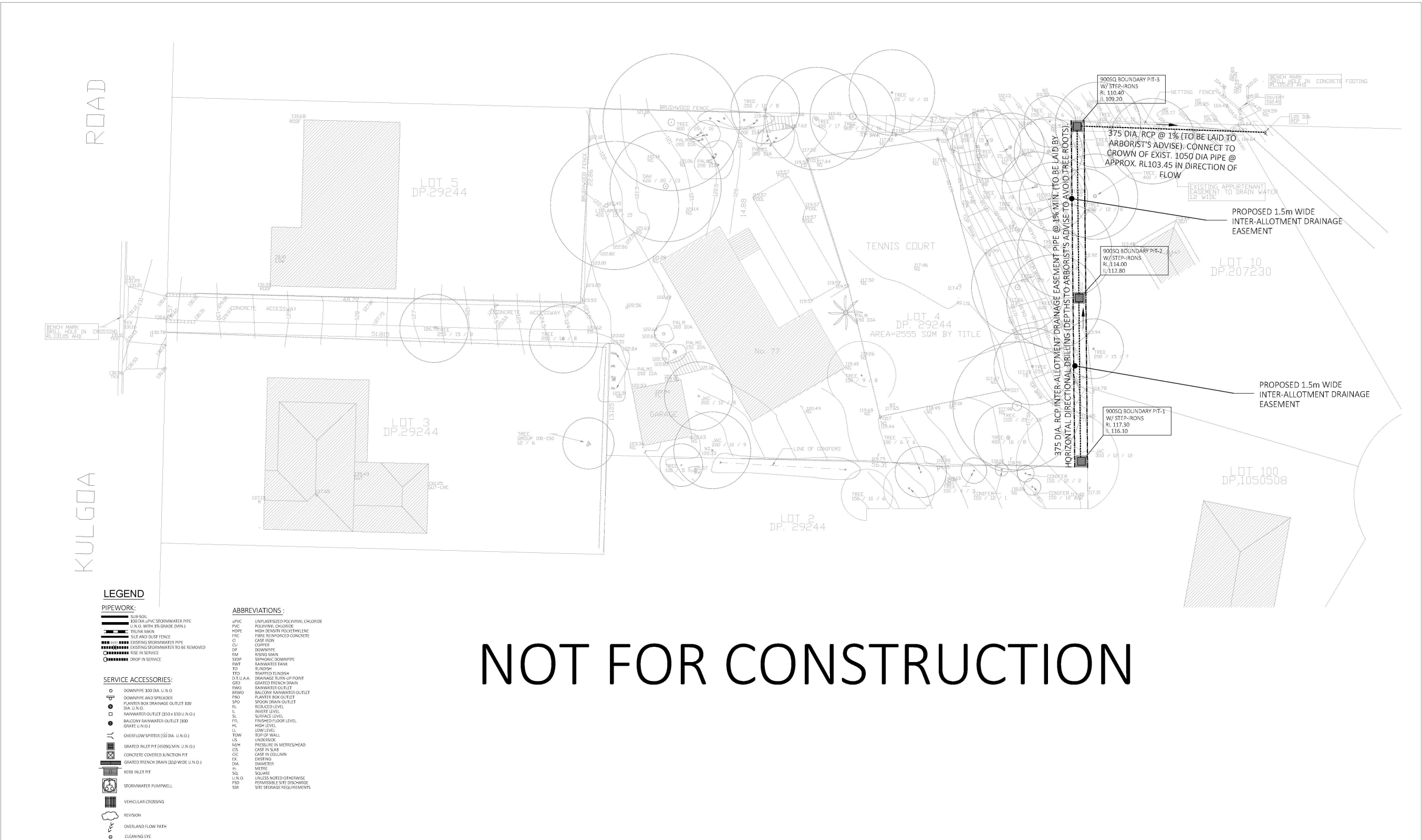
SURVEYED: GARY SKOW
DATE: 30/11/2022
HEIGHT DATUM:
CONTOUR INTERVAL:
ORIENTATION: MAGNETIC NORTH
SHEET: 1

DRAWN: GARY SKOW
SCALE: 1:200 @ A1
PROJECT No: 14989
SHEETS: 1

CHECKED: WARREN ROLFE
ISSUE: D

NOTES:
1. ALL DIMENSIONS ARE ORIENTED ON MAGNETIC NORTH.
2. A WARNING TO APPROXIMATE TRUE NORTH HAS BEEN SHOWN FOR PLANNING AND DESIGN PURPOSES.
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NOTE: SUBJECT TO COUNCIL'S APPROVAL



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VERIFY ALL DISCREPANCIES WITH PROJECT ARCHITECT/ MANAGER PRIOR TO PROCEEDING WITH ANY WORKS. Do not scale off drawings.

			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 INPE(Aust) (Reg. No. 2206352) RPICG RPEV Registered Civil/Electrical (Hydraulic/Stormwater), Road & Drainage and Stormwater (Reg. No. 8000877) Registered Design Practitioner (Drainage & Civil Engineering) (Reg. No. 01070000681) & Professional Engineer (Civil) (Reg. No. DP00000630) NSW Fair Trading			Client			Project No.	420082023FEAS		
A	Issued for Development Application	10 July 2024										
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



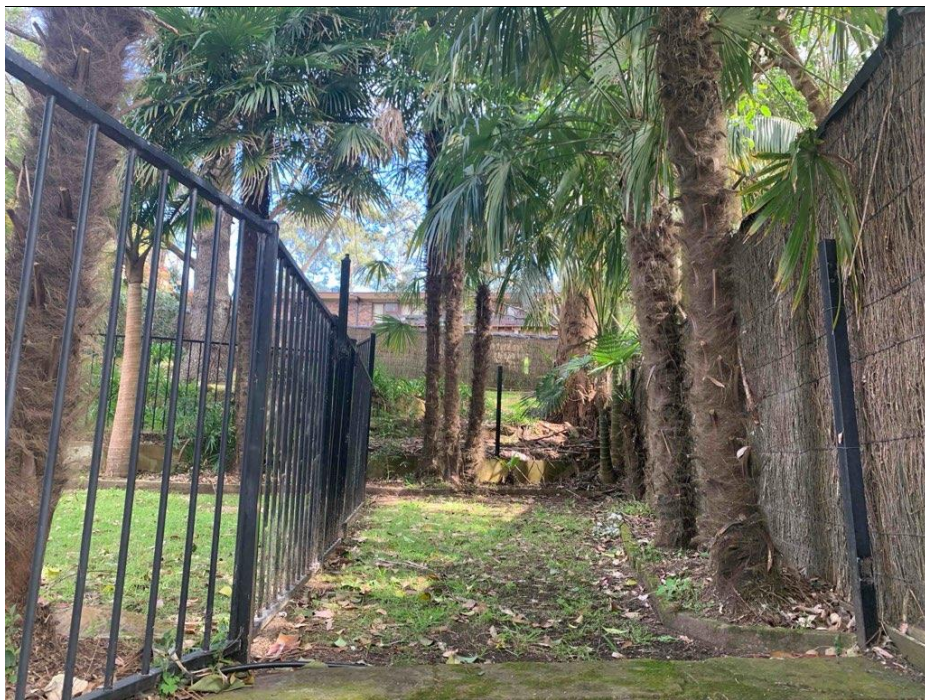
Tennis court, pool and house, altered area



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.

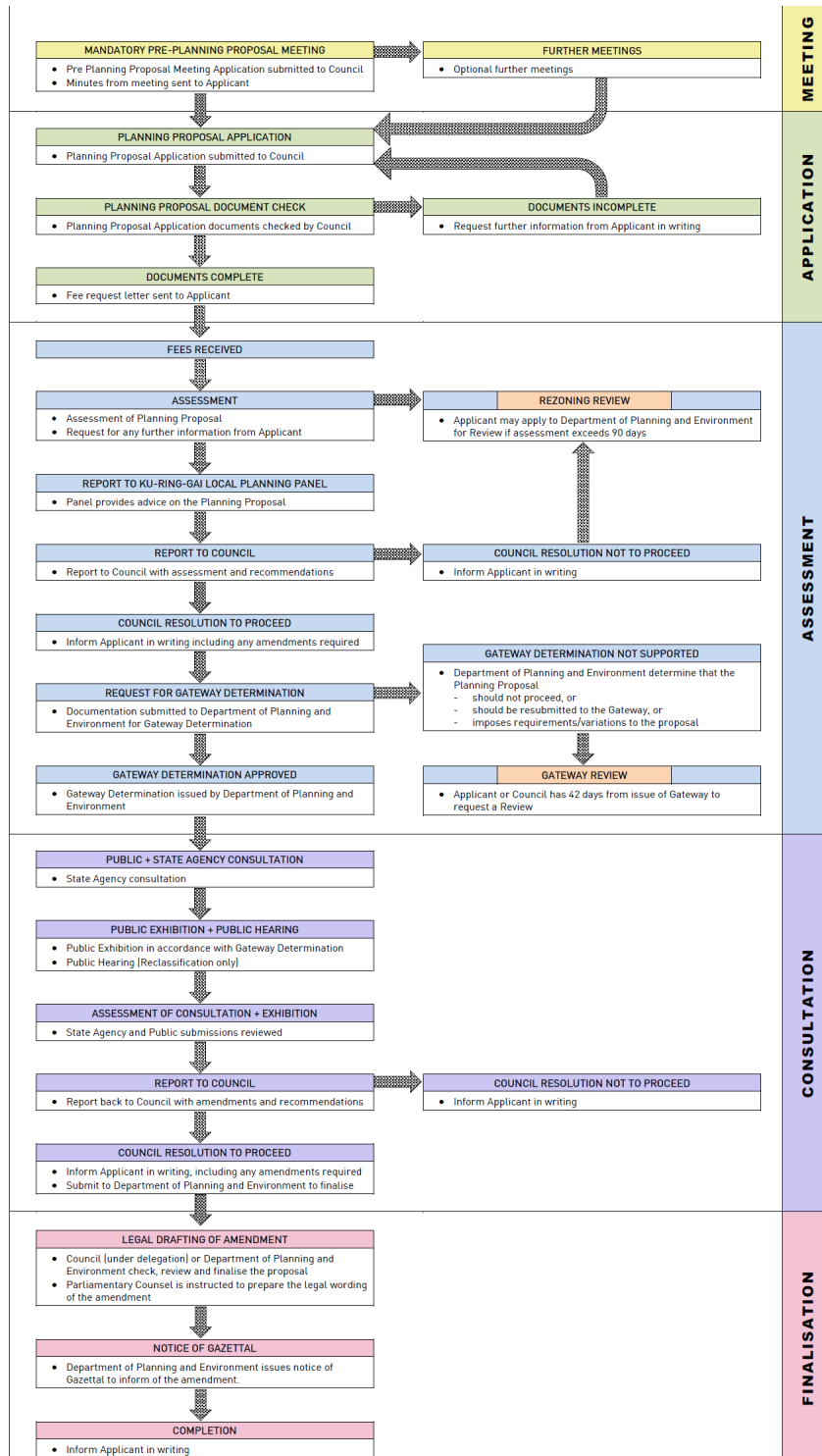
Planning Proposal format

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 Council's 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

NOTICE OF MOTION

PICKLEBALL

Notice of Motion from Councillors Kay and Devlin dated 28 March 2025

Pickleball is one of the fastest-growing sports in the world and has seen rapid growth in New South Wales, particularly in Northern Sydney. The sport is accessible to people of all ages and promotes physical activity, wellness, and social interaction. A key benefit of pickleball is its minimal infrastructure requirements, as up to four pickleball courts can be marked on a single tennis/netball/basketball court, allowing for efficient use of existing recreational spaces.

The NSW governing body, Pickleball NSW, has experienced membership growth of 130% through 2024 from 2,500 to 5,800 (Jan-24 to Jan-25). Membership numbers through the first quarter of 2025 indicate this growth trajectory will continue. This demand underscores the need for additional facilities to support the current demand and sustain future growth. Importantly, close to 50% of the State's total growth through 2024 has been driven by associations in Ku-ring-gai's neighbouring LGAs, Northern Beaches and Willoughby, where the respective councils have made concerted efforts to create both dedicated and shared purpose facilities suitable for both night and daytime play.

A local Pickleball association focused on Ku-ring-gai and Hornsby was established in late 2024 to support the growth of Pickleball in the local area. Within their first four months the association has amassed 350 social members and 130 financial members. Being Ku-ring-gai residents, these participants have otherwise been travelling to neighbouring LGAs, Northern Beaches or Willoughby, to play given the absence of facilities locally.

The local association is currently using temporary tape and portable nets to provide close to 200 player sessions per week, supporting the local demand. This approach, however, puts significant strain on volunteers to mark courts and is limiting the ability to provide further playing opportunities to residents.

Consistent with Council's Recreation Needs Study, there is a recognition of the importance of supporting emerging sports like pickleball. In response, Council has initiated discussions with the Department of Education to include pickleball line markings at the St Ives High Sports Centre and is awaiting a response. While this presents an opportunity to increase facility utilisation, it is equally important for Council to explore other local venues to meet the growing demand for pickleball.

We propose that Council investigate potential venues across the local government area to accommodate pickleball.

We, therefore, move:

- A. That Council conduct a review across the local government area of its public spaces and recreational facilities to identify opportunities to accommodate both daytime and nighttime Pickleball;
- B. That subject to agreement with the Department of Education, Pickleball line markings be included at the St Ives High Sports Centre and where other appropriate shared user agreements are in place; and,
- C. That a report be brought back to Council in July 2025 with an action plan to provide Pickleball play spaces in Ku-ring-gai.

RECOMMENDATION:

That the above Notice of Motion as printed be adopted.

Councillor Christine Kay
Mayor

Councillor Matt Devlin
Councillor for Comenarra Ward

NOTICE OF MOTION

NORMAN GRIFFITHS OVAL - A WAY FORWARD WITH REGARDS TO COST, VALUE AND RISK

Notice of Motion from Councillors Balachandran and Devlin dated 28 March 2025

The Norman Griffiths Oval upgrade to all-weather has been marked by financial, time extensions and environmental issues since its inception. A decision needs to be made urgently on the way ahead for this project that delivers the best financial and social value to ratepayers, with the most manageable risk parameters.

Cost has increased from a budget of \$3.3M in 2021 to \$6.9M in 2025, with possible escalation. \$5.4M has been expended to February 2025, though Council may also have claims against the contractor.

The original completion date submitted was for August 2022. The latest completion date provided by the contractor is July 2025, almost three years late. Based on the amount of work remaining, this completion date also seems unlikely.

A Review of Environmental Factors was delivered in parallel for design, with sections of the community dissatisfied with the process and content.

We, therefore, move:

That Council give further consideration to the advice received regarding the Norman Griffiths Oval project (resulting from NM.1 February OMC Pettett/Devlin, and GB.14 March OMC) and decide on a way forward that delivers the best financial and social value to ratepayers, with the most manageable risk parameters.

RECOMMENDATION:

That the above Notice of Motion as printed be adopted.

Councillor Indu Balachandran
Councillor for Gordon Ward

Councillor Matt Devlin
Councillor for Comenarra Ward