



ORDINARY MEETING OF COUNCIL TO BE HELD ON TUESDAY, 17 FEBRUARY 2026 AT 7:00 PM LEVEL 3, COUNCIL CHAMBER

AGENDA

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

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

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

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

The Oath or Affirmation taken is as below:

Oath:

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

Affirmation:

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

APOLOGIES

DECLARATIONS OF INTEREST

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

NOTE:

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

C.1 Project Review - Action Plan

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

Attachment 1: Norman Griffiths Review- Management response and implementation plan

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.4 Audit Risk & Improvement Committee - Appointment of External Independent Member

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

Attachment 1: Overview of Selection Process

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

Attachment 2: Candidate Applications

GB.12 RFT6-2025 Lift Replacement Gordon Library

In accordance with 10A(2)(d)(iii):

Attachment 1: List of tenders received

In accordance with 10A(2)(d)(iii):

Attachment 2: Tender Evaluation Report and recommendation

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

14

File: EM00046/11

Meeting held 16 December 2025

Minutes numbered 237 to 265

MINUTES FROM THE MAYOR

MM.1 **2026 Australia Day Honours and Citizen of the Year Awards**

44

File: CY00785/5

I am pleased to inform you that eight members of the Ku-ring-gai community, through their outstanding achievements and services to the community, have been awarded 2026 Australia Day Honours.

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

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

Professor John CANNON AO, of Killara, for distinguished service to tertiary education, to mathematical computation, to cryptography, and to the development of algebraic software systems.

Mrs Ruth Lorraine HAVRLANT OAM, of Pymble, for service to netball.

Ms Penelope Cathcart HOLDEN OAM, of Killara, for service to community history.

Ms Anne Inkeri HOLLONDS AO, of Roseville, for distinguished service to family, children and community safety, wellbeing and human rights, and to policy, research and practice.

Dr Michael Jeffrey HOOPER AM, of Gordon, for significant service to endocrinology, and to biomedical musculoskeletal research.

Ms Elizabeth Maria MONTANO AM, of Pymble, for significant service to public administration, particularly in law enforcement, regulation and governance.

Mr Robert John PAGE OAM, of Wahroonga, for service to community social welfare.

Dr Andrew Pilcher WINES AM, of Killara, for significant service to orthopaedic surgery, and to the community.

I also congratulate Ku-ring-gai Citizen of the Year winners for 2026:

Citizen of the Year

– **Dean Simes**

Young Citizen of the Year	-	Angelina Barndall
Environmental Citizen of the Year	-	Jill Green
Mayor's Award for an Outstanding Contribution by a Community Group	-	Ku-ring-gai SES

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

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

Recommendation:

- A. That Council acknowledge the outstanding contribution made by these recipients of 2026 Australia Day Honours to the Ku-ring-gai community and to the well-being of our society.
- B. That the Mayor write to the recipients on behalf of Council to congratulate them on receiving their award, including a copy of this Mayoral Minute

MM.2 **Recognition of lifetime contribution of Ms Penny Lancaster to dance education in Australia**

46

File: CY00455/13

I would like to recognise the extraordinary decades-long contribution of Ms Penny Lancaster - Founder and Director of Australian Dance Vision (ADV), and her service to the Australian dance sector. As she retired at the end of 2025, I believe her achievements deserve public recognition and celebration.

Penny's work began at the grassroots level in Sydney when she conceived and founded a youth company Ballet d'Action, an early expression of her vision for holistic training combining performance, choreography and contextual dance studies. Building on that foundation, she led the development of a progressive classical ballet syllabus over many years and expanded it to include jazz and tap - an educational model that became widely used across the country.

She founded Australian Dance Vision (ADV) in 1989 and subsequently helped to establish the Australian Dance Institute (ADI).

Under Penny's leadership, ADV produced the first suite of nationally recognised vocational dance qualifications in Australia (Certificates I-IV in Dance Performance Studies and Certificate IV in Dance Teaching & Management. She achieved endorsement of the Certificate III in Dance Performance Studies for the HSC and therefore helped create education and career pathways for thousands of students and teachers.

As a former professional dancer trained in classical ballet Penny brought deep artistic experience to education. Her performances included dancing with the Young Australian Ballet Company, work with the Australian National Theatre and international collaborations which enriched her teaching and mentoring. Over the decades she has taught and guided thousands of students through her Sydney-based academy and beyond.

Penny was Vice President of both the Society of Dance Arts and Ausdance NSW, a member of the Board of Studies Syllabus Advisory Committee and various national education panels, steering and advisory committees.

She received the Centenary Medal, the Zonta Woman of Achievement Award, and nominations for awards such as NSW Woman of the Year and the Avon Award in the Arts for her work in teaching thousands of dancers across Australia.

I would like to honour Penny's outstanding service to dance education and her contribution to the cultural life of Australia.

Recommendation:

- A. That this Mayoral Minute be received and noted
- B. That a copy of this Mayoral Minute be sent to Ms Penny Lancaster with a letter from the Mayor congratulating her on the outstanding achievements

MM.3 **Rescheduling of March 2026 Public Forum**

48

File: EM00049/10

This Mayoral Minute recommends that Council reschedule the March Public Forum to Wednesday 11 March 2026 to enable Councillors to attend a significant civic and community event.

Councillors have received an invitation to attend a special service at The Great Synagogue on Tuesday 10 March 2026, marking both the Opening of the Law Term for 2026 and the rededication of the synagogue's sanctuary following major restoration and enhancement works. This occasion is of exceptional significance.

It will be attended by the Chief Justice of New South Wales, members of the Judiciary and the legal profession, the Governor-General of Australia, and the Chief Rabbi of the Commonwealth. The event also carries particular importance for the Jewish community, in the context of the recent tragedy at Bondi and will reflect on themes of resilience, remembrance and renewal.

Rescheduling the Public Forum by one day will allow Councillors to attend this important service while ensuring that community participation in the Public Forum is maintained with minimal disruption.

Recommendation:

That Council move the March 2026 Public Forum to Wednesday 11 March 2026 at 7.00pm.

PETITIONS

PT.1 **Parking in Hill Street, Roseville**

49

File: EM00049/10

Petition to Ku-ring-gai Council
Principal petitioner: Joseph Speziale

Current parking restrictions in the Roseville Shopping Precinct are 8.30am to 6pm Monday to Friday and Saturday morning 8.30am to 12.30pm.

This leaves unrestricted parking for most of the weekend on Hill Street and the top end of Lord Street. However restrictions in the Lord Street carpark remain 7 days 8.30am to 6pm.

It is impossible for our customers to find a parking space on the weekend, as all available parking spaces are taken by train commuters who park in Roseville and train to the city or like locations. While the carpark remains empty due to restrictions

Most stores in Hill Street trade 7 days a week, until late. Many customers and residents complain they cannot park near the shops on Saturday and Sunday due to commuter parking in Hill and Lord Street.

We, the collective of business and property owners of Roseville, hereby request Ku Ring Gai Council to extend the existing parking restrictions on Hill Street and the top end of Lord Street to 7 days. 15 min parking from 8am to 7pm. Longer time parking is available in the carpark.

We are also in need of a loading zone. There is now parking in Hill St for trucks doing deliveries. Often leading to double parking out on necessity.

The residents and visitors to Roseville also deserve the respect and human right of a toilet! Long overdue.

Maybe we could also get the gutters cleaned one in a while!

Council has not spent a penny on Roseville in the past 40 years!

(5 signatures)

Recommendation:

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

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 **Minutes of Audit, Risk & Improvement Committee meeting held on 11 December 2025** **50**

File: CY00458/14

To provide Council with the minutes from the Audit, Risk & Improvement Committee meeting held on 11 December 2025 and the FY24/25 ARIC Annual Report.

Recommendation:

Refer to the full text of the recommendation in the report.

GB.2 **Multicultural Advisory Committee - Minutes of Meeting 27 November 2025** **77**

File: S04141

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 27 November 2025

Recommendation:

That Council endorse the minutes of the Multicultural Advisory Committee meeting held on 27 November 2025.

GB.3 **Smart Transport Advisory Committee Meeting Minutes of 26 November 2025** **85**

File: S02696

To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 26 November 2025.

Recommendation:

That Council adopts the minutes of the Smart Transport Advisory Committee meeting held on 26 November 2025, in relation to micromobility and active transport to schools.

GB.4 **Audit Risk & Improvement Committee - Appointment of External Independent Member** **92**

File: S15112

To consider the appointment of a candidate to the vacant role of external Independent Member on Council's Audit, Risk & Improvement Committee (ARIC).

Recommendation:

That Applicant 37 as listed in confidential **Attachment A1** be appointed as Independent Member on the Audit Risk & Improvement Committee, for a period of four years commencing from 2 March 2026, subject to successful completion of relevant screening.

GB.5 **2025 - 2026 Budget Review - 2nd Quarter ended December 2025** **96**

File: FY00701/2

To inform Council of the results of the second quarter budget review of 2025/26 and proposed adjustments to the annual budget based on the actual financial performance and trend for the period 1 July 2025 to 31 December 2025.

Recommendation:

That the 2025/26 December Quarterly Budget Review and the recommended changes are received and noted.

GB.6 **Analysis of Land and Environment Court Costs - 2nd Quarter 2025 to 2026** **130**

File: FY00623/8

To report legal costs in relation to development appeal matters in the Land and Environment Court for the quarter ended 31 December 2025.

Recommendation:

That the analysis of Land and Environment Court costs for the period ended 31 December 2025 be received and noted.

GB.7 **Investment Report as at 31 December 2025** **148**

File: FY00623/8

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

Recommendation:

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

GB.8 **Investment Report as at 31 January 2026** **156**

File: FY00623/8

To present Council's investment portfolio performance for January 2026.

Recommendation:

That the summary of investments performance for January 2026 be received and noted; and that the Certificate of the Responsible Accounting Officer be noted and the report adopted.

GB.9 **2025 ALGA National General Assembly of Local Government** **164**

File: CY00052/17

To inform Councillors of an invitation from the Australian Local Government Association (ALGA) to submit motions for debate to the 2025 National General Assembly of Local Government (NGA).

Recommendation:

That any Councillors interested in attending the NGA notify the General Manager by 27 February 2026.

GB.10 **Response from the Minister about restrictions on Councillor attendance at meetings by audio visual link** **190**

File: S14000/2

To present Council with response from the Minister for Local Government regarding the limitations on audio-visual attendance at Council meetings under the new Model Code of Meeting Practice.

Recommendation:

That Council receive and note Council's correspondence and the Minister's response.

GB.11 **Project Status Report - February 2026** **195**

File: FY00621/8

To provide Council with the Project Status Report for October 2025 – December 2025.

Recommendation:

That Council receive and note the Project Status Report for October – December 2025.

GB.12 **RFT6-2025 Lift Replacement Gordon Library** **201**

File: RFT6-2025/R

To consider the tenders received for RFT6-2025 Lift Replacement Gordon Library and to appoint the preferred tenderer.

Recommendation:

Based on the assessment undertaken, the Tender Evaluation Committee recommends the following:

- A. As a result of considering the tenders submitted for the proposed RFT6-2025 Lift replacement Gordon Library contract, and pursuant to Clause 178(1) of the Local Government (General) Regulation 2021 ("the Regulation"), Council declines to accept any of the tenders.
- B. Fresh tenders as referred to in clause 178(3)(b)-(d) of the Regulation not be invited due to the current condition of the lift and the received tenderers meeting Councils requirements.
- C. Pursuant to clause 178(3)(e) of the Regulation, the General Manager enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter of the tender in terms acceptable to Council's requirements.
- D. The Mayor and the General Manager be delegated authority to execute all documents on Council's behalf in relation to any contract formed as a result of the above.
- E. The Seal of Council be affixed to all necessary documents.
- F. All tenderers be advised of Council's decision in accordance with Clause 178 of the Regulation.

GB.13 **NSW Government Exhibition of Three Strategic Planning Documents** **206**

File: S15180

To inform Council of the public exhibition of the NSW Government's three strategic planning documents and outline Council's proposed approach to preparing a separate submission.

Recommendation:

That Council notes the exhibition of the State Government's strategic planning documents and notes that Council's proposed submission will be reported to Council separately.

GB.14 **Heritage Housekeeping Planning Proposal** **356**

File: S14986

For Council to consider submissions made in response to the exhibition of the Heritage Housekeeping planning proposal. The planning proposal corrects five (5) local heritage listings and associated maps in the suburbs of Turramurra and Wahroonga.

Recommendation:

That Council resolve to proceed with the finalisation of the Heritage Housekeeping planning proposal and make the plan, using the delegated authority provided under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

GB.15 **Post-exhibition consideration of submissions Part 5 Dual Occupancy DCP** **393**

File: S14848

For Council to consider submissions made to the exhibition of dual occupancy development controls to be inserted into the *Ku-ring-gai Development Control Plan*.

Recommendation:

That Council adopts the amended draft *Ku-ring-gai Development Control Plan*, incorporating *Part 5 Dual Occupancy* and other associated amendments to ensure consistency across the whole Development Control Plan.

GB.16 **Public Electric Vehicle Charging Proposals - NSW Kerbside Charging Program Round 2**

491

File: S14682

This report presents the community consultation results for on-street electric vehicle (EV) charging locations that have been awarded NSW Government funding and recommends which of these proposals should progress through to planning and design assessments, based on the community consultation results and working group review.

Recommendation:

That Council endorses the recommendations of this report to enable the development of the proposed EV chargers to progress.

EXTRA REPORTS CIRCULATED TO MEETING

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

QUESTIONS WITH NOTICE

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

CONFIDENTIAL BUSINESS TO BE DEALT WITH IN CLOSED MEETING

C.1 **Project Review - Action Plan**

File: S14999

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)(g), of the Act, and should be dealt with in a part of the meeting closed to the public.

Section 10A(2)(g) of the Act permits the meeting to be closed to the public for business relating to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

This matter is classified confidential under section 10A(2)(g) because it contains advice concerning a legal matter that:

- (a) is a substantial issue relating to a matter in which the Council is involved
- (b) is clearly identified in the advice, and
- (c) is fully discussed in that advice.

It is not in the public interest to release details of the legal advice as it would prejudice Council's position in court proceedings.

Report by General Manager

David Marshall
GENERAL MANAGER

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MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 16 DECEMBER 2025

- Present: The Mayor, Councillor Christine Kay (Chairperson)
Councillors M Devlin & J Pettett (Comenarra Ward)
Councillors I Balachandran (online) & B Ward (Gordon Ward)
Councillor S Ngai (Roseville Ward)
Councillor M Smith (St Ives Ward)
Councillors C Spencer & K Wheatley (Wahroonga Ward)
- Staff Present: General Manager (David Marshall)
Acting Director Community (Virginia Leafe)
Director Corporate (Angela Apostol)
Acting Director Development & Regulation (Anne Seaton)
Director Operations (Peter Lichaa)
Director Strategy & Environment (Andrew Watson)
Corporate Lawyer (Jamie Taylor)
Manager Governance and Corporate Strategy (Christopher M Jones)
Acting Governance Team Leader (Eliza Gilbank-Heim)
- Others Present: Acting Manager Assets & Technical Services (Chaitanya Tadikonda)

The Meeting commenced at 7:00 PM

The Mayor offered the Acknowledgement of Country and Prayer

237 **APOLOGIES**

File: S02194

The Mayor advised of an apology from Councillor Taylor as he is on holidays.

The General Manager advised of an apology from the Director Development & Regulation, Michael Miocic, with Anne Seaton acting as Director Development & Regulation.

Resolved:

(Moved: Councillors Ward/Wheatley)

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.

Cr Balachandran declared a non-significant, non-pecuniary interest in NM.1 as she lives in a heritage listed house. Councillor Balachandran will remain in Chambers during debate on this item.

DOCUMENTS CIRCULATED TO COUNCILLORS

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

Late Items:	MM.1 - Acknowledgement of Local Government NSW Long Service Award - Councillor Jeff Pettett - Report by the Mayor dated 1 December 2025.
	MM.2 - Spanish Moss (Tillandsia Usneoides) – Emerging Risk and Need for Continued Monitoring - Report by the Mayor dated 4 December 2025.
	MM.3 - Karey & Kareful Storybooks - Report by the Mayor dated 10 December 2025.
	MM.4 - Condolences for those killed and injured at Bondi Beach - Report by the Mayor dated 15 December 2025.
	MM.5 - The impact of government cost shifting onto councils - Report by the Mayor dated 15 December 2025.
Memorandums:	A Confidential Memorandum for GB.8 Post-exhibition of Revised Delivery Program Resourcing Strategy and Application for Special Rate Variation was circulated to the Mayor and Councillors on 3 December 2025.
	A Confidential Memorandum for GB.17 77 Kulgoa Road, Pymble – Exhibition of submissions to Councillors was circulated to the Mayor and Councillors on 4 December 2025.
Councillors Information:	Cr Wheatley's amended Annual Disclosure of Interests Returns Form was circulated to the Mayor and Councillors on 10 December 2025.
Late Confidential Items:	C.1 - Project Review - Report by General Manager dated 1 December 2025 and an attachment.

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CONFIRMATION OF REPORTS AND ATTACHMENTS TO BE CONSIDERED IN CLOSED MEETING

File: S02499/9

Resolved:

(Moved: Councillors Wheatley/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 Project Review

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.13 RFT5-2025 – Bushland Services Tender

In accordance with 10A(2)(d)(ii):

Attachment A1: List of tenders received

Attachment A2: RFT5-2025 Bushland Services Tender Evaluation Report

GB.14 RFT10-2025 – Cricket Net Upgrade Turramurra Memorial Park

In accordance with 10A(2)(d)(ii):

Attachment A1: List of submitters

Attachment A2: RFT10-2025 Cricket Net Upgrade Turramurra Memorial Park - Tender Evaluation Report

GB.15 RFT12-2025 – Fire Safety Services for Council-Owned Buildings

In accordance with 10A(2)(d)(ii):

Attachment A1: List of tenders received

Attachment A2: RFT12-2025 Fire Safety Services for Council-Owned Buildings Tender Evaluation Report

C.1 Project Review

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

Attachment A1: Spark Helmore: Norman Griffith Oval Procurement Advice dated 18 November 2025

CARRIED UNANIMOUSLY

CONFIRMATION OF MINUTES

239 **Minutes of Ordinary Meeting of Council**

File: EM00046/10

Meeting held 18 November 2025

Minutes numbered 213 to 236

Resolved:

(Moved: Councillors Devlin/Ward)

That Minutes numbered 213 to 236 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

240 **Spanish Moss (*Tillandsia Usneoides*) – Emerging Risk and Need for Continued Monitoring**

File: S02788/2

Vide: MM.2

Background

Spanish Moss (*Tillandsia Usneoides*) is an epiphytic plant native to the Americas that commonly grows on trees in Ku-ring-gai's streets and gardens. It is spread by the wind, by wildlife for nesting material, and by intentional placement as an ornamental plant.

In early 2025, local environmental group STEP Inc. released a report outlining concerns about the potential environmental impact of Spanish Moss in northern Sydney, including potential effects on tree health and risks to threatened ecological communities. This report demonstrated that Spanish Moss can proliferate in the canopies of several locally native tree species, and that when infestations become very heavy they may result in some damage to trees.

Whilst Spanish Moss has rarely been recorded in bushland areas, heavy infestations have been noted adjacent to bushland and in trees comprising vegetation corridors linking reserves. There is concern in the community that this

species could invade bushland and impact biodiversity, including local threatened ecological communities.

A Council-supported Spanish Moss control trial, delivered through an Environmental Levy grant in partnership with STEP, is currently underway. The trial involves removing Spanish Moss from a single park, and has been designed to address key data gaps including the cost of control efforts, feasibility of eradication, rate of reinfestation, and degree of off-target impacts associated with control activities.

Considerations

- Council completed two Weed Risk Assessments (WRAs) for Spanish Moss, undertaken in accordance with the NSW Department of Primary Industries Weed Risk Management system. The WRAs found:

- **Conservation and Natural Environments (bushland):**

Low weed risk, very high feasibility of control → Protect Priority

Sites

- **Residential Land Uses (streets, parks, private gardens):**

Low weed risk, low feasibility of control → Limited Action

The difference in management priorities reflects the species' limited distribution within bushland and its widespread presence within residential areas.

- There is limited data around the impact of Spanish Moss on tree health and the effectiveness of control efforts.
- Once established, Spanish Moss is extremely costly to remove from trees, so preventing its invasion into bushland is likely more feasible than implementing control measures after establishment.
- Spanish Moss is not currently listed as a Priority weed at the State or Regional scale, so Council is not able to enforce control of this species.
- Alignment with regional messaging and neighbouring councils will support community understanding and reduce mixed perceptions.

Photos of Spanish Moss observed in street trees in Ku-ring-gai Local Government Area





**Resolved:**

(Moved: The Mayor, Councillor Kay)

That Council:

- A. Acknowledges STEP's report (February 2025) as a contribution to local understanding of this species, to be considered alongside emerging trial data and officer advice.
- B. Develop a Spanish Moss Weed Action Plan to provide a coordinated approach to the surveillance and control of Spanish Moss across the LGA.
- C. Considers opportunities to strengthen community awareness in alignment with regional messaging – particularly regarding early identification and voluntary removal of Spanish Moss where it occurs on private property.
- D. Receive a report following the conclusion of the Spanish Moss control trial, outlining recommended next steps, potential resource implications and options to inform Council's ongoing approach
- E. Share relevant mapping and monitoring data with the Greater Sydney Regional Weeds Committee and the Northern Sydney Regional Organisation of Councils (NSROC), to support an evidence-based and precautionary regional response to Spanish Moss.

CARRIED UNANIMOUSLY

241 **Karey & Kareful Storybooks**

File: CY00455/13

Vide: MM.3

Last week Councillor Ward attended the presentation of Karey & Kareful Storybooks to Cromehurst School Lindfield by Matt Cross MP, Member for Davidson.

The five book sets are about Karey the Kangaroo and Kareful the Koala. The first book 'How we met' is set in a bush fire in Wombat NSW. Kareful falls out of a burning tree and Karey picks him up, saves the day, and they become best friends.

They are written especially for Special Needs Children by author Christopher Williams and illustrator Ann Victoria. The students love them, as do the teachers and parents.

Cromehurst were one of the first schools to receive their 65 free sets of books in 2023. On Monday Karey & Kareful Foundation provided an additional 10 due to increase in enrolments since then.

The books were first published in 2024, and the first 1,000 Special Needs students across the Central Coast received their individual sets of the books. This was supported by NSW Department of Education along with local MPs Liesl Tesch and David Harris. Sponsors included Rotary Club of Gosford, Oatley Lions, MG, Jeep, and the Bill Moss Foundation.

Cromehurst School is a School for Specific Purposes (SSP) enrolling students from 4-18 years of age with moderate or severe intellectual disabilities. Most students have secondary disabilities such as Autism, physical disabilities, chronic health care issues and challenging behaviour. The school has 10 classes made up of 65 students.

The current sponsorship has enabled a further distribution of 2,000 more sets of books into the Georges River, Blue Mountains, Hawkesbury, Lake Macquarie, and Newcastle areas. The books were sent to IGA Distribution Centre in Eastern Creek and distributed to the local IGA stores who then delivered/gifted them to the local schools.

There are now 3,000 sets of the 5 Storybooks distributed to Special Needs students across Sydney, Central Coast, Blue Mountains, Hawkesbury, Newcastle and Hunter region.

Bendigo Bank and IGA Supermarkets are major sponsors of the sets of 5 storybooks which are beautifully written and illustrated by Author Christopher Williams and Artist Ann Windsor.

"The story so far' have been sponsored by the Bill Moss Foundation, MG, Jeep, Bendigo Bank and IGA Supermarkets, and supported by Club GRANTS NSW. Karey & Kareful Foundation are also rolling out a Reading Program with Celebrity Readers who can be seen on the YouTube channel at [kareyandkareful - YouTube](#)

Resolved:

(Moved: The Mayor, Councillor Kay)

- A. That this Mayoral Minute be received and noted
- B. That the author and illustrator be acknowledged
- C. That Karey & Kareful Foundation be congratulated for this incredible support to Special Needs children
- D. That staff and volunteers at Cromehurst be commended for the wonderful work
- E. That the 5 sets of books be placed in the Library for Special Needs children

CARRIED UNANIMOUSLY

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Condolences for those killed and injured at Bondi Beach

File: EM00046/11

Vide: MM.4

The tragedy that took place at Bondi Beach is profoundly sad and shocking. At a time of year that is normally so joyous and carefree, our community has been shaken to the core by what has occurred.

On behalf of Ku-ring-gai Council, I extend our heartfelt condolences to the families, friends, and loved ones of those whose lives were so cruelly taken. We stand united in grief and solidarity with all affected.

Ku-ring-gai has long been enriched by residents of the Jewish faith. From leadership in local organisations to fostering interfaith dialogue, the Jewish community has been a cornerstone of Ku-ring-gai's diversity and strength.

Their commitment to family, education and community service reflects values that resonate deeply across our municipality.

Ku-ring-gai Council reaffirms our commitment to standing against antisemitism and all forms of discrimination, and to upholding the dignity and freedom of every resident.

At this time of mourning let us draw strength from the central message of Hannukah, the Festival of Light. That the smallest of flames can dispel darkness, and that light is always a source of hope and connection.

May we honour the memory of those lost at Bondi Beach by recommitting ourselves to compassion, unity and peace.

Resolved:

(Moved: The Mayor, Councillor Kay)

- A. That a minute's silence be observed in memory of the lives lost.
- B. That a copy of this Mayoral Minute be distributed to local organisations representing Jewish residents.
- C. That Council, representing a large proportion of the NSW Jewish community, write to both the State and Federal Government asking that they do more to protect the Jewish population in Australia.

CARRIED UNANIMOUSLY

243

The impact of government cost shifting onto councils

File: EM00046/11

Vide: MM.5

In July 2025 the peak body for NSW Councils LGNSW published its latest cost shifting report, highlighting a total cost shift to councils of \$1.5 billion in 2023-24, which is the equivalent of more than \$490 per ratepayer annually.

Cost shifting – the process whereby state and federal governments offload expenditure on services onto councils – has been a blight for many years.

Cost shifting by the NSW Government in particular is accelerating at an alarming rate.

This year's LGNSW report shows that the state government is gouging councils for money to prop up emergency services, waste collection, libraries and development assessment.

Many of these financial imposts are invisible in nature, such as library funding. The NSW Government is supposed to provide 50% of funding to keep local libraries running but provides just 6%, leaving councils to find the rest.

The waste levy is another example. The state government imposes this on ratepayers while at the same time receiving levies from waste operators.

The net effect of this cost shifting is that councils and their ratepayers are effectively subsidising the state government every year. It means communities go without better infrastructure and services and they and their ratepayers are effectively paying hidden taxes to the state government.

Ku-ring-gai Council will vote tonight on whether to proceed with an application to the Independent Pricing & Regulatory Tribunal (IPART) to increase rates through a special rate variation to fund infrastructure.

We are considering this as a last-ditch option to try and provide more funding for the drains, footpaths, parks and other vital community assets that the state is deliberately underfunding.

Local state MPs have voiced their concern about our proposal for a special rate variation – but are remaining silent on the reasons why the Council has been pushed into this position.

Local MPs also need to be accountable to our community about why this situation has been allowed to snowball and what they intend to do about it.

In 2024 our Council wrote to the Premier, the NSW Treasurer and the NSW Minister for Local Government seeking that they urgently address cost shifting through a combination of regulatory reform, budgetary provision and appropriate funding.

We are yet to hear from the government on what their response will be.

Resolved:

(Moved: The Mayor, Councillor Kay)

- A. That this Mayoral Minute be received and noted.
- B. That Council write again to the Premier, the NSW Treasurer and the NSW Minister for Local Government seeking that they urgently address cost shifting through a combination of regulatory reform, budgetary provision and appropriate funding.
- C. That a copy of this Mayoral Minute be forwarded to local state MPs requesting their assistance to address cost shifting.

For the Resolution:

The Mayor, Councillor Kay, Councillors Balachandran, Devlin, Ngai, Smith, Ward and Wheatley

Against the Resolution:

Councillors Pettett and Spencer

CARRIED

PETITIONS**244 Urgent request for installation of footpaths on both sides of St John's Avenue, Gordon**

File: S02211/2

Vide: PT.1

Petition to Ku-ring-gai Council

Principal petitioner: Ganesh Ganesan

We the undersigned residents of Gordon and the wider Ku-ring-gai local Government Area, respectfully request that Ku-ring-gai Council take urgent action to construct safe pedestrian footpaths on both sides of St John's Avenue, particularly along the section highlighted in the attached map (between Gordon Golf Club and the residential area near Handprints Killara).

The attached map forms part of this petition and identifies the unsafe stretch of road where pedestrians are currently exposed to significant danger.

Background and reason for the request:

St John's Avenue is widely used by:

- Elderly residents undertaking their daily walks;
- School children walking to and from nearby schools and public transport;
- and
- Local families, joggers and recreational pedestrians

Despite having heavy pedestrian usage, St John's Avenue does not have continuous or accessible footpaths. The grass verges on both sides are uneven, sloped and obstructed by tree roots, making them unsafe for walking. Consequently, residents – especially the elderly, school children and those with mobility challenges – are forced to walk directly on the road. This creates a serious risk of collision with vehicles, particularly given the narrowness and curvature of parts of the roadway.

Recent fatal accident:

On 13 November 2025, a 92-year-old man tragically died after being struck by a vehicle on St John's Avenue while on his regular morning walk.

This heartbreaking incident has deeply affected residents and demonstrates the urgent need for safe pedestrian infrastructure to prevent further injury or loss of life.

Growing residential population:

The neighbourhood surrounding St John's Avenue includes approximately 200-300 dwellings. With many elderly residents, families with young children and regular walkers in the area, safe pedestrian access is essential. Continuous footpaths are critical for:

- Seniors with reduced balance or mobility
- Children travelling to and from local schools
- Parents with prams
- Residents using mobility aids
- Everyday recreational walkers

Community support:

This petition is strongly supported by residents who regularly walk along St John's Avenue or have witnessed dangerous close calls. Many signatories include elderly pedestrians, parents with school aged children and long-term residents who are concerned for their own safety and the safety of their neighbours.

We urge Ku-ring-gai Council to act promptly to protect lives and ensure safe, accessible pedestrian pathways for our community.

In the interest of public safety, we respectfully request that Ku-ring-gai Council:

1. Construct a proper, continuous concrete footpath on both sides of St John's Avenue, covering at minimum the section between Gordon Golf Club and the area near Handprints Killara (as shown in the attached map);
2. Prioritise this construction as an urgent safety measure in view of the recent fatality;
3. Construct a pedestrian safety and traffic risk assessment of the road;
4. Consider upgrading street lighting along this route to enhance visibility for both drivers and pedestrians.



(12 signatures)

Resolved:

(Moved: Councillors Ward/Balachandran)

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

CARRIED UNANIMOUSLY

GENERAL BUSINESS

245

Environment Committee Minutes - November 2025

File: S14696

Vide: GB.1

For Council to consider and note the minutes of the Environment Advisory Committee meeting held on 10 November 2025.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

- A. Council receive and note the Minutes of the Environment Advisory Committee meeting held on 10 November 2025.
- B. Council explore opportunities for inclusion of Woody Meadow installations within the 2026/27 works program.
- C. Staff report back to the Committee with draft criteria for the establishment of an Iconic Tree Register.
- D. The Sportsfield Optimisation Trial is implemented by completing those improvements as identified and listed in the table within the Comments section of this report, over the next three (3) financial years. These improvements to be undertaken at the suggested fields as well as some additional fields as the project budget allows.
- E. A Sporting Ground Condition Report be undertaken in 2027 to measure the condition of the identified fields in comparison to the report undertaken in 2024.
- F. Future sportsfield capital works programs consider the DCCEEW (2025) Best Practice Guidelines when specifying reconstruction.
- G. Should Council construct a Best Practice Sportsfield in the future, an assessment of capacity be undertaken upon completion of that sportsfield in comparison to other fields in Ku-ring-gai.

- H. Council explore alternative opportunities for funding of a best practice sports field, including development contributions.
- I. Council endorse the creation of the Urban Forest Action and Implementation Plan 2025, incorporating feedback from Committee members.

CARRIED UNANIMOUSLY

246 **Heritage Reference Committee meeting minutes of 6 November 2025**

File: CY00413/13

Vide: GB.2

To have Council consider the minutes from previous Heritage Reference Committee ('HRC') meeting held on 6 November 2025.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That Council receive and note the HRC minutes from the meeting held on 6 November 2025.

CARRIED UNANIMOUSLY

247 **Status of Women's Advisory Committee - Minutes of Meeting Tuesday 4 November 2025**

File: S13683

Vide: GB.3

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 4 November 2025.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That Council endorses the minutes of the Status of Women's Advisory Committee meeting held on 4 November 2025.

CARRIED UNANIMOUSLY

248 **Youth Advisory Committee -
Minutes of Meeting Wednesday 12 November 2025**

File: S04477

Vide: GB.4

To present the minutes of the Youth Advisory Committee meeting held on 12 November 2025 and seek Council's consideration of the Committee's recommendation to extend membership to December 2026.

Resolved:

(Moved: Councillors Wheatley/Pettett)

- A. That Council endorses the minutes of the Youth Advisory Committee meeting held on 12 November 2025.
- B. That Council approve the extension of current Committee members' terms through to December 2026.

CARRIED UNANIMOUSLY

249 **Code of Conduct - Complaint Statistics**

File: S08447

Vide: GB.5

To report statistics in relation to complaints as required by the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW 2020 for the twelve months to 31 August 2025.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That the report pursuant to Part 11 of the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW 2020 be received and noted

CARRIED UNANIMOUSLY

250 **Investment Report as at 30 November 2025**

File: FY00623/8

Vide: GB.6

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

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

CARRIED UNANIMOUSLY

251

Petitions Policy

File: CY00473/12

Vide: GB.7

To seek Council endorsement of a new Petitions Policy to formalise the process for the consistent and transparent management of public petitions.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That Council endorse the draft Petitions Policy for public exhibition. A report will be brought back to Council in early 2026 on submissions received and any amendments proposed to the policy. If no submissions are received, then Council adopt the policy as attached to this report.

CARRIED UNANIMOUSLY

252

Policy for Covert Electronic Surveillance for Illegal Dumping

File: S02294/2

Vide: GB.9

For Council to consider and adopt the revised Covert Electronic Surveillance Policy for Illegal Dumping

Resolved:

(Moved: Councillors Wheatley/Pettett)

That the draft, revised Covert Electronic Surveillance Policy, Version 3, be adopted.

CARRIED UNANIMOUSLY

253

Sportsfields Booking Policy and Sportsfield Closure Policy

File: S03881

Vide: GB.10

For Council to adopt the Sportsfields Booking Policy and Sportsfields Closure Policy following community consultation.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That Council adopts the Sportsfields Booking Policy and Sportsfields Closure Policy as attached to this report.

CARRIED UNANIMOUSLY

254

Ku-ring-gai Local Transport Forum Dates for 2026

File: CY00022/17

Vide: GB.11

To determine the Ku-ring-gai Local Transport Forum (LTF) meeting dates for 2026.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That the Ku-ring-gai Local Transport Forum (LTF) meetings in 2026 be scheduled for the dates as follows:

- 18 February 2026 (In-person)
- 18 March 2026 (On-line)
- 22 April 2026 (On-line)
- 20 May 2026 (In-person)
- 17 June 2026 (On-line)
- 22 July 2026 (On-line)
- 19 August 2026 (In-person)

- 23 September 2026 (On-line)
- 21 October 2026 (On-line)
- 18 November 2026 (In-person)

CARRIED UNANIMOUSLY

255

Local Transport Forum - Decision Making Framework and Associated Delegations

File: CY00022/17

Vide: GB.12

The purpose of this report is to present to Council a governance and monitoring framework for the proposed Local Traffic Forum (LTF).

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

- A. The Local Transport Forum (LTF) be established as an advisory forum only and confirm that all decisions to regulate traffic or install Prescribed Traffic Control Devices (PTCD) under the TfNSW's 2025 Authorisation and Delegation Instrument on local roads are reserved to Council unless expressly delegated.
- B. The tiered decision-making framework and associated delegations for regulating traffic and installing Prescribed Traffic Control Devices (PTCD) as detailed in **Attachments A1** and **A2** of this report and as incorporated into the LTF Terms of Reference in **Attachment A3** be implemented. Council notes that this framework clearly identifies matters reserved to Council and those delegated to the General Manager or other designated officer, ensuring compliance with TfNSW's 2025 Authorisation and Delegation Instrument.
- C. The Local Traffic Forum agendas, minutes, and any officer determinations made under delegation be published on Council's website within 10 business days of the meeting or determination, accompanied by a plain-English decision note and relevant plans.
- D. A quarterly network impacts dashboard for Councillors, summarising delegated decisions, observed traffic and safety outcomes, and any Statements of Concern issued by TfNSW, be developed and presented to the Local Traffic Forum in early 2026 for consideration and then to Council for approval.
- E. Arrangements be made for a review of the implementation and effectiveness of the Parts A-D of this recommendation twelve months after their commencement, with the outcomes of the review to be considered by the Local Traffic Forum and reported to Council together with any recommended amendments or improvements for Council's determination.

CARRIED UNANIMOUSLY

256 **RFT5-2025 - Bushland Services Tender**

File: RFT5-2025

Vide: GB.13

To consider tenders received for the establishment of an approved panel of suitably experienced and capable contractors to deliver services within Council's bushland reserves.

Resolved:

(Moved: Councillors Wheatley/Pettett)

- A. That Council accept the tender submissions from eight (8) tenderers as recommended in the attached Evaluation Report.
- B. That the Mayor and General Manager be delegated authority to execute all tender documents on Council's behalf in relation to the contracts.
- C. That the Seal of Council be affixed to all necessary documents.
- D. That all tenderers be advised of Council's decision in accordance with Clause 178 of the Local Government Tendering Regulation

CARRIED UNANIMOUSLY

257 **RFT10-2025 – Cricket Net Upgrade Turramurra Memorial Park**

File: RFT10-2025/R

Vide: GB.14

To consider the tenders received for RFT10-2025 Cricket Net Upgrade Turramurra Memorial Park and to appoint the preferred tenderer.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

- A. Council accepts the tender submission from Tenderer B to carry out the Cricket Net Upgrade at Turramurra Memorial Park.
- B. The Mayor and General Manager be delegated authority to execute all tender documents on Council's behalf in relation to the contract.

- C. The Seal of Council be affixed to all necessary documents.
- D. All tenderers be advised of Council's decision in accordance with Clause 178 of the Local Government Tendering Regulation 2021.

CARRIED UNANIMOUSLY

258 **RFT12-2025 - Fire Safety Services for Council-Owned Buildings**

File: RFT12-2025/R
Vide: GB. 15

To consider tenders received for RFT12-2025 for Fire Safety Services, specifically the maintaining and testing of fire protection equipment at Council-owned buildings.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

- A. Council accepts the tender submission from Tenderer A for an initial three (3) years for Fire Safety Services, with two (2) x one (1) year options to extend the contract at Council's discretion based on performance against KPIs.
- B. The Mayor and General Manager be delegated authority to execute all tender documents on Council's behalf in relation to the contract.
- C. The Seal of Council be affixed to all necessary documents.
- D. All tenderers be advised of Council's decision in accordance with Clause 178 of the Local Government (General) Regulation 2021.

CARRIED UNANIMOUSLY

259 **Policy Update - Management of Community and Recreation Facilities**

File: CY00473/12
Vide: GB. 16

For Council to consider and endorse the periodic update of the Management of Community and Recreation Facilities Policy 2018.

Resolved:

(Moved: Councillors Wheatley/Pettett)

That the revised Policy for Management of Community and Recreation Facilities 2025 be exhibited for 28 days and be adopted following completion of the exhibition period where no required changes result from the exhibition or reported back to Council where changes are required following the exhibition.

CARRIED UNANIMOUSLY

260

Planning Proposal 77 Kulgoa Rd Pymble - Post Exhibition

File: S14501

Vide: GB. 17

For Council to consider submissions made in response to the exhibition of a Planning Proposal to rezone 77 Kulgoa Road, Pymble, consistent with adjoining R2 Low Density Residential zoned land.

Resolved:

(Moved: Councillors Wheatley/Pettett)

- A. That Council adopt the Planning Proposal to rezone 77 Kulgoa Road, Pymble C4 Environmental Living to R2 Low Density Residential as described in this report.
- B. That Council proceed to make the plan, using its delegated authority under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.
- C. That delegation be given to the Director Strategy and Environment to correct any errors or inconsistencies in the Planning Proposal prior to finalisation.
- D. Those persons who made a submission be notified of Council's decision

CARRIED UNANIMOUSLY

261

Application to Seek the Minister's Consent to Grant a Licence over Community Land

File: S14827

Vide: GB. 18

To recommend an application for Minister's consent be submitted to proceed with the granting of the licence to Fast Cities Australia Pty Limited (Evie Networks). The licence is for a public electric vehicle (EV) charger to be installed and operated at 9 Coonanbarra Road, Wahroonga.

Resolved:

(Moved: Councillors Wheatley/Pettett)

- A. That Council explains the results of the public notification process to the Minister for Local Government and makes application recommending that ministerial consent be granted for Council to conclude a licence with Fast Cities Australia Pty over the community land described as Lot 2 DP502616 and located at 9 Coonanbarra Road, Wahroonga to for a term of 5 + 5 years for the use and occupation of 4 carpark lots as electric vehicle charging stations and related activities under section 47 of the *Local Government Act 1993*.
- B. That subject to ministerial consent being granted, Council delegates to the General Manager and/or his delegate authority to conclude the licence with Fast Cities Australia Pty as set out in this report and execute all documentation to bring Council's resolution into effect.

CARRIED UNANIMOUSLY

262

Post-exhibition of revised Delivery Program, Resourcing Strategy and application for a Special Rate Variation

File: S14747-1-1

Vide: GB.8

To seek Council's approval to apply to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) after presenting Council with the outcomes of the exhibition of a revised Delivery Program, Operational Plan, Long Term Financial Plan and Asset Management Strategy, and other related matters.

Resolved:

(Moved: The Mayor, Councillor Kay/Ngai)

That Council:

- A. adopt the revised Delivery Program 2025-2029 and Operational Plan 2025-2026, Long Term Financial Plan 2025-2035 and Asset Management Strategy 2025-2035 as attached
- B. adopt the updated Asset Management Policy as attached
- C. adopt the updated Asset Management Plans as attached
- D. approve for Council to apply to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) of 24.6% to begin from 1 July 2026 which, when combined with the confirmed 4.4% rate peg, will

result in a 29% rate revenue increase in 2026/27, with rates to increase in line with the rate peg in future years.

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

Against the Resolution: *Councillors Pettett and Spencer*

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

263 Refreshing Ku-ring-gai's 2021 Heritage Strategy

File: S12203

Vide: NM.1

Notice of Motion from Councillors Balachandran and Kay dated 27 November 2025

The Ku-ring-gai Heritage Strategy was developed in 2021 to "measure, plan and report on heritage management in Ku-ring-gai". The Strategy outlines the following:

1. Legislative and strategic frameworks under which Council operates
2. Heritage resources, such as studies, the heritage reference committee, policies, grants, and events
3. Heritage challenges and opportunities including identification, protection, and supporting owners
4. A strategy action plan with short-term (1-2 years), medium-term (2-5 years) and ongoing initiatives

There have been significant changes in Ku-ring-gai since 2021, notably the Transport Oriented Development (TOD) planning measures introduced by the NSW State Government in 2023. A key planning principle in Ku-ring-gai Council's Alternative Scenario was to preserve the heritage character of the area. The council TOD survey broadly tested residents' views of protecting heritage in the face of development. Heritage owners have faced significant uncertainty during this period and are seeking greater engagement with Council.

An increasingly culturally diverse population in Ku-ring-gai creates opportunities to engage newer community members. There have also been new advisory committees established in this period with valuable perspectives to add to Council's heritage strategy, such as those of young people who are the area's future stewards.

The NSW Government is currently developing its first heritage strategy.

"Heritage in New South Wales includes the places and objects we have inherited from the past and want to protect for future generations. It is also the social values, stories and meanings associated with those places and objects that individuals and

communities hold and wish to pass on to future generations. The value of heritage extends beyond conserving the past. It contributes to our sense of identity and belonging, and to our health and wellbeing. While conservation remains critical, we need to expand our heritage thinking. We need to encompass storytelling, engaging with cultural traditions and acknowledging different experiences of the past if we are to fully recognise the story of New South Wales.” [NSW Draft Heritage Strategy 2025]

Five years after the development of Council's 2021 heritage strategy, the heritage character of Ku-ring-gai's environment is under increasing pressure from planning changes, housing needs, societal and demographic changes, and economic uncertainty faced by owners.

Ku-ring-gai Council is the forefront of heritage-in-place in NSW. It is timely to update the 2021 strategy to ensure we maintain a dynamic strategy underpinned by broad and current community engagement.

We, therefore, move that:

- A. Council staff provide a report in February 2026 directly to Council assessing the implementation of the action plan in the Heritage Strategy 2021. This should include the identification of short-term actions that remain current and critical with a timeline for completion by December 2026.
- B. The Heritage Strategy be updated following engagement with heritage owners, culturally diverse communities, Aboriginal groups, young people, relevant community groups, as well as the wider community, including
 - a. A Heritage Forum with heritage owners
 - b. Feedback on the Heritage Strategy from Community Advisory Committees
- C. A Heritage newsletter be developed and tested in 2026 to share information and build dialogue
- D. An updated Heritage Strategy be brought back to Council in December 2026 including an action plan with timelines, for inclusion in the Delivery Program and Operational Plan and related reporting.
- E. In recognition of the threat to heritage resulting from recent state government housing policy change, Council must aim to strengthen the conservation of built heritage and this should be reflected in the Heritage Strategy update.

Resolved:

(Moved: Councillors Balachandran/Devlin)

That the above Notice of Motion as printed be adopted.

CARRIED UNANIMOUSLY

264 **Planning for Turrumurra Town Centre**

File: S10467/2

Vide: NM.2

Notice of Motion from Councillor Devlin dated 28 November 2025

Planning work and resources have rightly been directed toward responding to the State Government's Transport Oriented Development (TOD) program at Roseville, Lindfield, Killara and Gordon, which together will accommodate a significant share of Ku-ring-gai's future housing and community infrastructure. With that work now substantially progressed, it is timely to turn strategic attention back to the remaining centres and neighbourhoods that make up approximately sixty per cent of the Local Government Area (LGA).

Strategic planning work for Turrumurra is also an equity issue for the community. The local centre serves residents of both Comenarra and Wahroonga Wards and plays an important district role in the northern part of the LGA. As such, it is timely to consider a new planning framework to guide development across Turrumurra Town Centre.

Changes to NSW Government Housing Policy have significant potential to impact on this area:

- The Low and Mid-Rise Housing SEPP allows medium and high-density development within 800 metres of the centre;
- The Housing Development Authority provides a pathway for landowners to submit EOIs for high density development; and,
- State Significant Applications provide a pathway for large development proposals incorporating in-fill affordable housing.

Within this policy context, there are already significant development interests in and around the Turrumurra Town Centre. Council is in the process of assessing a Planning Proposal for a 9-storey development on the corner of the Pacific Highway and Kissing Point Road. Council has also had ongoing discussions with Coles regarding the possible redevelopment of the supermarket on Ray Street. There is also an SSD with SEARS in Ku-ring-gai Avenue. Development is coming to Turrumurra.

Council's current planning controls for Turrumurra date back to 2012 when amendments were made to the Ku-ring-gai Local Environmental Plan (KLEP) and Ku-ring-gai Development Control Plan (KDCP). The DCP was subsequently amended in 2016 to update the Ray / William Street retail and public areas.

There is a risk that, without an updated centre wide framework, development will proceed in an uncoordinated manner, with missed opportunities for:

- Integrated public domain and street upgrades;
- Safe and direct pedestrian and cycling connections across the Pacific Highway and rail corridor and between precincts;
- A coordinated approach to traffic, access and parking;

- Delivering new and upgraded community infrastructure, including library, community and cultural spaces, open space and civic space; and,
- Protecting and enhancing local character, heritage and the landscape setting that residents value.

We need to ensure that the precincts making up the Turramurra Town Centre are well planned, connected, and that there is adequate provision of community infrastructure for the growing population.

Note that the intent of this Notice of Motion is not to defer or pre-empt statutory decisions on the current planning proposals within the Turramurra Town Centre, nor to reduce the priority of the Gordon and Lindfield hub projects, but to ensure that Council and the community has a clear, up to date and integrated strategic framework to guide future development and infrastructure delivery in and around the Turramurra Town Centre.

I, therefore, move that:

- A. Council staff report back in the first quarter of 2026 with a project scope, cost and timeline for the development of a new planning framework to guide development across the Turramurra Town Centre;
- B. The report should also advise how this work will be integrated with the implementation of the State Government's Low and Mid Rise Housing SEPP, the Housing Development Authority pathway, and any relevant State Significant Development or Planning Proposal processes affecting the centre, and include a proposed stakeholder and community engagement approach for the preparation of the planning framework.

MOTION:

(Moved: Councillors Devlin/Ward)

- A. Council staff report back in the first quarter of 2026 with a project scope, cost and timeline for the development of a new planning framework to guide development across not just the Turramurra Town Centre, but all town centres, noting the requirements in the draft Sydney Plan released by the NSW Government on 10th December 2025; and,
- B. The report should also advise how this work will be integrated with the implementation of the State Government's Low- and Mid-Rise Housing SEPP, the Housing Development Authority pathway, and any relevant State Significant Development or Planning Proposal processes affecting the centres, and include a proposed stakeholder and community engagement approach for the preparation of the planning framework.

Resolved:

(Moved: Councillors Devlin/Ward)

- A. Council staff report back in the first quarter of 2026 with a project scope, cost and timeline for the development of a new planning framework to

guide development across not just the Turramurra Town Centre, but all town centres, noting the requirements in the draft Sydney Plan released by the NSW Government on 10th December 2025; and,

- B. The report should also advise how this work will be integrated with the implementation of the State Government's Low- and Mid-Rise Housing SEPP, the Housing Development Authority pathway, and any relevant State Significant Development or Planning Proposal processes affecting the centres, and include a proposed stakeholder and community engagement approach for the preparation of the planning framework.

CARRIED UNANIMOUSLY

*Council resolved itself into Closed Meeting
with the Press and Public Excluded to deal with the following item
after a Motion moved by Councillors Ward and Ngai
was CARRIED UNANIMOUSLY.*

Councillor Spencer departed Chambers and did not return.

265

Project Review

File: S14999

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)(g), of the Act, and should be dealt with in a part of the meeting closed to the public.

Section 10A(2)(g) of the Act permits the meeting to be closed to the public for business relating to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

This matter is classified confidential under section 10A(2)(g) because it contains advice concerning a legal matter that:

- (a) is a substantial issue relating to a matter in which the Council is involved
- (b) is clearly identified in the advice, and
- (c) is fully discussed in that advice.

It is not in the public interest to release details of the legal advice as it would prejudice Council's position in court proceedings.

Report by General Manager dated 1 December 2025

Resolved:

(Moved: Councillors Devlin/Ward)

That the report be received and noted.

CARRIED UNANIMOUSLY

*Council resolved to return to Open Council
after a Motion moved by Councillors Devlin and Ward
was 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 8:55pm.

The Minutes of the Ordinary Meeting of Council held on 16 December 2025 (Pages 1 - 43) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>

General Manager

Mayor / Chairperson

MAYORAL MINUTE

2026 AUSTRALIA DAY HONOURS AND CITIZEN OF THE YEAR AWARDS

I am pleased to inform you that eight members of the Ku-ring-gai community, through their outstanding achievements and services to the community, have been awarded 2026 Australia Day Honours.

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

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

Professor John CANNON AO, of Killara, for distinguished service to tertiary education, to mathematical computation, to cryptography, and to the development of algebraic software systems.

Mrs Ruth Lorraine HAVRLANT OAM, of Pymble, for service to netball.

Ms Penelope Cathcart HOLDEN OAM, of Killara, for service to community history.

Ms Anne Inkeri HOLLONDS AO, of Roseville, for distinguished service to family, children and community safety, wellbeing and human rights, and to policy, research and practice.

Dr Michael Jeffrey HOOPER AM, of Gordon, for significant service to endocrinology, and to biomedical musculoskeletal research.

Ms Elizabeth Maria MONTANO AM, of Pymble, for significant service to public administration, particularly in law enforcement, regulation and governance.

Mr Robert John PAGE OAM, of Wahroonga, for service to community social welfare.

Dr Andrew Pilcher WINES AM, of Killara, for significant service to orthopaedic surgery, and to the community.

Item MM.1

CY00785/5
2 February 2026

I also congratulate Ku-ring-gai Citizen of the Year winners for 2026:

Citizen of the Year	-	Dean Simes
Young Citizen of the Year	-	Angelina Barndall
Environmental Citizen of the Year	-	Jill Green
Mayor's Award for an Outstanding Contribution by a Community Group	-	Ku-ring-gai SES

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

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

RECOMMENDATION:

- A. That Council acknowledge the outstanding contribution made by these recipients of 2026 Australia Day Honours to the Ku-ring-gai community and to the well-being of our society.
- B. That the Mayor write to the recipients on behalf of Council to congratulate them on receiving their award, including a copy of this Mayoral Minute

Councillor Christine Kay
Mayor

MAYORAL MINUTE

RECOGNITION OF LIFETIME CONTRIBUTION OF MS PENNY LANCASTER TO DANCE EDUCATION IN AUSTRALIA

I would like to recognise the extraordinary decades-long contribution of Ms Penny Lancaster - Founder and Director of Australian Dance Vision (ADV), and her service to the Australian dance sector. As she retired at the end of 2025, I believe her achievements deserve public recognition and celebration.

Penny's work began at the grassroots level in Sydney when she conceived and founded a youth company Ballet d'Action, an early expression of her vision for holistic training combining performance, choreography and contextual dance studies. Building on that foundation, she led the development of a progressive classical ballet syllabus over many years and expanded it to include jazz and tap - an educational model that became widely used across the country.

She founded Australian Dance Vision (ADV) in 1989 and subsequently helped to establish the Australian Dance Institute (ADI).

Under Penny's leadership, ADV produced the first suite of nationally recognised vocational dance qualifications in Australia (Certificates I-IV in Dance Performance Studies and Certificate IV in Dance Teaching & Management). She achieved endorsement of the Certificate III in Dance Performance Studies for the HSC and therefore helped create education and career pathways for thousands of students and teachers.

As a former professional dancer trained in classical ballet Penny brought deep artistic experience to education. Her performances included dancing with the Young Australian Ballet Company, work with the Australian National Theatre and international collaborations which enriched her teaching and mentoring. Over the decades she has taught and guided thousands of students through her Sydney-based academy and beyond.

Penny was Vice President of both the Society of Dance Arts and Ausdance NSW, a member of the Board of Studies Syllabus Advisory Committee and various national education panels, steering and advisory committees.

She received the Centenary Medal, the Zonta Woman of Achievement Award, and nominations for awards such as NSW Woman of the Year and the Avon Award in the Arts for her work in teaching thousands of dancers across Australia.

I would like to honour Penny's outstanding service to dance education and her contribution to the cultural life of Australia.

RECOMMENDATION:

- A. That this Mayoral Minute be received and noted
- B. That a copy of this Mayoral Minute be sent to Ms Penny Lancaster with a letter from the Mayor congratulating her on the outstanding achievements

Councillor Christine Kay
Mayor

MAYORAL MINUTE

RESCHEDULING OF MARCH 2026 PUBLIC FORUM

This Mayoral Minute recommends that Council reschedule the March Public Forum to Wednesday 11 March 2026 to enable Councillors to attend a significant civic and community event.

Councillors have received an invitation to attend a special service at The Great Synagogue on Tuesday 10 March 2026, marking both the Opening of the Law Term for 2026 and the rededication of the synagogue's sanctuary following major restoration and enhancement works. This occasion is of exceptional significance.

It will be attended by the Chief Justice of New South Wales, members of the Judiciary and the legal profession, the Governor-General of Australia, and the Chief Rabbi of the Commonwealth. The event also carries particular importance for the Jewish community, in the context of the recent tragedy at Bondi and will reflect on themes of resilience, remembrance and renewal.

Rescheduling the Public Forum by one day will allow Councillors to attend this important service while ensuring that community participation in the Public Forum is maintained with minimal disruption.

RECOMMENDATION:

That Council move the March 2026 Public Forum to Wednesday 11 March 2026 at 7.00pm.

Councillor Christine Kay
Mayor

PETITION

PARKING IN HILL STREET, ROSEVILLE

Petition to Ku-ring-gai Council
Principal petitioner: Joseph Speziale

Current parking restrictions in the Roseville Shopping Precinct are 8.30am to 6pm Monday to Friday and Saturday morning 8.30am to 12.30pm.

This leaves unrestricted parking for most of the weekend on Hill Street and the top end of Lord Street. However restrictions in the Lord Street carpark remain 7 days 8.30am to 6pm.

It is impossible for our customers to find a parking space on the weekend, as all available parking spaces are taken by train commuters who park in Roseville and train to the city or like locations. While the carpark remains empty due to restrictions

Most stores in Hill Street trade 7 days a week, until late. Many customers and residents complain they cannot park near the shops on Saturday and Sunday due to commuter parking in Hill and Lord Street.

We, the collective of business and property owners of Roseville, hereby request Ku Ring Gai Council to extend the existing parking restrictions on Hill Street and the top end of Lord Street to 7 days. 15 min parking from 8am to 7pm. Longer time parking is available in the carpark.

We are also in need of a loading zone. There is now parking in Hill St for trucks doing deliveries. Often leading to double parking out on necessity.

The residents and visitors to Roseville also deserve the respect and human right of a toilet!
Long overdue.

Maybe we could also get the gutters cleaned one in a while!

Council has not spent a penny on Roseville in the past 40 years!

(5 signatures)

RECOMMENDATION:

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

MINUTES OF AUDIT, RISK & IMPROVEMENT COMMITTEE MEETING HELD ON 11 DECEMBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the minutes from the Audit, Risk & Improvement Committee meeting held on 11 December 2025 and the FY24/25 ARIC Annual Report.

BACKGROUND:

The Meeting Procedures contained within the **Council Advisory/ Reference Committees Guideline** (the Guideline) provides, in part, that:

Once approved by the Chairperson, the minutes will be put to an ordinary meeting of Council for adoption. The recommendations of a committee, so far as adopted by the Council at an ordinary meeting of Council, are resolutions of the Council.

The current **ARIC Terms of Reference** were adopted by Council on 18 May 2024 and became effective from 1 July 2024. The current **ARIC Workplan** was adopted by the ARIC on 12 December 2024.

The ARIC Workplan requires, in part, that the ARIC:

Undertake an annual assessment of the ARIC's work (in accordance with Schedule 1 of the ARIC Terms of Reference) and how the Council is performing, and report to the General Manager and Council.

COMMENTS:

In accordance with the Guideline the draft minutes of the Audit Risk & Improvement Committee meeting held on 11 December 2025 were circulated to the committee members for comment after which they were approved by the Chair.

During this meeting the FY24/25 ARIC Annual Report was considered and adopted by the Committee.

RECOMMENDATION:

Refer to the full text of the recommendation in the report.

PURPOSE OF REPORT

To provide Council with the minutes from the Audit, Risk & Improvement Committee meeting held on 11 December 2025 and the FY24/25 ARIC Annual Report.

BACKGROUND

The current **Council Advisory/ Reference Committees Guideline** ('The Guideline') was adopted by Council on the 16 December 2025.

The Meeting Procedures contained within the Guideline provides, in part, that:

The draft minutes of a meeting will be circulated to committee members within ten working days of the meeting. Members will be provided with five working days to comment on the accuracy of the minutes. The minutes will subsequently be referred to the Chairperson for approval as an accurate record of the meeting.

Once approved by the Chairperson, the minutes will be put to an ordinary meeting of Council for adoption. The recommendations of a committee, so far as adopted by the Council at an ordinary meeting of Council, are resolutions of the Council.

The minutes will also be placed on the agenda to be noted at the subsequent committee meeting.

The current **ARIC Terms of Reference** were adopted by Council on 18 May 2024 and became effective on 1 July 2024. The current **ARIC Workplan** was adopted by the ARIC on 12 December 2024.

The Workplan requires, in part, that the ARIC:

Undertake an annual assessment of the ARIC's work (in accordance with Schedule 1 of the ARIC Terms of Reference) and how the Council is performing, and report to the General Manager and Council.

COMMENTS

In accordance with the Guideline the draft minutes of the Audit Risk & Improvement Committee meeting held on 11 December 2025 were circulated to the committee members for comment after which they were approved by the Chair.

The minutes are now provided to Council for adoption (Refer **Attachment A1**).

During this meeting, the FY24/25 ARIC Annual Report was considered and adopted by the Committee in accordance with the ARIC Workplan.

The report is provided to Council for information (Refer **Attachment A2**)

INTEGRATED PLANNING AND REPORTING

Leadership and 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.	Integrated risk management, compliance and internal control systems are in place to identify, assess, monitor and manage risks throughout the organisation.	Act as a central point of contact to the Internal Audit Shared Service (hosted by NSROC) to support and facilitate Councils Internal audit function.

GOVERNANCE MATTERS

To improve governance and transparency with respect to the operation of the Audit, Risk & Improvement Committee.

RISK IMPLICATION STATEMENT

The primary risk associated with the recommendation contained in this report is related to Legal/Regulatory.

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

FINANCIAL CONSIDERATIONS

There is no financial impact associated with this report.

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Not applicable.

INTERNAL CONSULTATION

Not applicable.

SUMMARY

A copy of the minutes from the Audit, Risk & Improvement Committee meeting held on 11 December 2025 are attached for adoption.

A copy of the FY24/25 ARIC Annual Report is attached for information.

RECOMMENDATION:

It is recommended that

Item GB.1

CY00458/14

- A. The minutes from the Audit, Risk & Improvement Committee meeting held on 11 December 2025 be adopted, and
- B. The FY24/25 ARIC Annual Report be noted.

Jennie Keato
Manager People and Culture

Attachments:	A1 ↓	Minutes of the Audit Risk & Improvement Committee meeting held on 11 December 2025	2026/020755
	A2 ↓	ARIC Annual Report FY24/25	2026/020906

**MINUTES OF AUDIT, RISK AND IMPROVEMENT COMMITTEE
HELD ON THURSDAY, 11 DECEMBER 2025**

Committee Members:	Brian Hrnjak, External Independent Member - Chairperson Michael Ellacott, External Independent Member
Non-Voting Members:	None
Also Present:	David Marshall, General Manager Virginia Leafe, A/Director Community Angela Apostol, Director Corporate Anne Seaton, A/Director Development and Regulation Peter Lichaa, Director Operations Andrew Watson, Director Strategy and Environment Mette Kofoed, A/Manager Finance Christopher Jones, Manager Governance & Corporate Strategy Jennie Keato, Manager People & Culture Claire Ashby, Manager Project Services Jo Zhu, Team Leader Risk Advisory Mohua Mukherjee, Head of Internal Audit Shared Services Luke Malone (Prosperity) Jarrod Lean (Grant Thornton)
Observers:	The Mayor, Christine Kay
Apologies:	Phu Nguyen, External Independent Member Councillor Alec Taylor Councillor Kim Wheatley

The Meeting commenced at 5:00PM

DECLARATIONS OF INTEREST

No interest was declared.

CONFIRMATION OF MINUTES

AC54 **Minutes of Audit, Risk and Improvement Committee**
File: CY00458/13
Meeting held 18 September 2025
Minutes numbered AC43 to AC51

The Committee Recommends:
(Moved: Ellacott/Hrnjak)

That Minutes numbered AC43 to AC51 circulated to the Committee were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

UPDATE FROM THE GENREAL MANAGER

The GM informed the Committee that the government had formally gazetted the Transport Oriented Development (TOD) alternative planning provisions, and noted Council's success the Planning Institute of Australia (PIA) NSW Awards. The GM updated the Committee on the recent public exhibition of the revised integrated planning and reporting (IP&R) plans including a proposed 29% rate increase, and the outcomes of a recent project review, management response and next steps.

GENERAL BUSINESS

AC55 Outstanding Action Schedule

File: CY00458/13

Vide: GB.1

To provide the Audit, Risk and Improvement Committee with details of outstanding actions from previous meetings.

The Committee Recommends:

(Moved: Ellacott/Hrnjak)

That the report and its contents be received and noted.

CARRIED UNANIMOUSLY

AC56 Completed Internal Audit Reports

File: CY00458/13

Vide: GB.2

To provide the ARIC with Internal audit reports completed this period.

Jarrold Lean (Grant Thornton) provided an overview of audit findings to the Committee.

The Committee Recommends:

(Moved: Councillors Hrnjak/Ellacott)

That:

- A. the reports for the internal audits of Focussed Project Procurement and Procure to Pay be received and noted.
- B. actions from internal audits of project management, contract management and procurement and independent project review (to be reported to Council in February 2026) to be referred to Internal Audit for monitoring and reporting back to ARIC in March.

C. a post-implementation review be arranged at an appropriate date.

CARRIED UNANIMOUSLY

AC57 **Final Audit Management Letter for the year ending 30 June 2025**

File: FY00259/18

Vide: GB.3

To present to the Audit, Risk and Improvement Committee issues raised in the Final Audit Management Letter for the year ended 30 June 2025.

The Committee Recommends:

(Moved: Ellacott/Hrnjak)

That the Final Audit Management Letter for the year ended 30 June 2025 be received and noted by the Audit, Risk and Improvement Committee.

CARRIED UNANIMOUSLY

AC58 **Review of Strategy Department Major Projects Governance Arrangements**

File: CY00458/13

Vide: GB.4

To provide the ARIC with an update of Council's major projects being managed by the Strategy and Environment Department.

The Committee Recommends:

(Moved: Hrnjak/Ellacott)

That the ARIC note the updates contained within this report.

CARRIED UNANIMOUSLY

AC59 **Review of Major Projects within the Operations Department Governance Arrangements - Cultural and Environmental and Education Centre (CEEC)**

File: S10531

Vide: GB.5

To provide the ARIC with an update on the Cultural and Environmental Education Centre (CEEC) at St Ives Showgrounds being managed by the Operations Department.

The Committee Recommends:

(Moved: Councillors Hrnjak/Ellacott)

That the ARIC note the updates contained within this report.

CARRIED UNANIMOUSLY

AC60 **Review of Major Projects within the Operations Department Governance Arrangements - Lindfield Avenue and Tryon Road Streetscape Upgrade**

File: S14190
Vide: GB.6

To provide the ARIC with an update of the Lindfield Avenue and Tryon Road Streetscape Upgrade being managed by the Operations Department.

The Committee Recommends:
(Moved: Councillors Hrnjak/Ellacott)

That the ARIC note the updates contained within this report.

CARRIED UNANIMOUSLY

AC61 **Review of Major Projects Within the Operations Department Governance Arrangements - Norman Griffiths Oval Upgrade**

File: CY00440/13
Vide: GB.7

To provide the ARIC with an update on the Norman Griffiths Oval Upgrade Project being managed by the Operations Department.

The Committee Recommends:
(Moved: Councillors Hrnjak/Ellacott)

That the ARIC note the updates contained within this report.

CARRIED UNANIMOUSLY

AC62 **Risk Management Update**

File: CY00458/13
Vide: GB.8

To update the Audit Risk and Improvement Committee on the recent developments and key indicators of Council's Risk Advisory portfolios across Enterprise Risk Management (ERM), Public Liability (PL), Worker's Compensation (WC) and Work Health and Safety (WHS) for the reporting period covering **Q3 2025** (01/07/2025 to 30/09/2025).

The Committee Recommends:
(Moved: Councillors Hrnjak/Ellacott)

The report is received and noted with key developments and initiatives in ERM, PL, WC and WHS acknowledged.

CARRIED UNANIMOUSLY

AC63 **Internal Audit Plan and Status Update Report - Dec 2025**

File: CY00458/13

Vide: GB.9

To update the Audit, Risk and Improvement Committee (ARIC) on the work of the internal audit function as well as other items of interest.

The Committee Recommends:

(Moved: Councillors Ellacott/Hrnjak)

It is recommended that the ARIC receives and notes the internal audit status report.

CARRIED UNANIMOUSLY

AC64 **Status of Outstanding Internal Audit Recommendations**

File: CY00458/13

Vide: GB.10

To report on the progress of open internal audit recommendations as at 12 November 2025 to the Audit, Risk and Improvement Committee.

Management agreed to consider additional information in the commentary of future reports about the reduction or acceptance of risks as actions are being progressed.

The Committee Recommends:

(Moved: Councillors Ellacott/Hrnjak)

It is recommended that the ARIC receive and note this report and attached listings of open internal audit recommendations.

CARRIED UNANIMOUSLY

AC65 **Compliance and Reporting Requirements Sep 2025 - Nov 2025**

File: CY00458/13

Vide: GB.11

To provide the Audit, Risk and Improvement Committee with a summary of actions taken against compliance and reporting requirements set out by the Office of Local Government (OLG).

The Committee Recommends:

(Moved: Councillors Ellacott/Hrnjak)

That the Committee receive and note the report.

CARRIED UNANIMOUSLY

AC66 **GIPAA, PPIPA and HRIPA Statistics Sep 2025 - Nov 2025**

File: CY00458/13

Vide: GB.12

To provide the Audit, Risk and Improvement Committee with a summary of Council's actions in response to applications received under the *Government Information (Public Access) Act 2009* (GIPA Act), *Privacy and Personal Information Protection Act 1998* (PPIPA Act) and *Health Records and Information Privacy Act 2002* (HRIPA Act) for September 2025 to November 2025.

The Committee Recommends:(Moved: Councillors Hrnjak/Ellacott)

That the Committee receive and note the report.

CARRIED UNANIMOUSLY

AC67 **Summary of Legislative and Policy Updates Sep 2025 - Nov 2025**

File: CY00458/13

Vide: GB.13

To provide the Audit, Risk and Improvement Committee with a summary of Council's actions in response to relevant circulars, legislative updates and other matters that impact the local government sector.

The Committee Recommends:
(Moved: Councillors Hrnjak/Ellacott)

That the Committee receive and note the report.

CARRIED UNANIMOUSLY

AC68 **Audit Risk & Improvement Committee 2026 Meeting Dates**

File: CY00458/13

Vide: GB.14

To provide the Committee with proposed meeting dates for 2026.

The Committee noted clashes between proposed meeting dates, the LG Professionals Governance Conference and NSROC Board meeting dates. Calendar for ARIC meetings updated as per resolution below.

The Committee Recommends:
(Moved: Councillors Ellacott/Hrnjak)

That the Committee approve the following ARIC meeting dates for 2026.

- 19 March

- 18 June
- 3 September (Financial Statements)
- 24 September
- 10 December

CARRIED UNANIMOUSLY

AC69 **ARIC Annual Report**

File: CY00458/13

Vide: GB.15

To table the Draft FY 25 ARIC Chair's Annual Report for endorsement by the Audit, Risk and Improvement Committee (ARIC).

The Committee Recommends:
(Moved: Councillors Ellacott/Hrnjak)

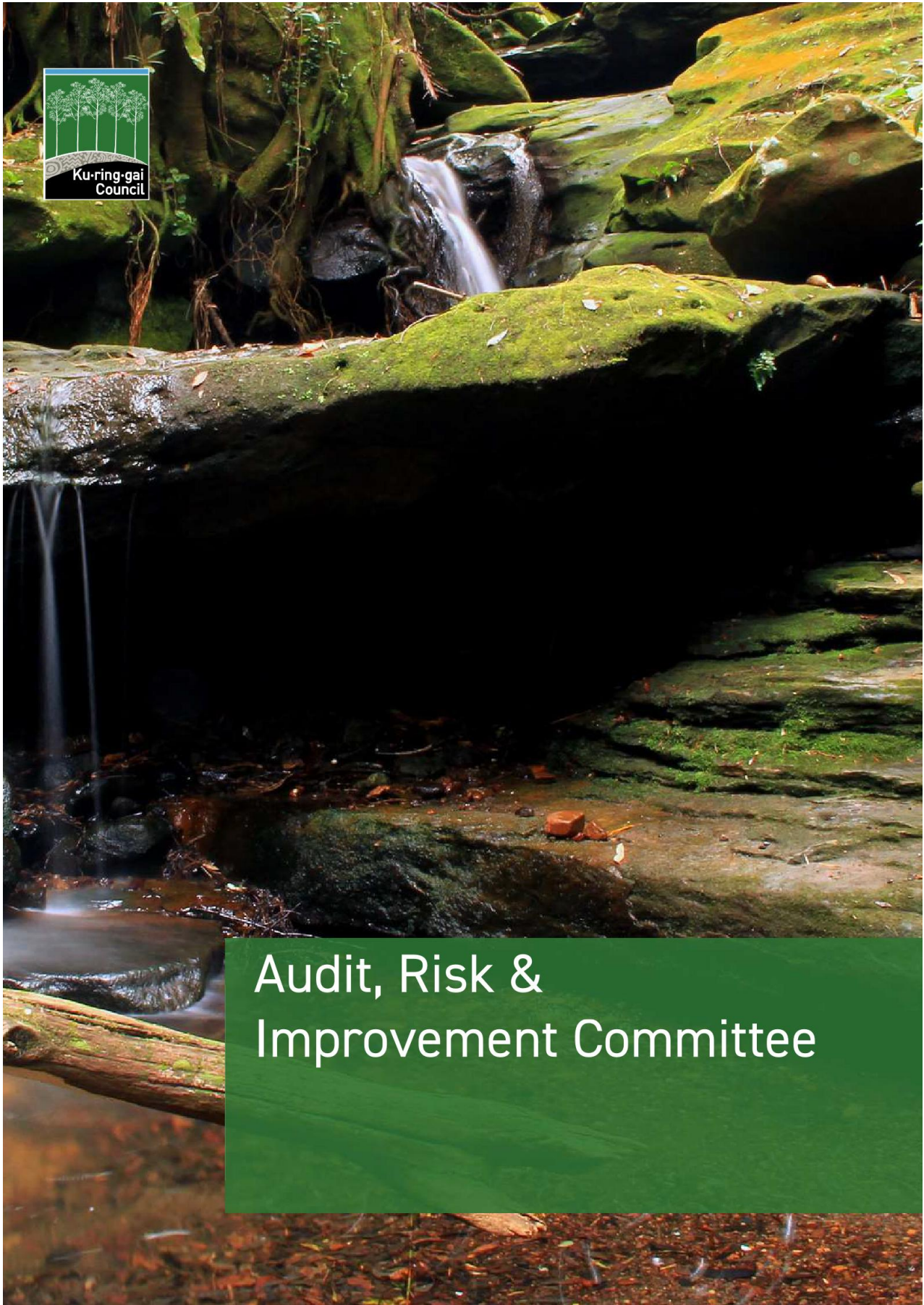
That the Audit, Risk and Improvement Committee endorse the ARIC Chair's Annual Report FY 25 for tabling before Council.

CARRIED UNANIMOUSLY

OTHER BUSINESS

As it was his last meeting as member, the Committee Chair and management acknowledged and thanked Michael Ellacott for his service and contributions.

The Meeting closed at 6.51pm



Audit, Risk & Improvement Committee

ARIC CHAIR ANNUAL REPORT FY 25

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ARIC CHAIR ANNUAL REPORT FY 25

Year in Review

This annual report provides an update on the operation and activities of the Ku-Ring-Gai Council Audit, Risk, Improvement Committee (ARIC) for the 2024/25 Financial year.

Council's ARIC first commenced operations in 2009 and following the release of the internal audit guidelines by the Office of Local Government (OLG) in 2010, the ARIC has been part of an evolving program of risk management occurring throughout the local government sector.

The updated OLG Guidelines on Risk Management and Internal Audit (the Guidelines) came into force from 1 July 2024. The ARIC and Council officials worked towards fully complying with the updated OLG requirements. The Guidelines require an annual attestation by the General Manager on compliance from FY 24-25 onwards. The draft attestation was provided to ARIC for review and endorsement before being signed by the General Manager.

The objective of the ARIC is to provide independent assurance and assistance to Ku-ring-gai Council on internal audit, external audit, risk management, control framework, legislative compliance and external accountability. The reviews completed under each of these categories are provided in the following sections of the report.

Our work has incorporated oversight of internal audits, external audit, risk management, implementation of recommendations, ethics, culture and code of conduct considerations, major projects, regulatory reviews, government inquiries, workplace health and safety, cyber risk, business resilience, emerging risks, legal issues, fraud and corruption control, complaint management and environmental management.

The level of assurance we seek is informed by a strong internal audit function, risk management and governance functions, Council staff, external providers and subject matter experts.

It is considered that the scope and approach of these activities have fulfilled the Committee's responsibilities.

I would like to extend my thanks to all committee members and management representatives for their contribution during the year.

Brian Hrnjak
Ku-ring-gai Council ARIC Chair

November 2025

ARIC CHAIR ANNUAL REPORT FY 25

The Legislative Context

Under section 428A of the Local Government Act, a council must appoint an Audit, Risk and Improvement Committee which must keep under review the following aspects of Council's operations:

- Compliance
- Risk management
- Fraud control
- Financial management
- Governance
- Implementation of the strategic plan, delivery program and strategies
- Service reviews
- Collection of performance measurement data by the council
- Any other matters prescribed by the regulations.

The updated OLG Guidelines on Risk Management and Internal Audit came into force from 1 July 2024, with the passing in December 2023 of the Local Government (General) Regulation 2023.

The Guidelines have three Core Requirements. Core Requirement 1 outlines requirements applying to ARICs, Core Requirement 2 outlines requirements for Risk Management and Core Requirement 3 outlines requirements for Internal Audit.

The Council's ARIC composition is compliant with the requirements of the amended OLG regulation and the Guidelines.

The Council's ARIC Terms of Reference is aligned with the Model ARIC Terms of Reference which is compliant in this respect.

ARIC CHAIR ANNUAL REPORT FY 25

Committee Meetings and Membership

In FY 24/25, the ARIC comprised of three independent external members and one non-voting Councillor member.

The two independent members are:

- **Brian Hrnjak** – Reappointed in 2022 for a further term of two years until 2024. In March 2023, Brian was appointed as the independent Chair for a period of two years, which was extended for a further two years in February 2025
- **Michael Ellacott** – Michael was appointed in March 2023 for a two year term, which was extended for a further year in February 2025
- **Phu Ngyuen** – Phu was appointed in July 2024 for a four year term.

The three independent members were joined in FY 24/25 by one non-voting councillor member, Councillor Alec Taylor who has been appointed for a four year period commencing in October 2024.

The Schedule of meetings attended by members in FY 24/25 is as follows:

Name	Role	Eligible	Attended
Brian Hrnjak	Chair	5	5
Michael Ellacott	Independent	5	4
Phu Ngyuen	Independent	5	5
Councillor Alec Taylor ¹	Councillor non-voting	3	2

In addition to voting members, other officers regularly attend the ARIC meeting in an ex-officio capacity. This includes the General Manager, Director Corporate Services, Head of Internal Audit, Manager Corporate Services and Manager People & Culture and Team Leader Risk Advisory. Other staff requested by the General Manager also attend the ARIC meetings as observers. Invitations are also extended to the External Auditor from the Audit Office of NSW and their agent, Prosperity. The Mayor and other Councillors also generally attend meetings as observers.

¹ Note that 2 ARIC meetings were held in September 2024 during the caretaker period for the local government elections and were not attended by Councillors. Councillor Alec Taylor was appointed as the non-voting member after the election.

ARIC CHAIR ANNUAL REPORT FY 25

ARIC Report Card

Committee Charter	Compliance
<i>Composition</i>	3 independent members 1 Councillor non-voting member
<i>Committee Meetings</i>	A quorum was met at every meeting.
<i>Broad range of skills and experience</i>	Committee members possess extensive experience and a diverse range of skills across risk management, internal audit, local government and commercial activities.
<i>Functional separation</i>	The Committee has no executive powers.
<i>Sufficient time allocated to tasks</i>	The Committee agenda facilitates adequate time to discuss internal audits, external audits, governance, risk management and financial management activities as well updates on the completion of actions.
<i>Probity</i>	Members declared conflicts of interest if they arose. All ARIC members submitted an annual Disclosure of Interests Declaration under Clause 4.23 of the Code of Conduct.
<i>Risk Management</i>	Risk management is reported to every meeting on the implementation the Council's Enterprise Risk Management framework, and status reports are provided on work health and safety, public liability and workers compensation analysis.
<i>Control Framework</i>	The Committee regularly reviewed the controls, policies and procedures through reports and high level briefings received.
<i>Legislative Compliance</i>	The Committee received and reviewed reports on complaints and compliments, compliance and reporting requirements set out by the Office of Local Government, GIPAA, PPIPA and HRIPA statistics and summaries of relevant circulars and legislative updates.
<i>Fraud, corruption and control</i>	The Committee has reviewed the Fraud and Corruption Control Policy, Fraud and Corruption Control Strategy and the Fraud and Corruption Control plan.
<i>Internal Audit</i>	The Committee reviewed and approved the internal audit plan, ensuring it took into account those risks already populated within the risk register. Consideration was given to the identification of significant issues identified in audit reports and action taken on issues raised, including dissemination of better practices. The Committee monitored the implementation of action plans arising from internal audit recommendations at every meeting.
<i>External Audit</i>	The Committee met on 4 September 2025 to receive briefings on the audit and financial statements for the year ended 30 June 2025 financial statements.
<i>External Accountability</i>	The Committee provides input and feedback on the financial statements and control issues identified by the external auditor.
<i>Financial Management</i>	The committee receives and reviewed reports at least twice a year. A management report of significant financial matters for the year ended 30 June 2025 was received. Additionally, the Committee received presentations from management on the Council's Long Term Financial Plan.
<i>Governance</i>	The Committee reviews and provides input into key governance matters as relevant to the ARIC's Terms of Reference.
<i>Service reviews and</i>	The Committee receives updates on key improvement initiatives and summary of relevant data informing the Community Strategic Plan

MULTICULTURAL ADVISORY COMMITTEE - MINUTES OF MEETING 27 NOVEMBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 27 November 2025
BACKGROUND:	Council is required to consider and endorse minutes from the Multicultural Advisory Committee, and to make them publicly available via Council's website.
COMMENTS:	A number of items were discussed at the meeting, including the Welcoming Cities Initiative, community insights, an update from the Events Team on upcoming activities such as Lunar New Year and the Ku-ring-gai Multicultural Festival as well as member updates.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council endorse the minutes of the Multicultural Advisory Committee meeting held on 27 November 2025.

PURPOSE OF REPORT

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 27 November 2025

BACKGROUND

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

COMMENTS

A number of items were discussed at the meeting, including the Welcoming Cities Initiative, community insights, an update from the Events Team on upcoming activities such as Lunar New Year and the Ku-ring-gai Multicultural Festival (including opportunities for Committee and broader community involvement), as well as member updates.

INTEGRATED PLANNING AND REPORTING

Diversity and Inclusiveness

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

GOVERNANCE MATTERS

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

RISK IMPLICATION STATEMENT

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

FINANCIAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The matters noted in these minutes reflect Council’s ongoing commitment to social inclusion, community participation, and cultural diversity.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Internal consultation is not required for this report.

SUMMARY

The meeting provided members with updates and discussion across a range of strategic and operational matters, including progress under the Welcoming Cities Initiative, key community insights, and forthcoming Council events.

RECOMMENDATION:

That Council:

Endorses the minutes of the Multicultural Advisory Committee meeting held on 27 November 2025.

Danny Houseas
Manager Community Development

Virginia Leafe
Acting Director Community

Attachments: [A1↓](#) MCAC Minutes meeting 27.11.2025 2026/020855

SMART TRANSPORT ADVISORY COMMITTEE MEETING MINUTES OF 26 NOVEMBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 26 November 2025.
BACKGROUND:	Council is required to consider and receive the minutes of the Smart Transport Advisory Committee and to make them publicly available via Council's website. STAC minutes were confirmed by STAC prior to being presented to Council.
COMMENTS:	The Smart Transport Advisory Committee minutes under consideration are attached.
RECOMMENDATION:	That Council adopts the minutes of the Smart Transport Advisory Committee meeting held on 26 November 2025, in relation to micromobility and active transport to schools.

PURPOSE OF REPORT

To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 26 November 2025.

BACKGROUND

Council is required to consider and receive the minutes of the STAC and to make them publicly available via Council’s website. STAC minutes are confirmed by STAC prior to being presented at the OMC. The minutes from the STAC meeting were circulated to STAC members by email following the meeting, and feedback has been incorporated.

COMMENTS

The Smart Transport Advisory Committee minutes under consideration are in **Attachment A1**.

INTEGRATED PLANNING AND REPORTING

Outcome 3: Infrastructure and assets support community needs

Outcome 1: Our unique natural environment is protected and enhanced

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
A5: Work with the NSW government and partners to improve local integrated transport connections, public transport and the regional road network.	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.	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.
E2: Support the community to transition to net zero emissions.	E2.1: Our community is effectively informed and engaged in activities that are reducing Ku-ring-gai’s emissions towards Net Zero.	E2.1.1: Support the community in reaching net zero emissions by 2040 or earlier.

GOVERNANCE MATTERS

Advisory 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.

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, the Smart Transport Advisory Committee is a vehicle to improve Council's ability to attract grant funding for transport infrastructure and supporting facilities.

The operation and management of the committee is funded through the Strategy & Environment, Urban Planning Budget.

SOCIAL CONSIDERATIONS

The Smart Transport Advisory Committee provides an opportunity and a forum for resident and community representation on active transport issues.

ENVIRONMENTAL CONSIDERATIONS

Through the advice of the Smart Transport Advisory Committee, a higher level of active and smart transport infrastructure and policy mechanisms can be attained in Ku-ring-gai. Communities and town centres that apply the transport hierarchy provide attractive, liveable areas with high levels of street activity, improved safety, more efficient travel choices and a high quality of environment.

Council's Integrated Transport Strategy recognises the sustainability and environmental benefits of encouraging riding bicycles, walking, increasing public transport and car share use, with objectives to increase proportion of trips that can be undertaken by non-car modes and encourage active lifestyles.

COMMUNITY CONSULTATION

The Smart Transport Advisory Committee meets on a quarterly basis or as required, and notification of meetings and minutes are provided on Council's website.

INTERNAL CONSULTATION

The Smart Transport Advisory Committee includes Councillors and is facilitated by Council staff. Where relevant, consultation with other Departments may occur, particularly with Council staff from the Traffic, Design and Project teams within Operations, and the Development and Regulation team.

SUMMARY

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

RECOMMENDATION:

That Council adopts the minutes of the Smart Transport Advisory Committee meeting held on 26 November 2025, in relation to micromobility and active transport to schools.

Item GB.3

S02696

Joseph Piccoli
Strategic Traffic Engineer

Antony Fabbro
Manager Urban & Heritage Planning

Jacob Sife
Acting Director Strategy & Environment

Attachments: A1 [↓](#) Smart Transport Advisory Committee - minutes of meeting held on 26 November 2025 2026/018549

AUDIT RISK & IMPROVEMENT COMMITTEE - APPOINTMENT OF EXTERNAL INDEPENDENT MEMBER

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider the appointment of a candidate to the vacant role of external Independent Member on Council's Audit, Risk & Improvement Committee (ARIC).

BACKGROUND:

The Office of Local Government Guidelines for Risk Management and Internal Audit for Local Government in NSW (the Guidelines) came into effect from 1 July 2024.

Under the Guidelines, ARIC's must comprise of an independent chairperson and at least two independent members who meet the eligibility criteria and independence requirements.

Whilst Ku-ring-gai Council's ARIC currently meets this requirement, the term of office for one Independent Member will expire on 2 March 2026.

Council has therefore sought Expressions of Interest to fill the soon to be vacant role of Independent Member.

COMMENTS:

Fifty-five applications for membership of the ARIC were received. Following a shortlisting process three candidates were invited to attend an interview with the selection panel.

RECOMMENDATION:

That Applicant 37 as listed in confidential **Attachment A1** be appointed as Independent Member on the Audit Risk & Improvement Committee, for a period of four years commencing from 2 March 2026, subject to successful completion of relevant screening.

PURPOSE OF REPORT

To consider the appointment of a candidate to the vacant role of external Independent Member on Council's Audit, Risk & Improvement Committee (ARIC).

BACKGROUND

The Office of Local Government Guidelines for Risk Management and Internal Audit for Local Government in NSW (the Guidelines) came into effect from 1 July 2024.

Under the Guidelines, ARIC's must comprise of an independent chairperson and at least two independent members who meet the eligibility criteria and independence requirements.

Whilst Ku-ring-gai Council's ARIC currently meets this requirement, the term of office for one Independent Member will expire on 2 March 2026.

Council has therefore sought Expressions of Interest to fill the soon to be vacant role of Independent Member.

COMMENTS

Expressions of Interest were invited through a public advertisement that appeared on three virtual job boards; SEEK, The Institute of Internal Auditors and Women on Boards in October 2025. The advertisement was also posted on Councils Website, and LinkedIn page.

Fifty-five applications were received in response to this advertisement. The applicants are listed in confidential **Attachment A1** and the full applications are provided in confidential **Attachment A2**.

The General Manager established a selection panel to review the applications against the advertised criteria and to conduct interviews.

Three applicants were invited for interview based on their ability to meet the independence and eligibility requirements for an ARIC independent as required under the Guidelines.

Panel interviews were held in November 2025, and applicants were ranked in order of preference based on their written application and responses provided during interview.

A preferred applicant was identified. Two reference checks were completed with no issues identified. A criminal record check and financial status (bankruptcy) check were in progress at the time of writing this report.

It is recommended that Applicant 37 as listed in confidential **Attachment A1** be appointed as Independent Member of the ARIC, for a period of four years commencing from 2 March 2026, subject to successful completion of the criminal record and financial status checks.

INTEGRATED PLANNING AND REPORTING

Leadership & Service Excellence

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.	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.	Manage and coordinate a compliant and effective Enterprise Risk Management system.

GOVERNANCE MATTERS

The objective of the ARIC is to provide independent assurance and assistance to Council on risk management, control, governance and external accountabilities.

RISK IMPLICATION STATEMENT

The primary risk associated with the recommendation contained in this report is related to *Legal/Regulatory*.

There are no material risks that arise from the recommendation 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 Independent Member of the ARIC is paid a standard fee of \$1000 (plus SGC) per meeting.

There are usually four or five meetings held per year and the applicable fee is inclusive of all preparation and travel for each.

SOCIAL CONSIDERATIONS

There are no social considerations associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental considerations associated with this report.

COMMUNITY CONSULTATION

An advertisement appeared on three virtual job boards; SEEK, The Institute of Internal Auditors and Women on Boards seeking Expressions of Interest for the role of Independent Member on Council's Audit, Risk & Improvement Committee.

The advertisement was also posted on Councils Website and LinkedIn page.

INTERNAL CONSULTATION

None undertaken or required.

SUMMARY

Fifty-five applications were received from members of the community interested in being appointed to Council's ARIC.

Three candidates were invited to attend an interview with the selection panel. One candidate has been recommended for appointment to the committee.

RECOMMENDATION:

That Applicant 37 as listed in confidential **Attachment A1** be appointed as Independent Member on the Audit Risk & Improvement Committee, for a period of four years commencing from 2 March 2026, subject to successful completion of relevant screening.

Jennie Keato
Manager People and Culture

Attachments:	A1	Overview of Selection Process	<i>Confidential</i>
	A2	Candidate Applications	<i>Confidential</i>

2025 - 2026 BUDGET REVIEW - 2ND QUARTER ENDED DECEMBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To inform Council of the results of the second quarter budget review of 2025/26 and proposed adjustments to the annual budget based on the actual financial performance and trend for the period 1 July 2025 to 31 December 2025.

BACKGROUND:

Section 203(1) of the Local Government Regulation 2005 requires that at the end of each quarter, a Budget Review Statement be prepared and submitted to Council that provides the latest estimate of income and expenditure for the current financial year (2025/26).

COMMENTS:

The recommended budget adjustments outlined in this report are expected to improve the net operating result (excluding capital grants) by \$670k. This improvement arises primarily from increased interest earned on investments (partly restricted) and higher user fees which is partially offset by increased materials and contracts as detailed in this report.

After adjusting for restricted items and capital expenditure there is no change in net working capital.

RECOMMENDATION:

That the 2025/26 December Quarterly Budget Review and the recommended changes are received and noted.

PURPOSE OF REPORT

To inform Council of the results of the second quarter budget review of 2025/26 and proposed adjustments to the annual budget based on the actual financial performance and trend for the period 1 July 2025 to 31 December 2025.

BACKGROUND

In accordance with Part 9, Division 3, Clause 203 of the Local Government (General) Regulation 2005 ("The Regulation"):

- (1) Not later than 2 months after the end of each quarter (except the June quarter), the responsible accounting officer of a council must prepare and submit to the council a budget review statement that shows, by reference to the estimate of income and expenditure set out in the statement of the council's revenue policy included in the operational plan for the relevant year, a revised estimate of the income and expenditure for that year.*
- (2) A budget review statement must include or be accompanied by:*
 - a) a report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimate of income and expenditure, and*
 - b) if that position is unsatisfactory, recommendations for remedial action.*
- (3) A budget review statement must also include any information required by the Code to be included in such a statement.*

The Office of Local Government has developed a set of minimum requirements that assists councils in meeting their obligations as set out in legislation.

At the Council meeting held on 17 June 2025, Council adopted the Delivery Program 2025-2029 & Operational Plan 2025-2026, which incorporated the Annual Budget for 2026-2027.

COMMENTS

This review analyses Council's financial performance for the second quarter of 2025/26 and forecasts an end of financial year position by recommending budget adjustments to operating and capital budget.

Budget adjustments proposed in this review will increase the net operating result (excluding capital grants) by \$670k. This is mainly due to increase in interest earned on investments and higher user fees partly offset by increased materials and contracts as detailed in this report.

From a funding perspective, after accounting for changes in capital and operational grants, and restricted items, the net working capital remains unchanged.

Proposed adjustments to forecast budget

Operating Income

The proposed net increase to the operating income of \$1.69m is mainly from increased user charges and fees and interest on investments (partly restricted) and increased:

- **User charges and fees** (\$821k) – An increase of (\$500k) resulting from development application fees due to increased development activity, (\$271k) fee income from St Ives Indoor Sports Courts opening February 2026, (\$200k) from tennis fees partially offset by a decrease in KFAC fees (\$150k) due to the 25m pool closure during renewal works completed in October 2025.
- **Interest on investments income** – An increase of (\$900k) resulting from favourable interest rates and from a higher than anticipated balance in investment portfolio. Of the increase in investment revenue (\$483k) is restricted to development contributions reserves and (\$188k) to infrastructure & facilities reserve.

Operating expenditure

The change (net increase) to the operating expenditure (\$1.02m) is mainly due to increases in materials and contracts less a decrease of budgeted expenditure associated with operating projects as detailed below.

- **Materials and contracts** – Net increase of (\$1.05m) is attributed to (\$500k) in development assessment legal costs, (\$360k) St Ives Indoor Sports Courts operating costs, (\$66k) KFAC repair and maintenance, (\$50k) to traffic facilities from projects, (\$25k) increase for aboriginal heritage officer joint service and (\$20k) for Create Ku-ring-gai events.
- **Operating project expense** - Decrease to operational projects expenditure (\$33k) to reflect actual block grant received:
 - Roads Maintenance (Block grant) (\$9k)
 - Traffic Facilities Maintenance (Block Grant) (\$24k)

Capital budget

Adjustments to the capital budget are attributed to new capital projects, transfers from capital new to capital renewal and upgrade and a transfer to recurrent budget:

- New footpath and traffic facility projects and HPPA study funded from Transport NSW grants (\$2.48m)
- Transfer S7.11 funding from capital new to capital renewal and upgrade for Roberts Pymble Park Precinct (\$412k) and works at Heritage Park and Werona Avenue (\$178k).
- Transfer from roads renewal to recurrent Traffic Facilities materials and contracts (\$50k).

Details by project and other budget adjustments are provided further in the report and listed in Attachment A2.

Quarterly Budget Review Statements (QBRS)

The Quarterly Budget Review Statements (QBRS) as prescribed by the OLG guidelines are composed of the following budget review reports:

- Operating and Capital Budget Review Statement (Table 1)
- Proposed Operating and Capital Budget Adjustments by Resource Group (Table 2)
- Income and Expenses Statement by Theme (Table 3)
- Cash and Investments position (Table 4)
- Contracts and Consultancy Expenses (Table 5)
- Capital and Operational Projects Summary (Table 6)
- Statement by the Responsible Accounting Officer

These statements are shown below.

Proposed Budget Adjustments

The table below lists the proposed budget adjustments, including comments for the December Quarterly Budget Review.

Table 1

Ku-Ring-Gai Council							
December Budget Review Statement							
Operating and Capital Budget Review Statement							
Period: 01/07/2025 - 31/12/2025							
(\$'000)	ORIGINAL Budget 2025/26	Approved Carried Forwards	September Review	Revised Budget 2026	Recommended Changes For Council Resolution	PROJECTED Year End Result 2025/26 Q2	ACTUAL YTD 2026
Income							
Rates and Annual Charges	110,063			110,063		110,063	110,263
User Charges and Fees	23,956			23,956	821	24,777	11,816
Other Revenues	13,895			13,895		13,895	10,147
Interest & Investments Income	8,204			8,204	900	9,104	4,899
Operating Grants & Contributions	9,188		336	9,524	-33	9,491	4,479
Total Income	165,305		336	165,642	1,688	167,330	141,604
Expenses							
Employee Costs	56,452			56,452		56,452	26,223
Materials & Contracts	74,158		1,940	76,098	1,051	77,149	37,969
Interest Expense	1,139			1,139		1,139	571
Other Expenses	236			236		236	2,989
Depreciation	29,525			29,525		29,525	14,085
Operating Projects Expense	3,681	3,443	354	7,478	-33	7,445	2,146
Total Expenses	165,192	3,443	2,294	170,928	1,018	171,946	83,983
Net Operating Result	114	-3,443	-1,958	-5,286	670	-4,616	57,621
Capital Grants & Contributions	4,005	5,749	-3,328	6,426	2,478	8,904	1,232
Development Contributions	12,590			12,590		12,590	6,581
Net Gain/(Loss) on Asset Disposal & FV adjustments							-5
Net Operating Result incl Capital income	16,709	2,306	-5,286	13,730	3,148	16,878	65,428
Adjust: Depreciation, FV adjustments & Non Cash items	29,525			29,525		29,525	14,085
Adjust: Book Value of Assets Sold							230
Cash Available to Fund Projects	46,234	2,306	-5,286	43,255	3,148	46,403	79,744
Funding							
Net Reserves							
Net Reserves Funding	25,688	22,692	-33,123	15,257	-721	14,537	-26,226
Cash from Borrowings							
Total Capital Funding	71,922	24,998	-38,409	58,512	2,428	60,940	53,518
Capital Expenditure							
New Assets	25,673	10,045	-14,402	21,319	1,207	22,526	813
Asset Replacement & Upgrades	46,147	14,955	-24,157	36,943	1,221	38,164	8,026
Loan Repayments							2,170
Total Capital Expenditure <small>(incl. Loan repaym.)</small>	71,820	25,000	-38,559	58,262	2,428	60,690	11,009
Net Working Capital Change	100	0	150	250		250	42,509

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Table 2

Major Operating and Capital Budget Variations by Resource Group

Period: 01/07/2025 - 31/12/2025

Income	Increase/Decrease	Proposed Adjustments \$'000	Comments
User Fees	✔	821	Increase in DA fees (\$500k), St Ives Indoor Sports Courts fees (\$271k) and tennis fees (\$200k). Partially offset by decrease in KFAC fees due to pool closure during renewal works (\$150k)
Interest & Investments Revenue	✔	900	Increased Interest due to larger than anticipated investment portfolio, (\$483k) is restricted to development contribution reserves
Operating Grants & Contributions	✘	-33	Decreased to reflect actual block grant received for roads and traffic facilities maintenance (\$32.9k)
Net Increase in Income	✔	<u>1,688</u>	
Expenditure	Increase/Decrease	\$'000	Comments
Materials & Contracts	✘	1,051	Increase in development assessment legal costs (\$500k) due to increase in appeals; St. Ives Indoor Sports Courts operator expenses (\$390k); KFAC increase in repair and maintenance (\$66k), Aboriginal Heritage Officer joint service (\$25.1k) and traffic facilities contractors (\$50k) and Creative Ku-ring-gai events (\$20k)
Operating Projects Expense	✔	-33	Decrease in block grant to reflect actual grant received
Net Increase in Expense	✘	<u>1,018</u>	
Total Operating Budget adjustments	✔	<u>670</u>	
Capital Grants & Contributions	✔	2,478	Increase Transport NSW grants
Capital Income & Operating Variance	✔	<u>3,148</u>	
Funding	Transfer To / From	\$'000	Comments
Net Reserve Funding	✔	-721	Interest revenue restricted to reserves
TOTAL CAPITAL FUNDING		<u>2,428</u>	
Capital Expenditure	✘	2,428	Increased expenditure in roads and transport funded from grants \$2.48m partially offset by \$50k transfer to traffic facilities in recurrent
Net Working Capital Change		<u></u>	

Attachment A2 summarises all proposed budget adjustments for Projects.

The table below splits the current budget by six themes identified within Council’s Delivery Program 2025 – 2028. These themes are used as a platform for planning our activities to address the community’s stated needs and aspirations.

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Table 3

Quarterly Budget Review Statement
Income & Expenses By Theme
Period: 01/07/2025 - 31/12/2025

(\$'000)	ORIGINAL Budget 2025/26	Approved Carried Forwards	September Review	Revised Budget 2025/26	Recommended Changes For Council Resolution	PROJECTED Year End Result 2025/26 Q2	ACTUAL YTD 2026
Operating Income							
Access, Traffic & Transport	4,171			4,171	-33	4,138	1,900
Community, People & Culture	14,143			14,143	121	14,264	8,099
Natural Environment	26,821		96	26,917		26,917	27,090
Leadership & Governance	99,226		240	99,466	417	99,884	93,020
Local Economy & Employment							
Places, Spaces & Infrastructure	20,945			20,946	1,183	22,129	11,496
Total Operating Income	165,306		336	165,642	1,688	167,330	141,604
Operating Expenditure							
Access, Traffic & Transport	2,792			2,792	26	2,818	1,294
Community, People & Culture	29,000	368		29,368	546	29,914	15,498
Natural Environment	34,104	613	2,427	37,144	25	37,170	17,464
Leadership & Governance	32,542	1,026	-330	33,238	-70	33,168	17,302
Local Economy & Employment	219			219		219	104
Places, Spaces & Infrastructure	66,536	1,437	197	68,168	491	68,660	32,323
Total Operating Expenses	165,193	3,443	2,294	170,928	1,018	171,946	83,983
Operating Result	114	-3,443	-1,958	-5,286	670	-4,616	57,621

Cash and Investments position

Restricted funds are invested in accordance with Council’s Investment Policy. Total investments portfolio as at the end of December quarter is \$210m.

Table 4

Quarterly Budget Review Statement
Cash and Investments Balances
Period: 01/07/2025 - 31/12/2025

\$'000	Opening Balance at 2025	Approved Original Budget 2026	Approved Carried Forwards	September Review	Revised Budget 2025/26	Recommended Changes For Council Resolution	PROJECTED Year End Result 2025/26 Q2	ACTUAL YTD 2026
		Expenditure	Income					
Externally Restricted								
Infrastructure Levy*	1,582	-3,651	3,651	-1,559	23		23	2,875
Unexpended Loan - LIRS							2,327	
Environmental Levy	3,822	-4,084	3,808	-487	2,327	5,386	2,845	4,900
New Facilities					-214	-214		
Devel ^l Contribution (\$7.11)	102,003	-36,126	16,887	-7,225	26,731	102,270	483	102,753
Unexpended Grants	1,645	-4,072		-1,636	139	-3,924		-3,924
Domestic Waste	7,892			-9	-1,036	6,847		6,847
External Loans	570				570			570
Total - Externally Restricted	117,514	-47,933	24,346	-10,916	27,947	110,958	483	111,441
Restricted								
Intern. Projects Reserves	59,684	-23,261	15,313	-11,718	5,176	45,194	238	45,432
Intern. Liabilities Reserves	5,159	-2,897	1,336	-54			3,544	
- incl. Asset Sale Reserve						3,544		5,552
Total Restricted	182,357	-74,091	40,995	-22,688	33,123	159,696	721	160,418
Unrestricted Funds*	13,142		100	150	13,392		13,393	697
Total Cash & Investments	195,499	-74,091	41,095	-22,688	33,273	173,087	721	173,811
Add: Unpresented Cash Items								579
Total Cash & Investments as per December Investment Report								209,860

A detailed **Restricted Assets Report** as of December 2025 (Actual) is shown in **Attachment A1**.

Consultancy Expenses

Consultancy and Legal Expenses

Expense	YTD Actual \$000	Budgeted (Y/N)
Consultants - General	1,784	Y
Consultants - Recruitment	15	Y
Consultants - Legal	1,946	Y
Consultants - Investments		Y
Total	3,745	

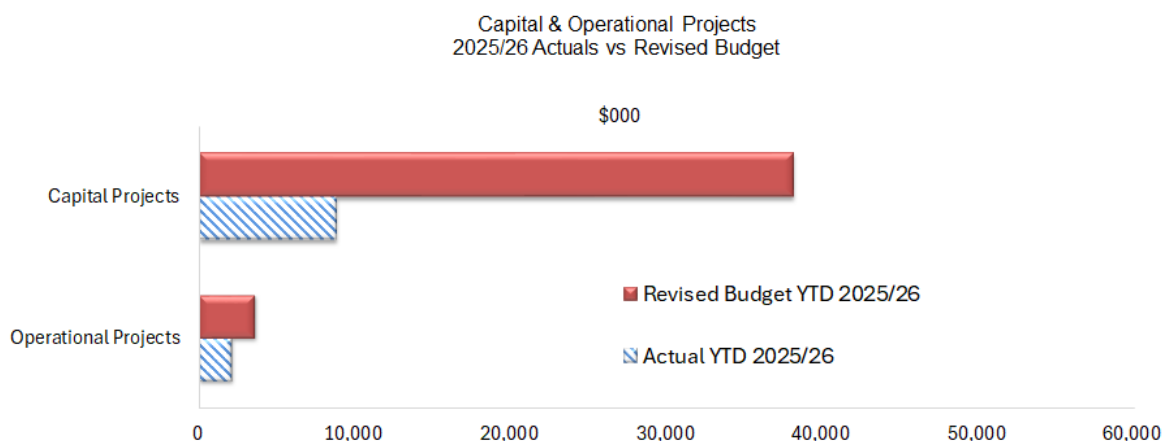
Capital & Operational Projects Summary

Actual expenditure for capital and operational projects for the period ending 31 December 2025 is (\$10.9m) against the full year revised budget of (\$65.7m). The December review increases the forecast project budget by (\$2.4m net); the increase is mainly due to higher project expenditure from capital grants. This is partially offset by (\$33k) decrease to block grants in operating project expense.

The table and chart below show the YTD actual project expenditure against 2025/26 full year revised budget and projected forecast.

Table 6

Capital & Operational Projects \$000	Actual YTD 2025/26	Revised Budget YTD 2025/26	Variance as at 31 December 2025	Full Year Revised Budget Before Q2	Recommended Changes For Council Resolution	PROJECTED Year End Result 2025/26
Operational Projects	2,146	3,637	-1,491	7,478	-33	7,445
Capital Projects	8,839	38,163	-29,324	58,262	2,428	60,690
Total Projects	10,985	41,800	-30,815	65,740	2,395	68,135



The proposed budget changes to operational and capital projects represent an increase of (\$2.4m net). The most significant variations and projects proposed for adjustment are listed below:

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- **Projects funded from capital grants (\$2.4m):**
 - Werona Avenue & Stanhope Road, Killara (\$681k)
 - HPAA - Lindfield CBD (\$240k)
 - Trentino Road Turramurra – Footpath (\$724k)
 - Eastern Arterial Road, St Ives – Footpath (\$834k)
- **Reduction in block grant (\$33k):**
 - Roads Maintenance (Block Grant) FY26 (\$9k)
 - Traffic Facilities Maintenance (Block Grant) FY26 (\$24k)
- **Transfers from projects to recurrent:**
 - Roads Rehabilitation Program to Traffic Facilities Management (\$50k)

All Proposed Budget adjustments for each Project and explanation for the changes are detailed in *Attachment A2 – Summary of Capital and Operational Project Budget Adjustments*

Statement by Responsible Accounting Officer

It is my opinion that the Quarterly Budget Review Statement for Ku-ring-gai Council for the quarter ended 31 December 2025 indicates that Council's projected financial position on 30 June 2025 will be satisfactory, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Response to council resolution: "2025–26 Budget Review – 1st quarter ended September 2025"

As part of the "2025–26 Budget Review – 1st quarter ended September 2025" report, adopted at the Ordinary Meeting of Council in December, Council resolved the following:

A. That the 2025/26 September Quarterly Budget Review and the recommended changes are received and noted.

B. That a report be brought back to Council in February 2026 incorporating:

a. Capital expenditure budgets, actuals, and carry-forward amounts for the last four full financial years

b. Detailed reasons for deferral of \$30M in capital projects in FY26

c. Scale of capital project delivery of comparable councils

d. Measures put in place for more accurate budgeting, delivery and forecasting in future years.

The section below addresses Part B of this resolution.

a. Capital expenditure budgets, actuals, and carry-forward amounts for the last four full financial years

The following table presents the capital expenditure, actuals and carry forwards for the last four financial years. To provide a more accurate indication of the proportion of the budget that has been carried forward, carried forward amounts have been adjusted to exclude land acquisitions, the St Ives Indoor multipurpose centre and major hub projects, which were delayed due to changes in project timing and other external factors. These items are excluded as they do not reflect the underlying delivery performance of the annual capital works program.

Capital expenditure budgets actuals, and carry-forward amounts

Year	Actual \$'000	Revised Budget \$'000	Carry-forwards \$'000	Adjusted carry-forwards* \$'000	Adjusted carry-forwards % of revised budget
2024-25	66,211	80,889	24,999	23,351	28.9%
2023-24	45,994	103,411	56,039	28,331	27.4%
2022-23	54,078	113,879	52,565	26,321	23.1%
2021-22	47,755	115,619	61,523	26,357	22.8%

**Carry-forwards adjusted for land acquisitions, major projects, incl. St Ives Indoor Sports Centre*

Over the last four years, an average of around 25% of the total revised budget has been carried forward each year. In many cases projects have been carried forward to align budgets with accurate delivery schedules, particularly for multi year projects. Other factors include contractor and resources availability, dependencies on external parties, procurement timeframes and change of priorities during the year to prioritise higher risk projects or availability of funding, ie grants.

b. Detailed reasons for deferral of \$30M in capital projects in FY26

As part of the 2025-26 September Quarterly Budget Review a number of capital project budgets were proposed for deferral and re-phasing into future financial years. Detailed explanations for each individual project are provided in **Attachment A4: Projects rephased/deferred to future years at September 2025 Quarterly Budget Review.**

Of the total projects proposed, most had already commenced and were in either the scoping or design phase. The majority are multi-year projects, and several had key dependencies, both of which necessitated re-phasing across the current and future financial years.

c. Scale of capital project delivery of comparable councils

Council was benchmarked against 18 metropolitan Councils using the published audited financial statements. The analyses cover capital expenditure on infrastructure (may include some land) over the last six financial years (2020-2025). The comparison group, (Group 3) is based on OLG classification of local governments and comprises of urban, metropolitan councils with a population of 70,000 or more.

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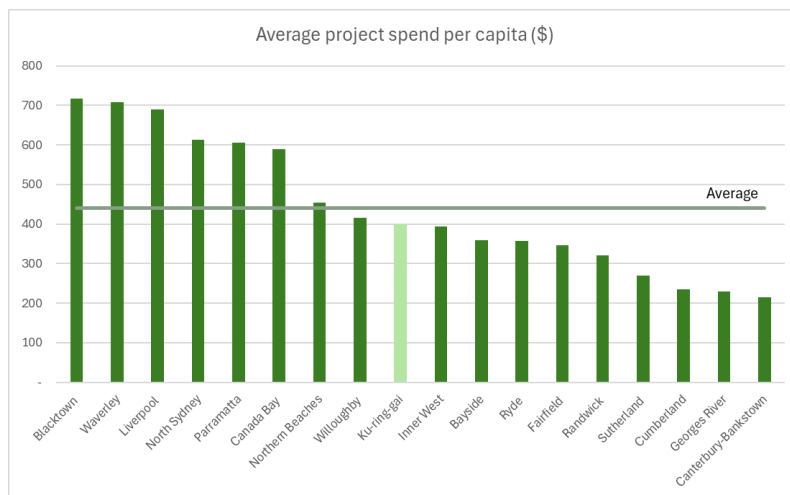
All data has been averaged over six years to provide a more reliable indicator of the scale of capital delivery.

Council assessed performance using two indicators which capture the scale of capital works and how significant these works are within their overall operational budget:

- Average capital project expenditure per capita, based on population (\$)
- Average capital project expenditure as a percentage of operating expenditure. (%)

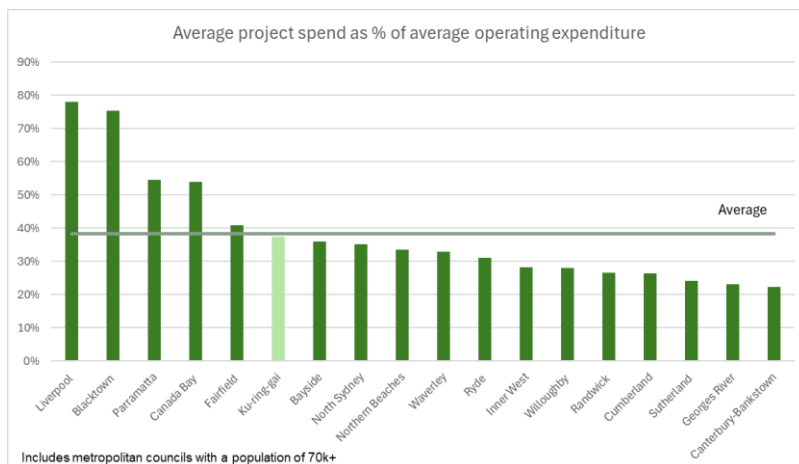
Average capital project expenditure per capita, based on population (\$)

The average capital spend per capita compares the scale of capital delivery relative to the population of each Council regardless of its size. Council has recorded a slightly lower average spend per resident (\$398 compared to the average of \$439) mainly due to constraints in funding, including lower rates income per resident received by Council which limits the amount of funding available for capital expenditure. This position has been previously outlined as part of Council’s application for a special rates variation.



Average capital project expenditure as a percentage of operating expenditure. (%)

Capital spend as a percentage of operating expenditure shows how significant capital projects are relative to Council’s overall operational expenditure. Council’s average project spend as a percentage of operating expenditure is only marginally lower than the average (37% compared to the average of 38%). Council ranks sixth among the 18 comparable Councils, behind Liverpool, Parramatta, Blacktown, Canada Bay and Fairfield Councils.



d. Measures put in place for more accurate budgeting, delivery and forecasting in future years.

The following measures are underway to support the successful delivery of projects:

Delivery focused organisational restructure

Council’s Operations Department has been strategically restructured to ensure quality delivery of projects with the establishment of a dedicated project delivery business unit that will improve capacity and capability for project delivery, in line with a governance and reporting structure. Recruitment of a number of key positions within the newly formed Project Services business unit has been completed with the new recruits coming on board progressively. Further recruitment will be taking place until the team has a full complement of staff.

Project Management Office implementation

The development and implementation of a Project Management Office (PMO) within the Operations Department is in progress. The PMO will provide centralised oversight, strengthen governance, and drive greater consistency in how projects are planned, managed, and reported. It is envisaged that recruitment for the PMO will be completed by June 2026. Maturing the PMO will take some time. The key benefits of the PMO include:

- Stronger governance - enhanced oversight and challenge to ensure delivery risks are actively managed and investment decisions are supported by robust evidence.
- Greater transparency - a single, reliable source of program information to support timely and well-informed executive decision-making.
- Uplifted capability - standardised methodologies, tools, and assurance processes to support project managers and improve delivery competency.
- Continuous improvement - embedding best practice and lessons learned to reduce repeat issues and improve delivery effectiveness.

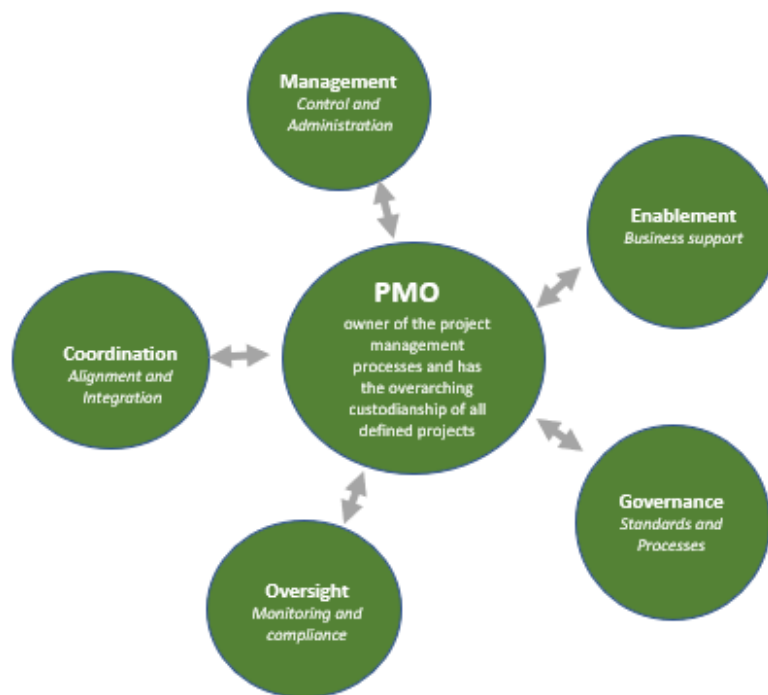
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- Improved Traceability - clear documentation and auditability to strengthen accountability and organisational learning.

The development and implementation of the PMO will play a central role in reducing project delivery risks, increasing program visibility, and improving overall delivery confidence across the organisation.

The graphic below summarises the function of a PMO.



Project Management Framework Implementation

The continued development of Council’s Project Management Framework (PMF) is a key mitigation action to strengthen project governance and improve delivery outcomes. The PMF will provide a structured, organisation-wide system of processes, tools, and guidelines that supports consistent and disciplined project management across all stages - from initiation through to planning, execution, monitoring, and closure.

Core components of the PMF include a defined project lifecycle with clear tasks and deliverables, standardised processes and workflows, approved tools and templates, clarified roles and responsibilities, structured communication plans, and proactive risk-management practices. While full organisational adoption and maturity will take time, progression of this framework is an essential control to enhance project visibility, reduce delivery risks, and support more predictable and successful project outcomes.

Asset Management Framework (AMF) Implementation

Asset Management is critical for Council to ensure assets continually meet the needs of the community. The maturing of Council's AMF is in progress. When fully implemented, the AMF will provide the structure and governance required to operationalise asset management principles. It will also enable Council to improve service reliability, and ensure that infrastructure investment decisions are transparent, evidence-based and aligned with community priorities under the Integrated Planning and Reporting (IP&R) Framework.

Council's Asset Management Policy, Asset Management Strategy (AMS) and Asset Management Plans (AMPs) have been recently updated. These provide the basis of an AMF for the management of Council's assets.

To support the Asset Management Framework and provide executive oversight, it is proposed to reconvene the Asset Management Steering Group (AMSG). The AMSG will provide leadership for all decisions that impact the management, valuation and long-term sustainability of Council's assets. This includes oversight of the capital works prioritisation, progress and forward programs.

Deliverability risk analysis

Project deliverability will be strengthened through a critical deliverability risk analysis of the upcoming Capital Works Program. This will ensure project phasing aligns with a realistic and staged delivery methodology. Major Projects will be phased within the program to align with distinct, planning, design and construction phases to improve project readiness, reduce deliverability risks, and increase the likelihood of successful and timely outcomes.

Project Assurance

At the time of writing this report, arrangements are being finalised to engage NSW Public Works Advisory (NSWPWA) to provide a project assurance role for the Norman Griffiths Oval upgrade project, as well as Council's delivery program in general.

Project assurance is an independent, objective assessment of a project's health, viability, and performance, ensuring it stays on track to deliver intended benefits within scope, time, and budget.

Key aspects of project assurance include:

- Independence - conducted by parties independent of the project team, often reporting directly to senior executives.
- Purpose - focuses on whether the project is still justified, aligned with business goals, and managing risks effectively.
- Scope - extends beyond just quality assurance to cover governance, methodology, team leadership and culture.
- Timing - performed throughout the project lifecycle, such as during stage reviews or before critical, high-risk, or high-cost decisions.

Strategic procurement approach

Complementing the deliverability analysis, project outcomes can be further improved through a more strategic procurement approach. For larger or more complex projects, early market engagement may be employed to secure competitive, high-quality proposals and ensure strong alignment with market capability. Additional mitigation measures include combining the procurement of compatible projects to reduce duplication and achieve economies of scale,

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alongside greater use of pre-tendered panels to accelerate timeframes and engage proven suppliers efficiently. Collectively, these strategies are expected to reduce market uncertainty, shorten procurement durations, enhance cost and schedule certainty, and improve overall delivery performance across the Capital Works Program.

Strengthen internal procurement capability

Council is implementing a detailed action plan to strengthen procurement capability and improve project delivery and project governance across the organisation. This includes establishing a more centralised and disciplined procurement approach across Council, which will ensure consistent procurement guidelines and policies, stronger probity, and clearer accountability for all significant procurements.

Under this approach, the procurement team will act as the lead function for complex and high-risk projects, improving coordination with the project delivery team. This will support earlier market engagement and more effective procurement planning.

The Manager Procurement & Contracts role has been re-scoped and is currently being advertised. This role will provide stronger oversight, clearer direction, and improved alignment between procurement and project delivery objectives. Changes to the procurement team structure, and a review of resourcing levels, will also ensure Council has the capacity and expertise required to support complex projects and deliver favourable project outcomes.

Budgeting, forecasting and long-term planning

More realistic multi-year project budgets

Council already considers multi-year projects as part of the annual budgeting process; however, stronger alignment is required. Forecasting will be improved by more accurately phasing expenditure and aligning it with delivery milestones. Budget phasing will also be reviewed quarterly as part of the quarterly budget review.

Improved management of carry-forward projects

The project expenditure, project status and carry-forward process will continue to be monitored monthly, as is already occurring, with a stronger focus on consistency and compliance.

Projects expenditure dashboard

A project expenditure dashboard has been developed and is currently being tested. Once implemented, it will provide management with a live view of actual expenditure on current-year capital projects and progress to date. This dashboard will be used for ongoing monitoring of projects.

Long-Term Financial Planning (LTFP)

The Long-Term Financial Plan, reviewed yearly as part of the IP&R process, aligns annual budgets with a realistic 10-year financial forecast, taking into account Council's assets strategy, funding constraints and workforce strategy. This will be strengthened by an improved multi-year project forecasting, more accurate phasing of expenditure against delivery milestones, and tighter management of carry-forward projects. The PMF will also inform the future budgeting process on multiyear projects.

INTEGRATED PLANNING AND REPORTING

Theme 6: Leadership and 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.	L2.1.2 Council's financial services provide accurate, timely, open and honest advice to the community.	Manages financial performance to achieve targets as defined in the Long-Term Financial Plan.

GOVERNANCE MATTERS

Section 203(1) of the Local Government Regulation 2005 requires that at the end of each quarter, a Budget Review Statement be prepared and submitted to Council that provides the latest estimate of Income and Expenditure for the current financial year.

The Office of Local Government has revised the Quarterly Budget Review Statement Guidelines for Local Government with the aim to improve financial oversight and help councillors stay in control of the council's finances. The Quarterly Budget Review Statement (QBRS) reporting requirements outlined in the Guidelines are mandatory for all NSW councils and take effect from the reporting period the 2nd quarter QBRS by no later than 27 February 2026.

RISK MANAGEMENT

Income and expenditure is managed through the quarterly budget review process. Although some income and expenditure cannot be directly controlled, it can be monitored and action taken to mitigate potential financial or budgetary risk. Further, Council staff utilise monthly management reporting for managing operational and project income and expenditure, and any budget variations are reported to the Director. The management team are also provided with monthly financial reports that allow executives to make informed decisions and plan ahead to ensure budget targets are met.

FINANCIAL CONSIDERATIONS

Financial impacts from recommended budget adjustments are discussed in detail in other sections of this report.

SOCIAL CONSIDERATIONS

Not applicable.

ENVIRONMENTAL CONSIDERATIONS

Not applicable.

COMMUNITY CONSULTATION

Not applicable.

INTERNAL CONSULTATION

Finance met with directors and managers as part of the Quarterly Budget Review process to ensure departmental budget targets reflect current forecasts.

SUMMARY

Budget adjustments proposed in this review will increase the net operating result (excluding capital grants) by \$670k. This is mainly due to increase in interest earned on investments and higher user fees partly offset by increased materials and contracts as detailed in this report.

From a funding perspective, after accounting for changes in capital and operational grants, and restricted items, the net working capital remain unchanged.

This report also responds to the “2025–26 Budget Review – 1st quarter ended September 2025” resolution by addressing capital expenditure performance over the past four years, explaining the deferral of capital projects identified in that review, benchmarking Council’s delivery against comparable councils, and outlining actions to improve future budgeting, project delivery, and forecasting.

RECOMMENDATION:

That the December 2025 Quarterly Budget Review and the recommended changes be received and noted.

Mette Kofoed
Acting Manager Finance

Angela Apostol
Director Corporate

Attachments:	A1 ↓	Attachment A1 - Restricted Assets Report - December 2025	2026/021138
	A2 ↓	Attachment A2 - Council Report - QBR - A2 Project Summary - December 2025	2026/023176
	A3 ↓	Attachment A3 - QBR Statements - December 2025	2026/028097
	A4 ↓	Attachment A4 - Detailed reasons for deferring project budgets at September 2025 quarterly budget review	2026/026660

ANALYSIS OF LAND AND ENVIRONMENT COURT COSTS - 2ND QUARTER 2025 TO 2026

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To report legal costs in relation to development appeal matters in the Land and Environment Court for the quarter ended 31 December 2025.

BACKGROUND:

A person may commence proceedings in the Land and Environment Court in relation to a development application which has either been refused by Council or is deemed to have been refused. An appeal may also be commenced in relation to conditions of development consent and the issue of Building Information Certificates and orders.

COMMENTS:

For the nine months ended 31 December 2025, Council's legal and associated payments in relation to the Land and Environment Court were \$1,090,046. This compares with the annual budget of \$1,338,800.

RECOMMENDATION:

That the analysis of Land and Environment Court costs for the period ended 31 December 2025 be received and noted.

PURPOSE OF REPORT

To report legal costs in relation to development appeal matters in the Land and Environment Court for the quarter ended 31 December 2025.

BACKGROUND

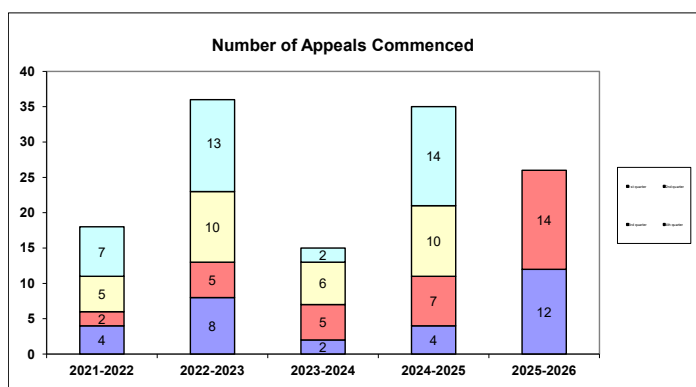
A person may commence proceedings in the Land and Environment Court in relation to a development application which has either been refused by Council or is deemed to have been refused (a development application is deemed to have been refused if it has not been determined within a period of 40 days or such longer period that may be calculated in accordance with the Environmental Planning and Assessment Act). An appeal may also be commenced in relation to conditions of development consent and the issue of building certificates and orders. Council is a respondent to such proceedings.

COMMENTS

APPEALS LODGED

In the quarter ended 31 December 2025 there were 14 new appeals lodged with the Land and Environment Court. The number of appeals received in prior years is as follows:

Financial year	Number of appeals received (whole year)
2021/2022	18
2022/2023	36
2023/2024	15
2024/2025	35
2025/2026 (as at 31 DEC 2025)	26



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The appeals commenced during the quarter to 31 December 2025 concerned the following subject matters:

- Construction of a dual occupancy
- Construction of multi-unit residential buildings
- Single dwelling
- Torrens Title subdivision

COSTS

For the six months ended 31 December 2025, Council made payments totalling \$1,090,046 on appeals and associated expenses in relation to Land & Environment Court matters. This compares with the annual budget of \$1,338,800.

In addition to expenditure on appeals, there were no other expenses incurred in obtaining legal advice regarding development assessment matters.

Land & Environment Court Costs 2021/2022 - 2025/2026					
<i>Financial Year</i>	<i>Total Costs</i>	<i>1st quarter September</i>	<i>2nd quarter December</i>	<i>3rd quarter March</i>	<i>4th quarter June</i>
2021/2022 * (18 appeals lodged)	\$1,114,447	\$402,328	\$258,053	\$226,500	\$227,566
2022/2023 (36 appeals lodged)	\$1,261,734	\$324,397	\$300,017	\$474,367	\$162,953
2023/2024 (15 appeals lodged)	\$1,183,240	\$381,788	\$366,869	\$204,835	\$229,748
2024/2025 (35 appeals lodged)	\$977,535	\$246,574	\$211,682	\$251,795	\$267,484
2025/2026 (26 appeals lodged)	\$1,090,046	\$399,303	\$690,743		

* Costs reported to Council in previous reports

The costs incurred in the period to 31 December 2025 represent 81.42% of the annual budget of \$1,338,800. Having regard to the anticipated cost of ongoing and further matter during the 2025/2026 financial year, an adjustment to the annual budget has been proposed for Council’s consideration in other business before this meeting.

The commencement of appeals does not lie within the control of Council, however there a number of factors that appear to influence the volume of appeals:

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- Amendments to the *Environmental Planning and Assessment Act* made in 2013 and then reintroduced in 2022 reduced the timeframe for lodgement of an appeal from twelve months to six months. This had the effect of applicants for more substantial and complex development proposals lodging appeals for no other reason than as a mechanism to preserve early appeal rights.
- In addition, the prospect of changing economic market conditions in recent periods appears to have led to urgency on the part of developers, with a particularly high number and proportion of appeals commenced at an early stage on the basis of deemed refusal. As a result, Court listings are currently heavily booked and long delays for several months for the holding of both mediation conferences and hearings are occurring.
- The additional pressure on development application processing times arising from the most recent Statement of Expectations issued to all NSW councils by the current Minister for Planning in July 2024. Additionally, increased demands on development assessment staff due to various factors has increased the extent to which Council has found it necessary to obtain the services of external consultants to act as expert witnesses in appeals, which has resulted in additional costs.

Notwithstanding these factors, Council's overall success rate in appeals has been high.

In relation to costs recovered, the amount of \$5,050 had been recovered at 31 December 2025 compared to an annual budget for costs recovered of \$126,000. Timeframes surrounding the process of costs recovery dictate that there is some lag in receipt of costs recovered. Further amounts relating to appeals finalised to date are expected to be recovered and will be reported in future reports.

OUTCOMES

At an early stage of each appeal, Council as respondent, is required to file with the Court a Statement of Facts and Contentions outlining the grounds which Council asserts as warranting refusal of a development, or alternatively, that may be addressed by way of conditions of consent.

In cases where issues raised by Council are capable of resolution by the applicant providing additional information or amendment of the proposal, it is the Court's expectation that this should occur. The Court's current practice of listing appeals for a preliminary mediation conference before a Commissioner of the Court pursuant to Section 34 of the *Land & Environment Court Act*, strongly encourages this.

In this context, any of three outcomes can be regarded as favourable, namely:

1. If the appeal is in relation to a deemed refusal of an application which, upon assessment, is appropriate for approval: that the development is determined by Council, allowing the appeal to be discontinued by the applicant and avoiding as much as is practicable the incurring of unnecessary legal costs;
2. If the issues raised by Council are capable of resolution by the applicant providing further information, or amending the proposal: that this occurs, so that development consent should be granted, either by Council or the Court;

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3. If the issues raised by Council are either not capable of resolution or the applicant declines to take the steps that are necessary to resolve them: that the appeal is either discontinued by the applicant, or dismissed (refused) by the Court.

Five matters were concluded during the quarter. A favourable outcome was achieved in all matters:

- One appeal was discontinued,
- One appeal was dismissed and;
- three appeals were resolved by agreement in relation to an amended proposal.

As at 31 December 2025, there was a total of 37 matters before the Court.

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.	Achieve financial sustainability targets identified in the Long Term Financial Plan.	Undertake quarterly reporting to Council on the financial performance of the organisation.

GOVERNANCE MATTERS

Under Section 428 of the Local Government Act 1993, Council is required to report legal costs, and the outcome of each case in its Annual Report.

RISK MANAGEMENT

Quarterly reporting of legal costs to Council together with information about the number, character and outcomes of proceedings enable ongoing oversight of this area of Council's activity.

FINANCIAL CONSIDERATIONS

Land & Environment Court legal costs form part of Council's recurrent operating budget.

SOCIAL CONSIDERATIONS

None undertaken or required.

ENVIRONMENTAL CONSIDERATIONS

None undertaken or required.

COMMUNITY CONSULTATION

None undertaken or required.

INTERNAL CONSULTATION

This report has been developed with input from Council's Corporate Lawyer, Director Corporate and Director Development & Regulation.

SUMMARY

For the period ended 31 December 2025, Council made payments totalling \$1,090,046 on Land & Environment Court appeals. This compares with the annual budget of \$1,338,800.

RECOMMENDATION:

That the analysis of Land and Environment Court costs for the period ended 31 December 2025 be received and noted.

Tony Ly
Financial Accounting Officer

Jamie Taylor
Corporate Lawyer

Michael Miocic
Director Development & Regulation

Attachments: [A1](#) Individual Case Summary 31 December 2025 - Land and Environment Court Costs

2026/024751

INVESTMENT REPORT AS AT 31 DECEMBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present Council's investment portfolio performance for December 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 December 2025 was \$4,701,000, against the budget of \$4,076,000 giving a year-to-date favourable variance of \$625,000.

RECOMMENDATION:

That the summary of investments performance for December 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 December 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. Budget	✓	Council's income from investments exceeded monthly 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 Budget

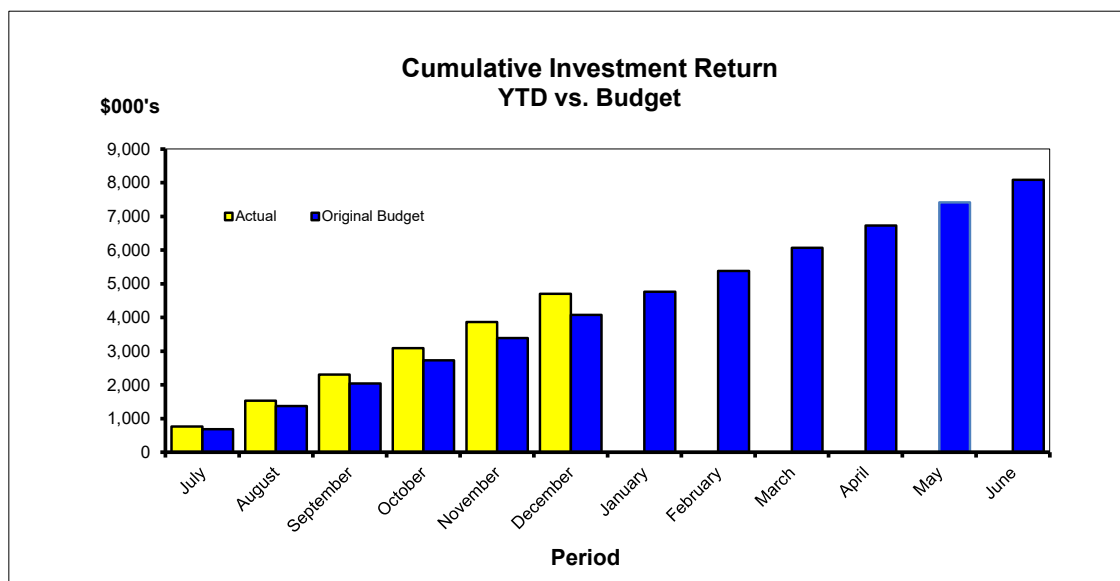
The net return on investments for the financial year to the end of December 2025 is \$4,701,000, compared to the budget of \$4,076,000, resulting in a favourable year-to-date variance of \$625,000. This is mainly attributed to a larger than anticipated investment portfolio at the time of budgeting along with higher rates than forecast. A budget adjustment to reflect the favourable result will be considered in the 2025-26 December Quarterly Budget Review to Council.

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\$000's	Dec-25 Year To Date
Investment Return	4,701
Budget	4,076
Variance	625

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



Cash Flow and Investment Movements

Council’s total cash and investment portfolio as at 31 December 2025 was \$209,861,000 compared to \$209,252,000 at the end of November 2025. The net cash inflow of \$609,000 was mainly due to development contributions received.

During the month, two investments have matured and two new investments were made.

Investment Name	Investment Rating (S&P)	New/Re-Investments \$' 000	Investments Matured/Sold \$' 000	Interest Rate %
AMP BANK 5 Month Term Deposit	BBB+	0	4,000	4.30
Bendigo Bank 5 Year FRN	A-	0	1,700	90 DAY BBSW + 0.52
Rabobank Australia 5 Year Term Deposit	A	3,000	0	5.20
P&N Bank 5 Month Term Deposit	BBB+	6,000	0	4.51
TOTAL		9,000	5,700	

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Investment Performance against Industry Benchmark

Overall, the investment performance in December 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 DEC 2025 YTD Return %	Annualised Industry Benchmark %	Variance %
At Call/Cash/Term Deposits/FRNs (Benchmark is AusBond Bank Bill Index)	4.59	3.66	0.93

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

Table 2 - Investments Portfolio Summary during December 2025

Investment Name	Investment Rating	Invested at 31-Dec-2025 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Dec-2025 \$000's	Maturity
At Call/Cash Account**							
Westpac At-Call	AA-	4,955	0.00	0.00	2.36	4,955	At Call
Westpac Bank Deposit Max-I Investment	AA-	3,262	0.46	4.13	1.55	3,262	At Call
Westpac Bank Deposit Transport NSW Grant (LCH)	A-	0	0.00	0.32	0.00	0	At Call
Sub Total		8,217				8,217	
Term Deposits							
Bank of China 4 Month Term Deposit	BBB	4,000	0.34	4.11	1.91	4,000	05-January-2026
Heartland Bank 6 Month Term Deposit	A	6,000	0.36	4.35	2.86	6,000	27-January-2026
Bank of China 6 Month Term Deposit	BBB+	5,000	0.34	4.16	2.38	5,000	18-February-2026
Beyond Bank 6 Month Term Deposit	A	8,000	0.35	4.25	3.81	8,000	23-February-2026
Bank of Queensland 3 Year Term Deposit	A	5,000	0.40	4.95	2.38	5,000	27-February-2026
ING Bank 1 Year Term Deposit	BBB+	4,000	0.38	4.66	1.91	4,000	27-March-2026
Bank of China 6 Month Term Deposit	BBB+	5,000	0.34	4.16	2.38	5,000	27-April-2026
Bank of China 6 Month Term Deposit	BBB+	5,000	0.35	4.34	2.38	5,000	27-May-2026
P&N Bank 5 Month Term Deposit	A	6,000	0.37	4.51	2.86	6,000	16-May-2026
Bank of China 7 Month Term Deposit	A	5,000	0.36	4.36	2.38	5,000	22-June-2026
ING Bank 3 Year Term Deposit	AAA	5,000	0.43	5.30	2.38	5,000	23-June-2026
Bank of Queensland 7 Month Term Deposit	A	2,000	0.36	4.40	0.95	2,000	29-June-2026
Judo Bank 1 Year Term Deposit	BBB+	6,000	0.35	4.30	2.86	6,000	06-July-2026
P&N Bank 3 Year Term Deposit	A	5,000	0.45	5.50	2.38	5,000	28-July-2026
Heartland 1 Year Term Deposit	BBB	2,000	0.34	4.20	0.95	2,000	20-August-2026
Great Southern Bank 11 Month Term Deposit	A	5,000	0.36	4.38	2.38	5,000	21-October-2026
Westpac 5 Year Term Deposit	A-	4,000	0.21	2.50	1.91	4,000	25-February-2027
Rabobank Australia 3 Year Term Deposit	AA-	5,000	0.42	5.12	2.38	5,000	28-May-2027
Macquarie Bank 5 Year Term Deposit	BBB	1,000	0.37	4.55	0.48	1,000	09-September-2027
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.48	1,000	09-September-2027
ING Bank 5 Year Term Deposit	AA-	5,000	0.42	5.13	2.38	5,000	28-February-2028
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.20	2.38	5,000	23-June-2028
Rabobank Australia 5 Year Term Deposit	A	5,000	0.42	5.20	2.38	5,000	20-February-2029
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.15	2.86	6,000	26-February-2029
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.38	5,000	28-February-2029
Rabobank Australia 5 Year Term Deposit	A	3,000	0.44	5.35	1.43	3,000	30-April-2029
Rabobank Australia 5 Year Term Deposit	A	6,000	0.40	4.85	2.86	6,000	28-August-2029
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.10	2.86	6,000	25-February-2030
Rabobank Australia 5 Year Term Deposit	A	4,000	0.41	5.02	1.91	4,000	29-March-2030
Rabobank Australia 5 Year Term Deposit	A	4,000	0.38	4.70	1.91	4,000	30-April-2030
Rabobank Australia 5 Year Term Deposit	A	5,000	0.37	4.55	2.38	5,000	27-June-2030
Rabobank Australia 5 Year Term Deposit	A	6,000	0.38	4.70	2.86	6,000	29-July-2030
Rabobank Australia 5 Year Term Deposit	A	5,000	0.40	4.86	2.38	5,000	26-November-2030
Rabobank Australia 5 Year Term Deposit	A	3,000	0.42	5.20	1.43	3,000	16-December-2030
Sub Total		157,000				157,000	

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Investment Name	Investment Rating	Invested at 31-Dec-2025 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Dec-2025 \$000's	Maturity
Fixed & Floating Rate Notes (FRNs)							
Suncorp-Metway Limited 5 Year FRN	AA+	4,500	0.36	4.52	2.14	7,449	25-January-2027
Commonwealth Bank 5 Year Fixed Senior Note	AA-	3,496	0.37	4.55	1.67	3,554	18-August-2027
AMP Bank 3 Year FRN	AA-	3,400	0.41	5.01	1.62	3,429	13-September-2027
ANZ Bank 5 Year Senior FRN	A-	800	0.39	4.73	0.38	809	31-March-2028
Bank of Queensland 5 Year Floating Covered Bond	AA-	1,750	0.40	4.98	0.83	1,775	09-May-2028
Mutual Bank 3 Year Floating Bond	A	3,000	0.43	5.27	1.43	3,008	15-May-2028
Bendigo Bank 5 Year Floating Covered Bond	AAA	2,800	0.40	4.87	1.33	2,838	16-June-2028
Suncorp Metway 5 Year Floating Covered Bond	BBB+	3,000	0.39	4.81	1.43	3,041	12-July-2028
Commonwealth Bank of Australia 5 Year Senior FRN	AAA	5,000	0.38	4.69	2.38	5,079	17-August-2028
ANZ 5 Year FRN Senior	AA-	4,200	0.38	4.66	2.00	4,240	11-September-2028
Police Bank 3 Year Senior FRN	AAA	2,500	0.39	4.77	1.19	2,520	03-November-2028
Rabobank Australia 5 Year Fixed MTNs	AA-	4,000	0.42	5.15	1.91	4,095	26-February-2029
Suncorp Metway 5 Year Fixed MTNs	A	1,598	0.40	4.89	0.76	1,616	19-March-2029
Rabobank Australia 5 Year Senior MTN	A	2,600	0.37	4.64	1.24	2,644	17-July-2029
ING Bank 5 Year Covered FRN	BBB	2,000	0.37	4.48	0.95	2,010	15-August-2030
Sub Total		44,644				48,107	
Total Portfolio		209,861		4.59*	100.00	213,324	
Matured/Traded Investments - Weighted YTD Average Return (%)				4.61			
Weighted Average Overall Return Year To Date (%)				4.59			

* Weighted average returns.

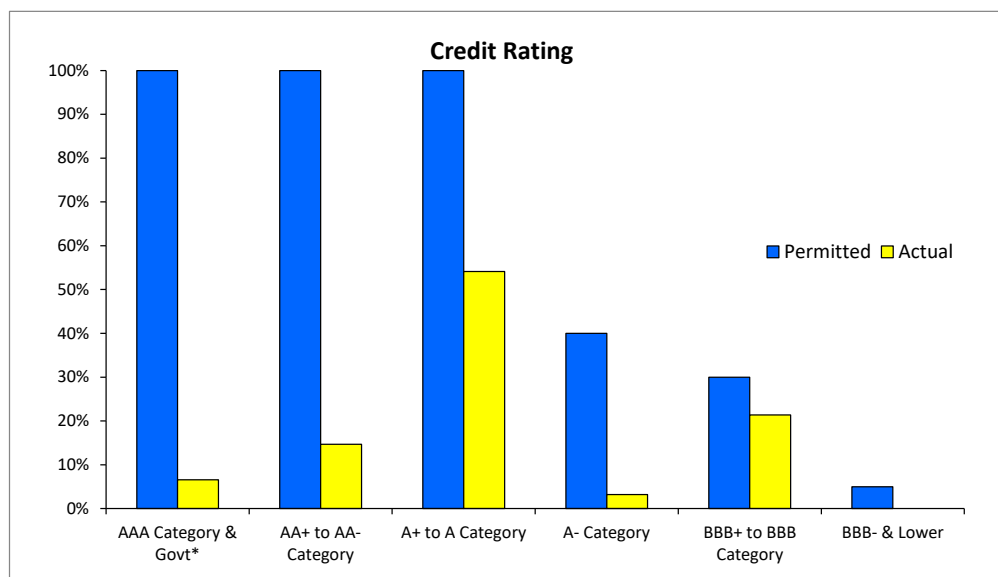
** Funds in at-call/short term accounts are working funds kept for the purpose of meeting short term cash outflow requirements. At-call investments portfolio is being monitored on a regular basis to ensure funds are reinvested at higher rates when opportunities arise, whilst also keeping an adequate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

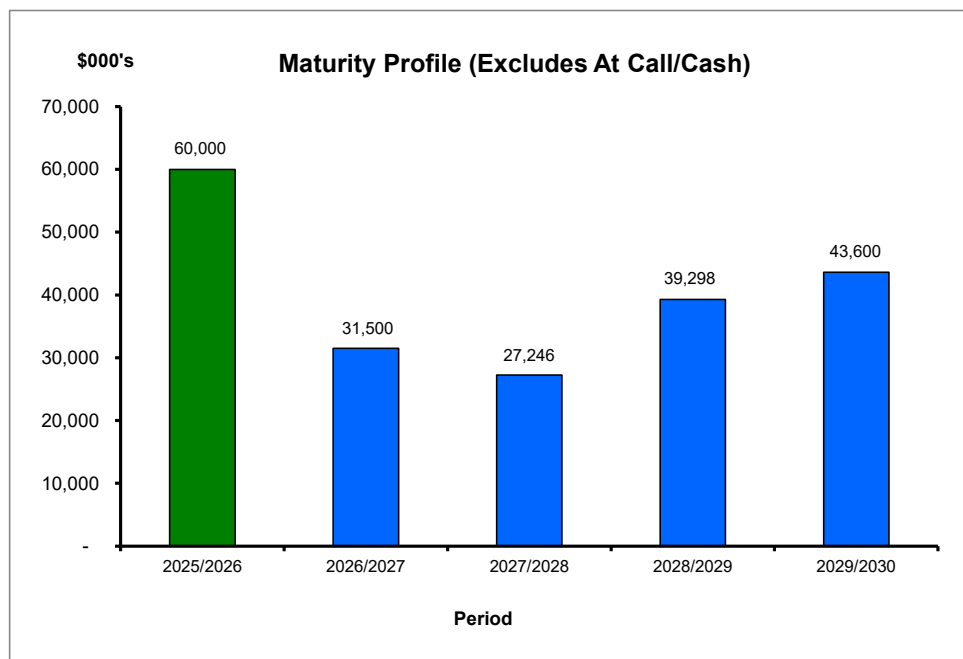
Investment by Credit rating and Maturity Profile

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%	7%	93%
AA+ to AA- Category	100%	15%	85%
A+ to A Category	100%	54%	46%
A- Category	40%	3%	37%
BBB+ to BBB Category	30%	21%	9%
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 adopted budget for interest on investments for the financial year 2025/2026 is \$8,083,000. Of this amount approximately \$4,332,700 is restricted for the benefit of future expenditure relating to development contributions, \$1,682,500 transferred to the internally restricted Infrastructure & Facility Reserve, and the remainder of \$2,067,800 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 31 December 2025:

- Council's total cash and investment portfolio was \$209,861,000, a net cash inflow of \$609,000 mainly due to development contributions received.
- The net return on investments for the financial year to the end of December 2025 is \$4,701,000, compared to the budget of \$4,076,000, resulting in a favourable year-to-date variance of

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\$625,000. The favourable outcome will be considered in the 2025-26 December Quarterly Budget Review to Council.

RECOMMENDATION:

That:

- A. The summary of investments and performance for December 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

INVESTMENT REPORT AS AT 31 JANUARY 2026

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present Council's investment portfolio performance for January 2026.

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 January 2026 was \$5,519,000, against the budget of \$4,763,000 giving a year-to-date favourable variance of \$756,000.

RECOMMENDATION:

That the summary of investments performance for January 2026 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 January 2026.

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. Budget	✓	Council's income from investments exceeded monthly 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 Budget

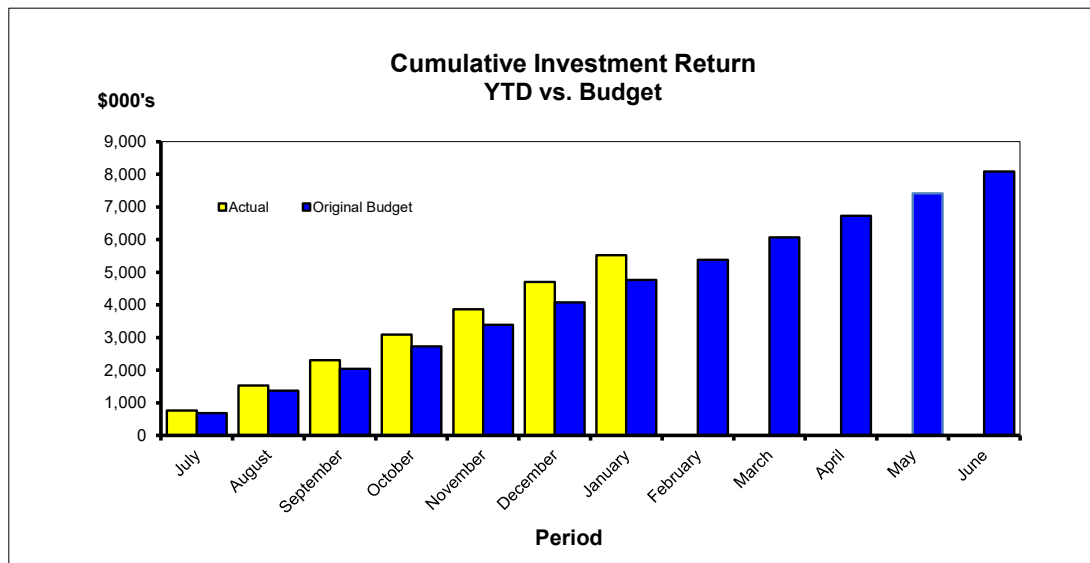
The net return on investments for the financial year to the end of January 2026 is \$5,519,000, compared to the budget of \$4,763,000, resulting in a favourable year-to-date variance of \$756,000. This favourable variance is attributed to higher than expected average interest rates and a larger than anticipated investment portfolio. A budget adjustment of \$900k to interest has been proposed in the 2025-26 December Quarterly Budget Review. Of this increase, \$483k is restricted to development contributions reserves, \$188k to infrastructure & facilities reserve, the remaining \$229k is available for general funds.

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\$000's	Jan-26 Year To Date
Investment Return	5,519
Budget	4,763
Variance	756

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



Cash Flow and Investment Movements

Council’s total cash and investment portfolio as at 31 January 2026 was \$209,282,000 compared to \$209,861,000 at the end of December 2025. The net cash outflow of \$579,000 was mainly due to creditor payments.

During the month, two investments have matured and there were two new investments.

Investment Name	Investment Rating (S&P)	New/Re-Investments \$' 000	Investments Matured/Sold \$' 000	Interest Rate %
Bank of China 4 Month Term Deposit	A	0	4,000	4.11
Heartland Bank 6 Month Term Deposit	BBB	0	6,000	4.35
Heartland Bank 9 Month Term Deposit	BBB	3,000	0	4.75
Heartland Bank 10 Month Term Deposit	BBBB	5,000	0	4.75
TOTAL		8,000	10,000	

Investment Performance against Industry Benchmark

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Overall, the investment performance in January 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 JAN 2026 YTD Return	Annualised Industry Benchmark	Variance
	%	%	%
At Call/Cash/Term Deposits/FRNs (Benchmark is AusBond Bank Bill Index)	4.66	3.66	1.00

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

Table 2 - Investments Portfolio Summary during January 2026

Investment Name	Investment Rating	Invested at 31-Jan-2026 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Jan-2026 \$000's	Maturity
At Call/Cash Account**							
Westpac At-Call	AA-	1,226	0.00	0.00	0.59	1,226	At Call
Westpac Bank Deposit Max-I Investment	AA-	8,412	0.58	4.28	4.02	8,412	At Call
Westpac Bank Deposit Transport NSW Grant (LCH)	AA+	0	0.00	0.32	0.00	0	At Call
Sub Total		9,638				9,638	
Term Deposits							
Bank of China 6 Month Term Deposit	A	5,000	0.34	4.16	2.39	5,000	18-February-2026
Beyond Bank 6 Month Term Deposit	BBB+	8,000	0.35	4.25	3.82	8,000	23-February-2026
Bank of Queensland 3 Year Term Deposit	A-	5,000	0.40	4.95	2.39	5,000	27-February-2026
ING Bank 1 Year Term Deposit	A	4,000	0.38	4.66	1.91	4,000	27-March-2026
Bank of China 6 Month Term Deposit	A	5,000	0.34	4.16	2.39	5,000	27-April-2026
Bank of China 6 Month Term Deposit	A	5,000	0.35	4.34	2.39	5,000	27-May-2026
P&N Bank 5 Month Term Deposit	BBB+	6,000	0.37	4.51	2.87	6,000	16-May-2026
Bank of China 7 Month Term Deposit	A	5,000	0.36	4.36	2.39	5,000	22-June-2026
ING Bank 3 Year Term Deposit	A	5,000	0.43	5.30	2.39	5,000	23-June-2026
Bank of Queensland 7 Month Term Deposit	A-	2,000	0.36	4.40	0.96	2,000	29-June-2026
Judo Bank 1 Year Term Deposit	BBB	6,000	0.35	4.30	2.87	6,000	06-July-2026
P&N Bank 3 Year Term Deposit	BBB+	5,000	0.45	5.50	2.39	5,000	28-July-2026
Heartland 1 Year Term Deposit	BBB	2,000	0.34	4.20	0.96	2,000	20-August-2026
Great Southern Bank 11 Month Term Deposit	BBB+	5,000	0.36	4.38	2.39	5,000	21-October-2026
Heartland Bank 9 Month Term Deposit	BBB	3,000	0.39	4.75	1.43	3,000	13-October-2026
Heartland Bank 10 Month Term Deposit	BBB	5,000	0.39	4.75	2.39	5,000	25-November-2026
Westpac 5 Year Term Deposit	AA-	4,000	0.21	2.50	1.91	4,000	25-February-2027
Rabobank Australia 3 Year Term Deposit	A	5,000	0.42	5.12	2.39	5,000	28-May-2027
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.48	1,000	09-September-2027
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.48	1,000	09-September-2027
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.39	5,000	28-February-2028
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.20	2.39	5,000	23-June-2028
Rabobank Australia 5 Year Term Deposit	A	5,000	0.42	5.20	2.39	5,000	20-February-2029
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.15	2.87	6,000	26-February-2029
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.39	5,000	28-February-2029
Rabobank Australia 5 Year Term Deposit	A	3,000	0.44	5.35	1.43	3,000	30-April-2029
Rabobank Australia 5 Year Term Deposit	A	6,000	0.40	4.85	2.87	6,000	28-August-2029
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.10	2.87	6,000	25-February-2030
Rabobank Australia 5 Year Term Deposit	A	4,000	0.41	5.02	1.91	4,000	29-March-2030
Rabobank Australia 5 Year Term Deposit	A	4,000	0.38	4.70	1.91	4,000	30-April-2030
Rabobank Australia 5 Year Term Deposit	A	5,000	0.37	4.55	2.39	5,000	27-June-2030
Rabobank Australia 5 Year Term Deposit	A	6,000	0.38	4.70	2.87	6,000	29-July-2030
Rabobank Australia 5 Year Term Deposit	A	5,000	0.40	4.86	2.39	5,000	26-November-2030
Rabobank Australia 5 Year Term Deposit	A	3,000	0.42	5.20	1.43	3,000	16-December-2030
Sub Total		155,000				155,000	

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Investment Name	Investment Rating	Invested at 31-Jan-2026 \$000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Dec-2025 \$000's***	Maturity
Fixed & Floating Rate Notes (FRNs)							
Suncorp-Metway Limited 5 Year FRN	AA-	4,500	0.36	4.51	2.15	7,449	25-January-2027
Commonwealth Bank 5 Year Fixed Senior Note	AA-	3,496	0.37	4.55	1.67	3,554	18-August-2027
AMP Bank 3 Year FRN	BBB+	3,400	0.41	5.02	1.62	3,429	13-September-2027
ANZ Bank 5 Year Senior FRN	AA-	800	0.40	4.75	0.38	809	31-March-2028
Bank of Queensland 5 Year Floating Covered Bond	AAA	1,750	0.40	4.97	0.84	1,775	09-May-2028
Mutual Bank 3 Year Floating Bond	BBB	3,000	0.43	5.27	1.43	3,008	15-May-2028
Bendigo Bank 5 Year Floating Covered Bond	AAA	2,800	0.40	4.88	1.34	2,838	16-June-2028
Suncorp Metway 5 Year Floating Covered Bond	AAA	3,000	0.41	4.85	1.43	3,041	12-July-2028
Commonwealth Bank of Australia 5 Year Senior FRN	AA-	5,000	0.38	4.69	2.39	5,079	17-August-2028
ANZ 5 Year FRN Senior	AA-	4,200	0.39	4.67	2.01	4,240	11-September-2028
Police Bank 3 Year Senior FRN	BBB+	2,500	0.39	4.77	1.19	2,520	03-November-2028
Rabobank Australia 5 Year Fixed MTNs	A	4,000	0.42	5.15	1.91	4,095	26-February-2029
Suncorp Metway 5 Year Fixed MTNs	AA-	1,598	0.40	4.89	0.76	1,616	19-March-2029
Rabobank Australia 5 Year Senior MTN	A	2,600	0.38	4.63	1.24	2,644	17-July-2029
ING Bank 5 Year Covered FRN	AAA	2,000	0.37	4.48	0.96	2,010	15-August-2030
Sub Total		44,644				48,107	
Total Portfolio		209,282		4.69*	100.00	212,745	
Matured/Traded investments - Weighted YTD Average Return (%)				4.57			
Weighted Average Overall Return Year To date (%)				4.66			

* Weighted average returns.

** Funds in at-call/short term accounts are working funds kept for the purpose of meeting short term cash outflow requirements. 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 and adequate balance for short-term cash outflows.

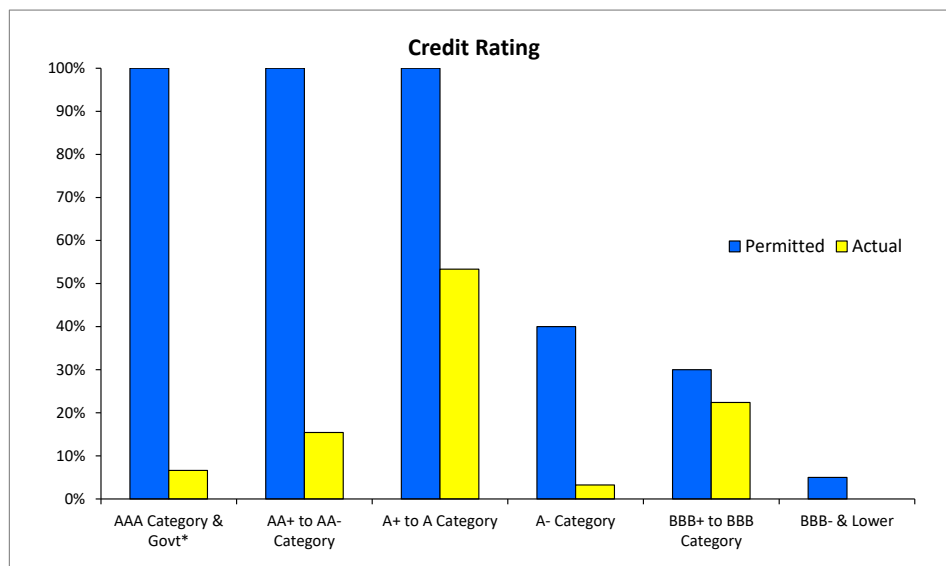
*** Market Values as at 31 January 2026 were not available at the time of writing the report.

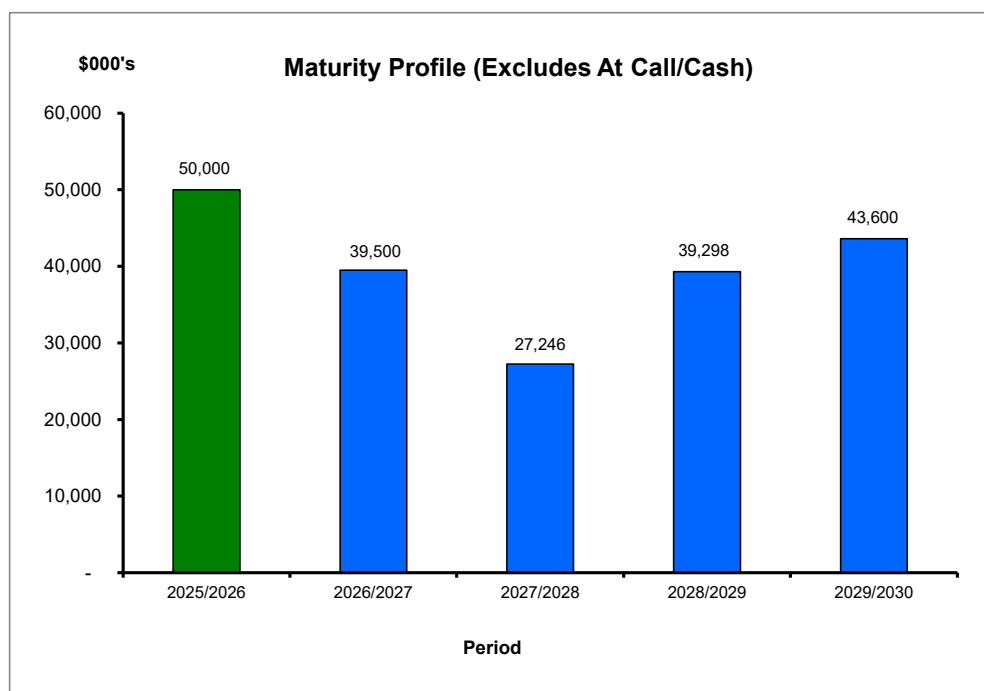
Investment by Credit rating and Maturity Profile

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%	7%	93%
AA+ to AA- Category	100%	15%	85%
A+ to A Category	100%	53%	47%
A- Category	40%	3%	37%
BBB+ to BBB Category	30%	22%	8%
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*

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19 January 2026

(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 adopted budget for interest on investments for the financial year 2025/2026 is \$8,083,000. Of this amount approximately \$4,332,700 is restricted for the benefit of future expenditure relating to development contributions, \$1,682,500 transferred to the internally restricted Infrastructure & Facility Reserve, and the remainder of \$2,067,800 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 31 January 2026:

- Council's total cash and investment portfolio was \$209,282,000, the net cash outflow of \$579,000 was mainly due to creditor payments.

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- The net return on investments for the financial year to the end of January 2026 is \$5,519,000, compared to the budget of \$4,763,000, resulting in a favourable year-to-date variance of \$756,000. The favourable outcome will be considered in the 2025-26 December Quarterly Budget Review to Council.

RECOMMENDATION:

That:

- A. The summary of investments and performance for January 2026 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

2025 ALGA NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To inform Councillors of an invitation from the Australian Local Government Association (ALGA) to submit motions for debate to the 2025 National General Assembly of Local Government (NGA).

BACKGROUND:

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions and build on the relationship between local government and the Australian Government. The 2024 NGA will be held in Canberra from 23-25 June 2026.

COMMENTS:

The ALGA is inviting all councils to submit motions for debate. Motions should be concise, practical and implementable and meet the guidelines for motions set out in the attached discussion paper. Motions must be submitted to the ALGA by 27 February 2026. No proposed motions have been received.

RECOMMENDATION:

That any Councillors interested in attending the NGA notify the General Manager by 27 February 2026.

PURPOSE OF REPORT

To inform Councillors of an invitation from the Australian Local Government Association (ALGA) to submit motions for debate to the 2025 National General Assembly of Local Government (NGA).

BACKGROUND

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions and build on the relationship between local government and the Australian Government. The 2026 NGA will be held in Canberra from 23-25 June 2026.

COMMENTS

The NGA is an important opportunity for council to influence the national policy agenda and the ALGA is inviting all councils to submit motions for debate.

The theme of the NGA 2026 is “Stronger Together: Resilient. Productive. United.” This theme encourages debate on how councils across Australia can become more resilient, contribute to the nation’s productivity agenda, and present a united voice to the federal government on key issues in the national sphere. Motions should focus on how local governments can work in partnership with the Australian

Motions should be concise, practical and implementable and meet the guidelines for motions set out in the discussion paper (see **Attachment A**).

Motions must be lodged by Friday 27 February 2026. A request for Councillors to propose motions for the agenda was sent to Councillors on 19 December 2025. No proposed motions were received prior to the production of the business paper. Therefore, any proposed motions would need to be put to this meeting and adopted by Council in order to be submitted to the ALGA by the 27 February deadline.

INTEGRATED PLANNING AND REPORTING

Leadership and service excellence

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
L1: Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.	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.	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.

GOVERNANCE MATTERS

This conference provides Councillors an opportunity to submit motions which enhance our strategic capacity by influencing the national policy agenda on local government. It is also an opportunity for councillors to network with representatives from across the country to share

knowledge of trends and ideas on the local government sector. Attendance at the Conference can also be part of a Councillor's professional development.

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

The Councillor Expenses and Facilities Policy provides for Council to meet the reasonable costs of Councillors attending conferences. Council will meet the reasonable cost of registration fees, travel, accommodation, meals, refreshments and incidental expenses, which will all be included within the maximum limit.

SOCIAL CONSIDERATIONS

Nil

ENVIRONMENTAL CONSIDERATIONS

Nil

COMMUNITY CONSULTATION

Nil

INTERNAL CONSULTATION

Nil

SUMMARY

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions and build on the relationship between local government and the Australian Government. The 2026 NGA will be held in Canberra from 23-25 June 2026. The theme of the NGA 2026 is "Stronger Together: Resilient. Productive. United."

Motions must be lodged by Friday 27 February 2026. A request for Councillors to propose motions for the agenda was sent to Councillors on 19 December 2025. No proposed motions were received prior to the production of the business paper. Therefore, any proposed motions would need to be put to this meeting and adopted by Council in order to be submitted to the ALGA by the 27 February deadline.

RECOMMENDATION:

That any Councillors interested in attending the NGA notify the General Manager by 27 February 2026.

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Eliza Gilbank-Heim
Acting Governance Team Leader

Christopher M Jones
Manager Governance and Corporate Strategy

Attachments: [A1](#) 2026 National General Assembly Discussion Paper (ALGA) 2026/025157

RESPONSE FROM THE MINISTER ABOUT RESTRICTIONS ON COUNCILLOR ATTENDANCE AT MEETINGS BY AUDIO VISUAL LINK

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present Council with response from the Minister for Local Government regarding the limitations on audio-visual attendance at Council meetings under the new Model Code of Meeting Practice.

BACKGROUND:

At the Ordinary Meeting of Council on 21 October 2025, it was resolved that Council would submit a motion to the LGNSW Annual Conference objecting to restrictive audio-visual link provisions and write directly to the Minister for Local Government seeking a response on these concerns.

COMMENTS:

A copy of the correspondence and the Minister's response is attached for Council's information.

RECOMMENDATION:

That Council receive and note Council's correspondence and the Minister's response.

PURPOSE OF REPORT

To present Council with response from the Minister for Local Government regarding the limitations on audio-visual attendance at Council meetings under the new Model Code of Meeting Practice.

BACKGROUND

At the Ordinary Meeting of Council on 21 October 2025 (ref: GB.7), Council resolved that:

Council delegate to the General Manager to prepare and submit a motion to the LGNSW Annual Conference objecting to provisions in the new Model Code of Meeting Practice that unfairly limit attendance at Council meetings by audio-visual link, and recommending that LGNSW seek independent legal advice and consider pursuing a legal challenge against the OLG.

Council write directly to the Minister for Local Government, seeking a response on point 2.

COMMENTS

A copy of the correspondence and the Minister's response is attached for Council's information.

RECOMMENDATION:

That Council receive and note Council's correspondence and the Minister's response.

Christopher M Jones
Manager Governance and Corporate Strategy

Attachments:	A1 ↓	Correspondence from the Mayor to Minister for Local Government - 14 November 2025	2026/028221
	A2 ↓	Correspondence from the Minister for Local Government - 2 February 2026	2026/028220

PROJECT STATUS REPORT - FEBRUARY 2026

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To provide Council with the Project Status Report for October 2025 – December 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 October – December 2025.

PURPOSE OF REPORT

To provide Council with the Project Status Report for October 2025 – December 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 October – December 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

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- 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 \$250,000;
- 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 & Service Excellence.

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
L1: Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.	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.	L1.1.2: Update reports and supporting systems to deliver clear and comprehensive reporting to councillors and the community on performance and delivery.

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 \$250,000;
- 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 October – December 2025.

RECOMMENDATION:

- A. That Council receive and note the Project Status Report for the period October 2025 – December 2025.
- B. That the Project Status Report be placed on Council's website.

Claire Ashby
Manager Project Services

Attachments: [A1](#) Project Status Report - October - December 2025 2026/027862

RFT6-2025 LIFT REPLACEMENT GORDON LIBRARY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider the tenders received for RFT6-2025 Lift Replacement Gordon Library and to appoint the preferred tenderer.

BACKGROUND:

Council has approved the funding for the lift replacement at Gordon Library. An appointment of an external contractor is required to commence the construction. Tender documents were released through Tenderlink on 14 October 2025 and closed on 11 November 2025.

COMMENTS:

Council received five (5) tenders. The tenders were assessed using agreed criteria which identified the best value for money to Council. Council engaged a specialist consultant to participate in the evaluation process and provide commentary on their evaluation.

The Tender Evaluation Committee is recommending to reject all tenders under Clause 178(1) of the Local Government Regulation 2021 and negotiate under Clause 178(3)(e) of the Regulation to ensure Council has secured the most suitable contractor at the best value for money.

RECOMMENDATION :

Based on the assessment undertaken, the Tender Evaluation Committee recommends the following:

- A. As a result of considering the tenders submitted for the proposed RFT6-2025 Lift replacement Gordon Library contract, and pursuant to Clause 178(1) of the Local Government (General) Regulation 2021 ("the Regulation"), Council declines to accept any of the tenders.
- B. Fresh tenders as referred to in clause 178(3)(b)-(d) of the Regulation not be invited due to the current condition of the lift and the received tenderers meeting Councils requirements.
- C. Pursuant to clause 178(3)(e) of the Regulation, the General Manager enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter of the tender in terms acceptable to Council's requirements.

- D. The Mayor and the General Manager be delegated authority to execute all documents on Council's behalf in relation to any contract formed as a result of the above.
- E. The Seal of Council be affixed to all necessary documents.
- F. All tenderers be advised of Council's decision in accordance with Clause 178 of the Regulation.

PURPOSE OF REPORT

To consider the tenders received for RFT6-2025 Lift Replacement Gordon Library and to appoint the preferred tenderer.

BACKGROUND

Council has approved the funding for the lift replacement at Gordon Library.

As the cost of the works was estimated to be over \$250,000, Tenders were called using Tenderlink in accordance with the tender requirements of the Local Government Act and Regulation 2021. Tender documents were released through Tenderlink on 14 October 2025 and closed on 11 November 2025.

COMMENTS

Council received five (5) tenders. The tenders were assessed using agreed criteria which identified the best value for money to Council. Council engaged a specialist consultant to participate in the evaluation process and provide commentary on their evaluation.

The Tender Evaluation Committee is recommending to reject all tenders under Clause 178(1) of the Local Government Regulation 2021 and negotiate under Clause 178(3)(e) of the Regulation to ensure Council has secured the most suitable contractor at the best value for money.

Attachments to this report are:

- **Confidential Attachment A1** – List of tenders received
- **Confidential Attachment A2** – Tender Evaluation Report and recommendation

The attachments are confidential in accordance with Section 10A (2)(d)(iii) of the Local Government Act as they are considered to contain commercial in confidence information.

INTEGRATED PLANNING AND REPORTING

Outcome 3: Infrastructure and assets support community needs

Community Strategic Plan	Term Achievement	Operational Plan Actions
A1: Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.	A1.2 Assets are managed in accordance with asset management plans and agreed service standards.	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.

GOVERNANCE MATTERS

Tender documents were prepared and released through Tenderlink 14 October 2025 and closed on the 11 November 2025. At the close of tender, five (5) tenders were received. All submissions were

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recorded in accordance with Council's tendering policy. A Tender Evaluation Committee was formed to assess the five (5) tenders received. The evaluation considered:

- Conformity of submission.
- Total Lump sum fee totalled from the range of services to be provided.
- Resources provided to complete services.
- Organisational suitability in providing quality resources.
- Risk Management/Environmental and Work Health and Safety.
- Performance and Financial Assessment.

Confidential attachments to this report include the list of tenders received and the Tender Evaluation Report and recommendation. The attachments are considered to be confidential in accordance with Section 10A (2)(d)(iii) of The Local Government Act 1993 as they are considered to contain commercial in confidence information.

RISK MANAGEMENT

Three (3) key areas of risk were identified in relation to the proposed contract:

- That the design and construction be carried out by a contractor with the ability to provide a full range of services with suitably qualified staff.
- Risk Management, Environmental and WHS.
- That Council should not be exposed to financial risk - as part of the evaluation process, tenderers were assessed on providing all information and costs requested within the tender document. An independent Performance and Financial Assessment has been carried out on the preferred tenderer to ensure that they are trading responsibly and have the financial capacity to undertake the contract as detailed within the tender documents.

FINANCIAL CONSIDERATIONS

The lift replacement at Gordon Library will be funded through Council Infrastructure and Facilities Reserve general funds.

SOCIAL CONSIDERATIONS

On completion of the lift replacement at Gordon library, it will provide safe, reliable and compliant accessibility to the Gordon Library for the whole community.

ENVIRONMENTAL CONSIDERATIONS

There are no significant environmental impacts due to the works.

COMMUNITY CONSULTATION

Not applicable.

INTERNAL CONSULTATION

All relevant internal consultation has been undertaken.

SUMMARY

The Tender was released through Tenderlink on 14 October 2025 and closed on 11 November 2025. A Tender Evaluation Committee which included a specialist constancy firm assessed the submissions. Council received five (5) tenders. All tenders were recorded in accordance with Council's tendering policy.

The Tender Evaluation Committee is recommending to reject all tenders under Clause 178(1) of the Local Government Regulation 2021 and negotiate under Clause 178(3)(e) of the Regulation to ensure Council has the most suitable contractor at the best value for money.

RECOMMENDATION:

That:

- A. As a result of considering the tenders submitted for the proposed RFT6-2025 Lift replacement Gordon Library contract, and pursuant to Clause 178(1) of the Local Government (General) Regulation 2021 ("the Regulation"), Council declines to accept any of the tenders.
- B. Fresh tenders as referred to in clause 178(3)(b)-(d) of the Regulation not be invited due to the current condition of the lift and the received tenderers meeting Council's requirements.
- C. Pursuant to clause 178(3)(e) of the Regulation, the General Manager enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter of the tender in terms acceptable to Council's requirements.
- D. The Mayor and the General Manager be delegated authority to execute all documents on Council's behalf in relation to any contract formed as a result of the above.
- E. The Seal of Council be affixed to all necessary documents.
- F. All tenderers be advised of Council's decision in accordance with clause 178 of the Regulation.

Craig Roberts
Senior Project Manager

Attachments:	A1	List of tenders received	<i>Confidential</i>
	A2	Tender Evaluation Report and recommendation	<i>Confidential</i>

NSW GOVERNMENT EXHIBITION OF THREE STRATEGIC PLANNING DOCUMENTS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To inform Council of the public exhibition of the NSW Government's three strategic planning documents and outline Council's proposed approach to preparing a separate submission.
BACKGROUND:	<p>The NSW Department of Planning, Housing and Infrastructure has placed on public exhibition three Strategic Planning documents:</p> <ul style="list-style-type: none">• A New Approach to Strategic Planning – discussion paper;• The draft Sydney Plan; and• A Statewide Policy for Industrial Lands. <p>The public exhibition is open until 27 February 2026, with submissions invited directly by the NSW Government through its online consultation portal.</p>
COMMENTS:	These are high-level strategic documents and do not directly amend planning controls. Council is reviewing the draft Plan to identify matters of strategic relevance to Ku-ring-gai. Due to the exhibition timeframe, a separate report presenting Council's proposed submission will be brought to Council closer to the meeting date. Where appropriate, Council will seek to align its submission with relevant regional advocacy, including submissions prepared through the Northern Sydney Regional Organisation of Councils (NSROC).
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council notes the exhibition of the State Government's strategic planning documents and notes that Council's proposed submission will be reported to Council separately.

PURPOSE OF REPORT

To inform Council of the public exhibition of the NSW Government's three strategic planning documents and outline Council's proposed approach to preparing a separate submission.

The purpose of this report is to advise Council of the exhibition of the draft Sydney Plan, outline its strategic role within the NSW planning system, and describe Council's intended process for preparing a submission.

BACKGROUND

The NSW Department of Planning, Housing and Infrastructure has placed on public exhibition three Strategic Planning documents:

- A New Approach to Strategic Planning – discussion paper;
- The draft Sydney Plan; and
- A Statewide Policy for Industrial Lands.

These documents provide a long-term strategic framework intended to guide land use planning, housing, employment, infrastructure and environmental outcomes across Greater Sydney and NSW. Feedback is being sought directly by the NSW Government through the exhibition process via its website and online consultation portal.

This report advises Council and the community about the NSW Government's suite of three (3) strategic planning documents currently on exhibition. An additional report will follow which will include submissions on the documents with a recommendation for Council to endorse the submissions and submit them to the Department of Planning, Housing and Infrastructure (DPHI). The closing date for submissions is 27 February 2026.

COMMENTS

A New Approach to Strategic Planning – discussion paper

A New Approach to Strategic Planning: Discussion (**Attachment A1**) proposes a simpler, three-tiered (State, Region and Local) strategic land use planning framework and introduces 7 statewide priorities to guide land use planning across NSW.

The proposed new framework aims to:

- Reduce duplication across the strategic planning system;
- align housing, jobs and infrastructure planning;
- support councils with clearer guidance and direction; and
- make planning priorities and policies easier to navigate and implement.

The discussion paper outlines the role of a new State Land Use Plan, how the new structure will work, and what it means for communities, councils and industry. The ideas in the discussion paper form part of the NSW Government's attempt to establish a more streamlined strategic planning framework. The proposed changes to strategic planning are intended to be complementary to the statutory planning reforms enacted through the *Environmental Planning and Assessment*

(Planning System Reforms) Bill 2025. The statutory planning reforms focus on development assessment pathways and accelerated development delivery.

The Sydney Plan

The draft Sydney Plan (**Attachment A2**) is intended to replace the current Greater Sydney Region Plan and provide a long-term strategic framework for land use, infrastructure coordination, housing supply, employment growth, environmental protection and resilience across the Sydney metropolitan area.

The NSW Government is seeking feedback on the overall directions, priorities and implementation approach set out in the Plan from councils, industry, stakeholders and the broader community through the exhibition process.

The Plan is supported by a series of technical appendices covering matters such as public open space provision, the blue-green grid, industrial lands categorisation, flood planning principles, urban footprint policy guidance and the pipeline of State rezonings. These appendices are intended to inform future policy development and implementation rather than directly change statutory planning controls.

The Sydney Plan does not itself rezone land, amend Local Environmental Plans, or authorise development. Rather, it establishes strategic directions that may influence future State and local planning decisions. The Sydney Plan is a high-level strategic document that sets broad policy directions for Sydney over the long term. While it has no immediate statutory effect, it is likely to inform future State policies, programs and planning decisions that may affect Ku-ring-gai over time.

The NSW Government's exhibition material explains that the Sydney Plan is intended to guide future planning and investment decisions, rather than introduce immediate changes to local planning controls. The exhibition invites feedback on the Plan's overall strategic directions, priorities and proposed implementation framework.

A Statewide Policy for Industrial Lands

The draft Statewide Policy for Industrial Lands (**Attachment A3**) outlines how industrial lands will be planned, managed, and categorised in NSW. It seeks to make a more equitable and consistent approach to strategic planning for industrial lands across the state.

The NSW Government released the [Industrial Lands Action Plan](#) in January 2025. Action 1 was to deliver a statewide policy for industrial lands. The draft policy responds to feedback from industry, councils, and stakeholders and is intended to:

- Establish a consistent, evidence-based framework for planning and protecting industrial lands across NSW;
- introduce a framework for industrial lands to be categorised as state, regionally and locally significant industrial lands based on their spatial contribution to economic activity and their significance in a network of industrial lands; and
- support better planning for new and intensified industrial areas.

The draft policy includes two technical notes providing practical guidance for implementation of the policy.

The draft Sydney Plan demonstrates how the policy will be applied through strategic planning.

Council Submission

Council officers are currently reviewing the suite of three (3) strategic planning documents supporting appendices to identify matters of strategic relevance to Council, including alignment with Council’s adopted strategies, local character, environmental values, infrastructure capacity and governance arrangements.

Council officers are also engaging at a regional level and, where appropriate, will seek to align Council’s submission with matters raised through the Northern Sydney Regional Organisation of Councils (NSROC). This approach is intended to support consistent regional advocacy on strategic planning issues of shared interest, while maintaining Council’s ability to raise Ku-ring-gai-specific matters where relevant.

Given the exhibition timeframe, it is proposed that Council’s detailed submission be presented in a separate report to Council closer to the meeting date. That report will focus on strategic issues relevant to Council’s role and responsibilities.

INTEGRATED PLANNING AND REPORTING

Outcome 2: Sustainable urban growth and change

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
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	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	U2 – Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change

GOVERNANCE MATTERS

The three NSW Government strategic documents have been prepared under State planning frameworks. Council’s role is advisory only through the submission process. Any future statutory changes arising from the plans would be subject to separate processes, approvals and, where required, further Council consideration.

RISK IMPLICATION STATEMENT

This report is low risk in nature. It does not commit Council to any statutory or financial obligations and does not endorse the proposed strategic planning framework. The primary risk relates to

ensuring Council is informed of State strategic planning directions and responds appropriately within the exhibition timeframe.

FINANCIAL CONSIDERATIONS

There are no direct financial implications arising from this report. The preparation of a submission will be undertaken within existing staff resources.

SOCIAL CONSIDERATIONS

The proposed strategic planning framework seeks to address long-term housing, employment and liveability outcomes across Sydney and NSW. Community members have the opportunity to provide direct input through the exhibition process by making individual submissions to the NSW Government.

ENVIRONMENTAL CONSIDERATIONS

The draft Sydney Plan includes high-level directions relating to environmental protection, biodiversity, climate resilience and the blue-green grid. This report does not assess environmental impacts or propose any changes to environmental controls.

COMMUNITY CONSULTATION

The NSW Government has placed the draft proposed strategic planning framework on public exhibition and is seeking submissions directly from councils, stakeholders and the community via its online consultation platform.

INTERNAL CONSULTATION

This report has been prepared in consultation with relevant staff within the Strategy and Environment and Urban Planning teams, and with awareness of parallel work being undertaken through the Northern Sydney Regional Organisation of Councils (NSROC).

SUMMARY

The NSW Department of Planning, Housing and Infrastructure has placed on public exhibition three Strategic Planning documents:

- A New Approach to Strategic Planning – discussion paper;
- The draft Sydney Plan; and
- A Statewide Policy for Industrial Lands.

These documents provide a long-term strategic framework intended to guide land use planning, housing, employment, infrastructure and environmental outcomes across Greater Sydney and NSW.

This report informs Council of the exhibition, outlines Council's proposed approach to preparing a submission, encourages community members to participate directly in the State's consultation process, and notes Council's intention to align with relevant regional advocacy where appropriate.

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Information about the exhibition, including how to make a submission, is available on the NSW Government's Sydney Plan exhibition webpage. A further report presenting Council's proposed submission will be brought to Council closer to the meeting date.

Submissions to the draft Sydney Plan close on 27 February 2026 and are to be made directly to the NSW Government.

RECOMMENDATION:

That Council:

- A. Notes the public exhibition of the NSW Government's three strategic planning documents; and
- B. Notes that a further report outlining Council's proposed submission will be presented to Council closer to the February Ordinary Meeting of Council.

Craige Wyse
Team Leader Urban Planning

Philippa Hayes
Strategic Planner Heritage

Antony Fabbro
Manager Urban & Heritage Planning

Jacob Sife
Acting Director Strategy & Environment

Attachments:	A1 ↓	New Approach to Strategic Planning - Discussion Paper	2026/015638
	A2 ↓	The draft Sydney Plan	2026/015639
	A3 ↓	Draft Statewide Policy for Industrial Lands	2026/015632

HERITAGE HOUSEKEEPING PLANNING PROPOSAL

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider submissions made in response to the exhibition of the Heritage Housekeeping planning proposal. The planning proposal corrects five (5) local heritage listings and associated maps in the suburbs of Turrumurra and Wahroonga.

BACKGROUND:

A favourable Gateway Determination was received from the Department of Planning, Housing and Infrastructure on 4 November 2025.

COMMENTS:

The Planning Proposal was exhibited for 22 working days between 13 November and 12 December 2025. A total of one (1) submission was received from a surrounding property owner residing near No. 32 Ku-ring-gai Avenue, Turrumurra. They expressed the concern the proposed amendment to the heritage listing of this property involved a re-zoning.

RECOMMENDATION:

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

That Council resolve to proceed with the finalisation of the Heritage Housekeeping planning proposal and make the plan, using the delegated authority provided under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

PURPOSE OF REPORT

For Council to consider submissions made in response to the exhibition of the Heritage Housekeeping planning proposal. The planning proposal corrects five (5) local heritage listings and associated maps in the suburbs of Turramurra and Wahroonga.

BACKGROUND

Council has an ongoing role in maintaining an accurate list of the heritage items within its local government area (LGA). Information provided by residents, the Development and Regulatory Team and record reviews, alert council staff to listing inaccuracies. This report addresses proposed amendments to five listings in the suburbs of Turramurra and Wahroonga. These amendments were considered by Council on 19 August 2025 and Council resolved to forward the planning proposal for a Gateway Determination.

A Gateway Determination was received from the Department of Planning, Housing and Infrastructure on 4 November 2025, which determined the planning proposal should proceed to exhibition (Refer **Attachment A1**).

The Planning Proposal was exhibited between 13 November and 12 December 2025. A total of one (1) submission was received.

The Planning Proposal

A table is attached (refer **Attachment A2**) which provides the details of the five heritage listings to be amended by the planning proposal.

Four of the five amendments proposed relate to heritage listed sites that have been subdivided and the subdivided lots subsequently developed with modern homes. The fifth amendment is required to correct a clerical error.

The amendments are wholly administrative in nature. There are no potential environmental impacts, and no changes are proposed to existing zonings or development standards.

Chronology of Assessment

The Heritage Housekeeping Planning Proposal was considered by Council on 19 August 2025. At this meeting Council resolved the Planning Proposal be submitted to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination.

A request for a Gateway Determination was made on 28 August 2025 and a favourable determination was received on 4 November 2025 (refer **Attachment A1**).

The proposal was exhibited from 13 November until 12 December 2025. The Planning Proposal placed on exhibition in accordance with the Gateway Determination is included (refer **Attachment A3**).

COMMENTS

Public Exhibition

In response to the exhibition of the planning proposal a total of one (1) submission was received from a surrounding property owner.

Submission

The author of the submission objected to No. 32 Ku-ring-gai Avenue Turramurra being re-zoned and made the request that the nature of the heritage street be preserved.

➤ *Response*

The Heritage Housekeeping planning proposal does not seek to re-zone any properties.

No. 32 Ku-ring-gai Avenue Turramurra was subdivided from the property No. 34 Ku-ring-gai Avenue and a modern home developed with approval in 2000 (DA 5142/96). No. 34 Ku-ring-gai Avenue is a heritage item, and the current planning proposal will update the listing, so the heritage maps only identify No. 34 Ku-ring-gai Avenue and the front boundary wall at No. 32 Ku-ring-gai Avenue as heritage listed.

➤ *Recommendation*

The submission does not raise any issues that require amendment to the Planning Proposal. The Planning Proposal should proceed in its current form.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
Protect Ku-ring-gai's heritage and character through appropriate planning controls.	Strategies, plans and processes are in place to effectively protect, preserve and manage Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy.

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 2000*.

The Ministerial Direction requiring planning proposals be referred the Local Planning Panels, provides that General Managers may determine referral is unnecessary where the proposal is of a minor nature and will not have adverse environmental impacts. Considering the administrative nature of the subject planning proposal its referral to the Ku-ring-gai Local Planning Panel was determined unnecessary by the General Manager on 23 July 2025.

RISK IMPLICATION STATEMENT

There is a community expectation that places of heritage significance within the Ku-ring-gai Council LGA will be protected. Maintaining an accurate register of Council's heritage places minimises the risk of heritage properties being harmed.

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 cost of preparing this report is covered by the Urban & Heritage Planning budget managed by the Strategy and Environment Department of Ku-ring-gai Council.

SOCIAL CONSIDERATIONS

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs. The planning proposal being wholly administrative in nature will not impact on existing infrastructure. Any potential effects resulting from the planning proposal are considered positive, as having clear and accurate identification of heritage items will facilitate appropriate development choices.

ENVIRONMENTAL CONSIDERATIONS

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs. The planning proposal being wholly administrative in nature will not impact on the existing biodiversity/environment.

COMMUNITY CONSULTATION

The planning proposal was exhibited between 13 November and 12 December 2025. A total of (1) submission was received and has been considered as part of this report.

INTERNAL CONSULTATION

Relevant Council departments were consulted in preparing this report. The Heritage Reference Committee was informed of the project on 2 October 2025 and raised no objections to the planning proposal.

SUMMARY

This report has considered the submission received in response to the public exhibition of the Heritage Housekeeping planning proposal. The submission did not raise any issues that would require amendment of the planning proposal.

Council staff are of the opinion that the planning proposal has strategic and site-specific merit and should be adopted by Council in its current form. The planning proposal will improve the accuracy of the KLEP 2015.

RECOMMENDATION:

- A. That Council adopt the Heritage Housekeeping Planning Proposal as described in this report and attachments.
- B. That Council proceed to make the plan, using its delegated authority under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.
- C. That delegation be given to the Director Strategy and Environment to correct any errors or inconsistencies in the planning proposal prior to finalisation.
- D. Those persons who made a submission be notified of Council's decision.

Philippa Hayes
Strategic Planner Heritage

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments:	A1	Gateway Determination Heritage Housekeeping	2025/373517
	A2	Table of Proposed Amendments Heritage Housekeeping	2026/001607
	A3	Exhibited Planning Proposal Heritage Housekeeping	2025/243451

POST-EXHIBITION CONSIDERATION OF SUBMISSIONS PART 5 DUAL OCCUPANCY DCP

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider submissions made to the exhibition of dual occupancy development controls to be inserted into the *Ku-ring-gai Development Control Plan*.

BACKGROUND:

In July 2024 the NSW Government permitted dual occupancy on R2 Low Density Residential land within Ku-ring-gai, except for land with bushfire risk, heritage items, or within a TOD Area.

On 18 March 2025 Council endorsed a 1015 sqm minimum lot size for Dual Occupancies and resolved to prepare dual occupancy standards for inclusion into the *Ku-ring-gai Local Environmental Plan 2015* and the *Ku-ring-gai Development Control Plan*. The Department of Planning, Housing and Infrastructure gazetted the minimum lot size on 31 October 2025.

In accordance with Council’s resolution:

- Council progressed a dual occupancy Floor Space Ratio planning proposal to the Department of Planning, Housing and Infrastructure. A Gateway Determination was issued on 15 December 2025. A public exhibition will be held in February 2026.
- Development controls for inclusion into the *Ku-ring-gai Development Control Plan* were prepared and exhibited from 21 November 2025 to 19 December 2025.

COMMENTS:

A total of twenty submissions from the community were received to the public exhibition of the DCP. A peer review of the controls was also conducted by consultancy Hill Thalys. Hill Thalys was involved in the determination of the appropriate minimum lot size for Ku-ring-gai that would enable retention of the area’s key values.

RECOMMENDATION:

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

That Council adopts the amended draft *Ku-ring-gai Development Control Plan*, incorporating *Part 5 Dual Occupancy* and other associated amendments to ensure consistency across the whole Development Control Plan.

PURPOSE OF REPORT

For Council to consider submissions made to the exhibition of dual occupancy development controls to be inserted into the *Ku-ring-gai Development Control Plan*.

BACKGROUND

In July 2024 the NSW Government permitted dual occupancy on R2 Low Density Residential land within Ku-ring-gai, except for land with bushfire risk, heritage items or within a Transport Orientated Development (TOD) Area.

On 18 March 2025 Council endorsed a 1015 sqm minimum lot size for Dual Occupancies and resolved to prepare dual occupancy standards for inclusion into the *Ku-ring-gai Local Environmental Plan 2015* and the *Ku-ring-gai Development Control Plan*. The 1015 sqm minimum lot size was brought into effect on 31 October 2025 by the NSW Department of Planning, Housing and Infrastructure.

On 18 March 2025 Council resolved the following:

- 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.*

On 19 August 2025 Council endorsed a Planning Proposal applying a 0.5:1 Floor Space Ratio to the 1015 sqm minimum lot size (with a sliding scale for larger lots). The Department of Planning, Housing and Infrastructure issued a Gateway Determination on 15 December 2025 enabling the public exhibition of the planning proposal. The exhibition will be held during February 2026.

Dual occupancy development controls were then developed, to work with the minimum 1015sqm lot size and the proposed 0.5:1 Floor Space Ratio standards, to deliver development that better assimilates into the established Ku-ring-gai character.

The dual occupancy development controls were prepared, tested and analysed by Council's urban design and planning team. Workshops were also held with the Development Assessment team, which is already receiving multiple dual occupancy development applications and having to assess each one on merit in the absence of applicable controls in the *Ku-ring-gai Development Control Plan*.

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The draft dual occupancy controls were considered by Council on 18 November 2025 when it resolved:

- A. *That Council endorse the proposed amendment to the Ku-ring-gai Development Control Plan to include dual occupancy development controls, as detailed in Attachment A1 of this report.*
- B. *That the dual occupancy development controls be placed on public exhibition in accordance with provisions under the Environmental Planning and Assessment Regulation 2000.*
- C. *That delegation be given to the Director, Strategy and Environment to correct any minor amendments or errors and inconsistencies to the draft Ku-ring-gai Development Control Plan dual occupancy standards prior to public exhibition.*
- D. *That a report be brought back to Council at the conclusion of the exhibition period.*

In accordance with Council's resolution, the draft dual occupancy controls were placed on public exhibition from Friday, 21 November 2025 to Friday, 19 December 2025.

COMMENTS

Submissions from the Community

A total of twenty submissions from the community were received to the public exhibition. A summary of the submissions and response may be viewed at **Attachment A1**.

Key issues raised in the submissions are as follows:

- *Set backs for all dual occupancies*

The submissions:

- request stronger controls for all front setbacks to maintain consistency with adjacent and existing properties;
- dispute smaller setbacks on larger lot sizes for Corner and Parallel layouts;
- suggest side setbacks be increased to avoid negative cumulative impacts where there are multiple dual occupancies in a row; and
- suggest fencing to Side-Side and Corner layouts be identical/similar across the total Parent lot, and to be consistent with the existing streetscape.

Response

The front setbacks set the tone and character for the local streetscape. Their consistency is important in the retention of street facing gardens that form the setting for buildings. The proposed front setbacks are consistent with those for the prevalent single dwelling typology of the area and will ensure assimilation of dual occupancy development into established areas. Deeper setbacks would not enable adequate dual occupancy development to occur on sites.

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It is agreed that larger lots should have equal setbacks to smaller lots. Therefore, this control is proposed to be amended to reflect those stipulated at 4A.2 for single dwellings. This consistency is important as dual occupancy development will occur within the R2 Low Density Residential lands where the predominant housing type is single detached dwellings. The smaller front setbacks were applied to testing of minimum lot sizes of larger lot widths and their ability to deliver the setback requirements. An additional note will be inserted to address sites with individual circumstances and their consideration under a merit assessment

The request to unilaterally increase all side setbacks to 2m is not agreed. Such an increase would require dual occupancy side setbacks to be greater than those required for single dwellings under Part 4 of the DCP.

It is agreed that fencing is an important visual element and that the fencing should retain the scale and length of the existing Parent lot size and surrounding styles. An amendment to reflect this is proposed for inclusion.

- *Side-Side dual occupancy*

The submissions:

- object to the proposed 3m building separation between detached Side-Side dual occupancy dwellings, considers it a hindrance to development, and requests the Complying Development standards be adopted instead;
- state the front setback is inconsistent with the current dwelling setbacks and suggests front setbacks reflect prevailing building line by introducing a mapped approach that applies a locally calibrated front setback based on streetscape character and lot depth; and
- question the driveway location and restriction on numbers for 18m lot widths, and seeks the ability to provide two driveways, one to each dual occupancy dwelling.

Response

The controls reflect investigation into the widths of lots, dwelling proportions and requirements for landscaping on all sides of the building to ensure the built form garden setting, screening between properties particularly where windows are located on facing walls. Lesser separation between 2-storey dual occupancy buildings will deliver visual vertical caverns with no meaningful landscape planting, detract from the streetscape and diminish Ku-ring-gai's local character. These caverns are especially problematic where the elevations contain windows that can potentially impinge on privacy. Ku-ring-gai's established character of built form within a garden setting is especially important in the Heritage Conservation Areas.

In general, the standards that apply to Complying Development under the State government's instruments do not support Ku-ring-gai's established character nor adequately consider environmental issues. The Complying Development controls are particularly lacking in a strategic approach to long term environmental issues caused by poorly considered development that only seek site benefits and ignore cumulative impacts on the historical established area character of built form within high quality landscaped

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garden settings including canopy trees, and on well considered streets providing public parking and street trees.

It is not the purpose of the DCP to replicate the limited Complying Development standards that will cumulatively erode the key values of the local area. Landowners have the option to develop their land under Complying Development and apply those required limited standards or choose to submit a development application utilising this DCP.

The DCP offers options not available in Complying Development, those options seek to enable dual occupancy development that assimilate into the local area whilst delivering new housing.

It is not possible to map specific and varieties of front setbacks for every street in Ku-ring-gai as suggested. The proposed DCP controls have been tested to ensure delivery of dual occupancy dwellings that will integrate into the existing established streetscape character. Where applicants demonstrate inability to deliver Side-Side detached dwellings they will need to justify why Side-Side attached dwellings cannot be delivered instead, and may be given merit consideration for site specific constraints.

A single driveway has been proposed for parent lots 18m or less width to:

- Reduce uncharacteristic multiple hard stands to the streetscape.
- Ensure provision of quality front gardens with landscaping and canopy trees capable of assimilating into the prevailing street and Ku-ring-gai character of built form within a landscaped garden setting.
- Ensure street parking for visitors, large removals trucks and waste collection trucks, and bin/bulky goods collection verge areas directly outside the dual occupancy dwellings.
- Ensure clear verge areas for street tree planting which will shade the roadways and driveways to reduce heat island effects.

The impacts of two driveways on an 18m or less Parent lot, particularly where repeated over multiples of sites on the street, has the potential to significantly impact the visual and environmental qualities of the locality. In addition, an error was made in setting out this control. The 6m distance between the driveways at Control (6)ii) in fact refers to 6m for each dual occupancy site, totalling to 12m across the combined street frontage. This is consistent with the other layout types as depicted in control (8) and Fig 5B.1-2.

- *Front-Back dual occupancy*

The submissions:

- object to minimum 25m lot width requirement for the Front-Back dual occupancy layout and say the lot width will limit feasibility on many Ku-ring-gai lots that are narrower but sufficiently deep to accommodate Front-Back layouts;
- suggests inclusion of merit-based considerations to encourage more Front-Back dual occupancy arrangements as this layout best protects Ku-ring-gai's single dwelling character;

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- raise concern that the proposed 8-12m rear setback for Front-Back dual occupancies will limit flexible and efficient layouts, pushing the rear dwelling closer to the front dwelling, and leaving a large unused space;
- requests Council consider flexible setbacks to encourage good design and layout outcomes.

Response

The Front-Back layout primarily seeks to retain the prevailing streetscape pattern of large single dwellings in a garden setting. The proposed 25m site width ensures the provision of a driveway accessing the rear dual occupancy dwelling whilst providing landscape screening to both sides of the new driveway. The 25m site width also ensures sufficient separation between the driveway serving the front dwelling and driveway serving the rear dwelling and remains consistent with the driveway requirements for sites 18m or less in width where only a single shared driveway entry is provided to prevent streetscape, tree, garden and heat island effect impacts. Where the width is less than the proposed 25m, the resultant street facing dwelling would be reduced to a smaller scale and be inconsistent with the widths prevailing in the LGA, particularly within Heritage Conservation Areas.

The width of the lot is of primary consideration in the presentation of built form to the street. The intention of the Front-Back layout is not to enable small frontage homes to the street, nor multiple closely spaced driveways. The objective is to retain existing built form, or replicate existing built form proportions in new street facing dwellings, whilst creating a new rear dual occupancy dwelling with good amenity.

Rear setbacks are vital for the newly created rear dual occupancy dwelling as they are the only private open space providing amenity for the newly created battleaxe dwelling, and enabling the provision of the required deep soil and landscaping including tall trees.

Council's assessment officers are able to consider variations to controls in applications on their merit providing there is sufficient justification for the variation, and provided the Objectives underpinning the Controls are met.

- *Corner dual occupancies*

The submissions:

- refer back to earlier testing conducted to determine the dual occupancy FSR and seek to justify a reduction in the proposed setbacks;
- consider the controls will not deliver good outcomes on their land and requests reductions of front and rear setbacks; and
- point out that sites may have other constraints such as trees that would further limit development.

Response

Council's initial testing document provided a basis for the development of the DCP controls. That document was primarily aimed at setting a suitable FSR for dual occupancy within Ku-

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ring-gai. Further testing and application of multiple controls relating to development in the R2 Low Density Residential areas has resulted in the proposed DCP controls.

It is not possible for Council to test every site scenario across the local government area. The controls have been based on the most prevalent site dimensions and as is current practice, the option of a merit assessment is always possible where applicants demonstrate they are unable to deliver a quality built form within a landscaped garden setting including canopy trees, and due consideration of streetscape and neighbours.

The proposed controls provide general guidelines for development and indicate the required standards and the aims to assimilate dual occupancy into Ku-ring-gai without destroying the valued assets and character.

It is recommended to make amendments to provide more flexibility on corner sites, noting that where applications demonstrate factual consideration of all options, a merit consideration may be given.

- *Stormwater requirements for dual occupancy development*

The submissions:

- question why dual occupancy on a site which has the same footprint as the existing single dwelling, will have different stormwater requirements to those for the existing single dwelling, including additional requirements for an easement through neighbouring sites; and
- suggest stormwater generated from a duplex would be consistent with the current single dwelling on site, and would not require Council's more stringent stormwater requirements for dual occupancy, and creates a barrier to providing increased housing.

Response

Stormwater runoff is a serious issue within Ku-ring-gai. The advent of complying development residential development has resulted in multiple flooding issues across neighbouring properties where complying development has not delivered adequate stormwater discharge provisions.

In developing a dual occupancy, a site is being split into two with two dwellings instead of one regardless of whether those dwellings have the same footprint. Each dwelling is required to operate independently and have its own independent services, water, electricity, access, pathways, entry and stormwater system. Should flooding be experienced on or off the site then there has to be clarity on what systems are in place and which property is responsible for any flooding or water related issues.

It is recommended that Part 24 Water Management is amended to include clear stormwater controls for dual occupancies (Type 4 development).

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- *Transport Orientated Development standards*

The submissions:

- provide feedback on TOD scenarios for Gordon and makes comment on TOD policy across all Councils in Sydney; and
- disputes exclusion of dual occupancy within TOD areas.

Response

Comment regarding the TOD are not relevant to this exhibition which only considers development controls for dual occupancy dwellings.

The exclusion of dual occupancy within TOD areas is a State government policy, neither Council nor the DCP has any authority over the exclusion.

Peer review comment

A concurrent peer review of the controls was conducted by consultancy Hill Thalys.

Hill Thalys was involved in the determination of the appropriate minimum lot size for Ku-ring-gai that would enable retention of the area's key values, whilst meeting the NSW government requirements.

The peer review determined:

- The DCP objectives and controls are generally positive with aims that are clear and consistent with other Parts of the DCP.
- The controls make clear that the overall intent is to allow for dual occupancy development while being focused on area character, public domain outcomes, deep soil landscape, mitigating and avoiding canopy loss.
- Some further clarifications to remove ambiguity, strengthen the controls and checking the interaction of controls to ensure consistency across Part 5.
- Minor changes for spelling, duplication and improved syntax.

The peer review considerations have been accommodated into the post-exhibition amendments described at **Attachment A2**.

Post-Exhibition Amendments

All issues raised in response to the exhibition have been assessed. A list of all the resulting amendments to the exhibited Part 5 Dual Occupancy DCP and other associated sections of the DCP may be viewed at **Attachment A2**. The amended DCP parts showing the post-exhibition amendments may be seen at **Attachment A3 and A4**.

The post-exhibition amendments have been triggered by submissions received, the consultant peer review and staff reviews. The amendments seek to improve clarification, consistency, corrections, simplify language, strengthen controls and objectives, clarify desired outcomes and enable flexibility. The list at **Attachment A2** does not show layout and basic spelling, grammar and

syntax amendments which do not alter the policy position nor the intent of the control/ objective/ diagram.

Next steps

The process to finalise the dual occupancy controls is as follows:

1. Post-exhibition report back to Council on submissions to the exhibition and seeking finalisation and adoption of the DCP.
2. Upon adoption, make the DCP effective immediately and provide access to it on Council’s website so that standards can be applied to ensure dual occupancy development considers and supports Ku-ring-gai’s values. A copy would also be uploaded to the Department of Planning, Housing and Infrastructure planning portal.

Urgency to adopt the dual occupancy DCP

Given the NSW Government gazetted the 1015 sqm minimum lot size for dual occupancy on 31 October 2025, Council can expect residents to commence complying development applications on their properties. Where this pathway is not possible, it is likely residents will pursue the development application avenue.

It is vital that the dual occupancy DCP controls be put in place as soon as possible. This will guide development applications; and limit the necessity for Court proceedings where there is dispute on the current merit assessment pathway having to be applied in the absence of development controls. Having the DCP controls in place avoids ambiguity and provides certainty for both residents and Council on the outcomes through the development application process.

Council has received the Gateway to exhibit the Floor Space Ratio planning proposal for dual occupancy. This exhibition will occur during February 2026 and be reported to Council in April with gazettal by mid-2026.

INTEGRATED PLANNING AND REPORTING

Outcome 2: Sustainable urban growth and change

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
U2: Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change.	U2.3: Strategies, plans and processes are prepared, implemented and reviewed to effectively manage the impact of new development.	U2.3.2: Investigate the inclusion of Local Character Controls within the Ku-ring-gai Development Control Plan.

GOVERNANCE MATTERS

Ku-ring-gai Council’s planning controls have historically restricted dual occupancy development. This was due to concerns regarding small lot subdivision patterns and their inability to support the prevailing local character. In July 2024 the NSW Government permitted dual occupancy housing across all land zoned R2 Low Density Residential within Ku-ring-gai.

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Council has developed a minimum lot size and a floor space ratio that will enable dual occupancies to bear some relation to the prevailing character of Ku-ring-gai. The minimum lot size of 1015 sqm was gazetted on 31 October 2025. The proposed floor space ratio standards have received a Gateway from DPHI and will be exhibited and reported back to Council by April 2026.

The final step in controlling the outcomes of dual occupancy development, to prevent it completely undermining Ku-ring-gai's prevailing landscape character, is the insertion of specific development controls into the DCP, as described in this report, that will enable the delivery of considered development that assimilates into the existing low density residential areas where it will be located.

RISK IMPLICATION STATEMENT

At present Ku-ring-gai Council has very few standards relating to dual occupancy development across the local government area, relying on the prevailing low-density standards applying to single dwellings. Without DCP standards to guide the delivery of dual occupancy development, applications will continue to be assessed on merit by Council staff resulting in inconsistent outcomes for the typology across Ku-ring-gai and Court proceedings where there is dispute on the merit assessment.

The controls will reduce opportunities for dispute and Land & Environment Court proceedings by landowners that do not accept the current merit assessment being conducted by Council's development assessment team in the absence of development controls.

FINANCIAL CONSIDERATIONS

The cost of preparing this report is covered by the Urban Planning and Heritage budget.

SOCIAL CONSIDERATIONS

Updated planning provisions for dual occupancy development in Ku-ring-gai will assist in increasing housing supply and diversity to support the needs of the changing community and the expected increase in population. Updated DCP controls for dual occupancy development in Ku-ring-gai will enable well designed housing for the future needs of the changing community and the expected increase in population.

ENVIRONMENTAL CONSIDERATIONS

It is acknowledged that this typology will change the local area; however, the approach to planning for dual occupancy within Ku-ring-gai has, as much as possible made provisions that maintain the prevailing Ku-ring-gai character of buildings within a high quality garden setting that includes canopy trees. In addition, the wider DCP controls, including those relating to tree retention, biodiversity and riparian considerations will continue to apply to the dual occupancy typology.

COMMUNITY CONSULTATION

The draft DCP amendment has been on public exhibition for 28 days, during which time the community was invited to make submissions. The exhibition has been held in accordance with Council's *Community Participation Plan* and the *Environmental Planning and Assessment Regulation 2000*. All persons who made a submission were notified of this matter being reported back to Council.

INTERNAL CONSULTATION

Liaison and workshops have been held with the Development Assessment team to ensure workable dual occupancy controls are provided. That team is currently having to assess multiples of dual occupancy development applications without appropriate controls.

SUMMARY

In accordance with Council's 18 November 2025 resolution, Dual Occupancy controls have now been developed for inclusion into the Ku-ring-gai Development Control Plan. The standards have been developed by Council staff. The controls have been based on studies and testing related to existing Council and State policies.

A comprehensive suite of development controls with associated objectives has been created to guide future dual occupancy development within Ku-ring-gai and assist in development application assessments. Following public exhibition it is proposed to make some amendments to simplify, clarify and make more flexible controls to guide dual occupancy development in Ku-ring-gai. These controls may be viewed at **Attachment A3** to this report.

Associated DCP amendments resulting from the insertion of the new dual occupancy controls will be required across the DCP to avoid conflict and ensure consistency across the wider DCP. These amendments to Parts 1B, Part 4, Part 22 and Part 24 are provided at **Attachment A4** to this report. Amendment to Part 24 Water Management is proposed in response to a submission questioning stormwater provisions for dual occupancy development.

Should Council support the finalisation of the draft controls subject of this report, all amendments to the DCP to incorporate the dual occupancy controls will be made and come into effect as soon as possible following Council's resolution of support.

RECOMMENDATION:

A. That Council adopts the:

- i. draft *Ku-ring-gai Development Control Plan Part 5 Dual Occupancy*, incorporating post-exhibition amendments as detailed in this report; and
- ii. draft amendments to other sections of the *Ku-ring-gai Development Control Plan* to ensure consistency with the new dual occupancy controls as detailed in this report.

B. That Council's adoption of the amended *Ku-ring-gai Development Control Plan* be notified on Council's website in accordance with Clause 21(4) of the *Environmental Planning and Assessment Regulation 2000*.

C. That the amended *Ku-ring-gai Development Control Plan* comes into effect on the day that it is notified on Council's website.

D. That people who made a submission be notified of Council's resolution.

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- E. That delegation be given to the Director, Strategy and Environment to correct any minor amendments or errors and inconsistencies to the draft KDCP.

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Team Leader Urban Planning

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Manager Urban & Heritage Planning

Jacob Sife
Acting Director Strategy & Environment

Attachments:	A1	Submission Summary Table	2025/409426
	A2	List of post-exhibition amendments	2026/017463
	A3	Post-exhibition: Part 5 Dual Occupancy DCP	2026/020091
	A4	Post-exhibition: Part 1B, Part 4, Part 22, Part 24 DCP	2026/020085

PUBLIC ELECTRIC VEHICLE CHARGING PROPOSALS - NSW KERBSIDE CHARGING PROGRAM ROUND 2

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

This report presents the community consultation results for on-street electric vehicle (EV) charging locations that have been awarded NSW Government funding and recommends which of these proposals should progress through to planning and design assessments, based on the community consultation results and working group review.

BACKGROUND:

On 21 August 2025, GMD recommended that site specific community consultation proceed in October with support from Council. Council noted in the report Public EV Charging – NSW Kerbside Charging Grants Round 2 on 23 September 2025 that staff were progressing with the proposals, including the intention to proceed to consultation later in 2025.

COMMENTS:

Following internal review and detailed site-specific community engagement undertaken in November and December 2025, 17 sites have been selected for installation of on-street chargers with an additional 2 locations recommended to proceed with alternative poles to be assessed.

RECOMMENDATION:

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

That Council endorses the recommendations of this report to enable the development of the proposed EV chargers to progress.

PURPOSE OF REPORT

This report presents the community consultation results for on-street electric vehicle (EV) charging locations that have been awarded NSW Government funding and recommends which of these proposals should progress through to planning and design assessments, based on the community consultation results and working group review.

BACKGROUND

Electrification of transport within Ku-ring-gai through the adoption of electric vehicles is critical to achieving the Community Net Zero emissions target by 2040. The adopted *Climate Change Policy and Towards Zero Emissions – 2030 Action Plan* identifies zero emissions transport as a key component for Ku-ring-gai to achieve Net Zero, requiring the accelerated uptake of electric vehicles (EVs). The provision of public chargers is identified as a supporting action for EV adoption in the *Plan*, and it is a primary objective of Council's *Policy for Electric Vehicle Charging Infrastructure on Council Land*.

The NSW Government's EV Charging Strategy also recognises the importance of EV charging infrastructure for enabling transport electrification and the transition to a Net Zero NSW economy. The Government's program states that while at-home charging will be the preferred form of charging for most EV owners, up to 1 in 3 households will rely on public charging infrastructure as at-home charging cannot be implemented for many vehicle owners in rental, apartment, or terrace accommodation (**Attachment A1**).

The NSW Government's EV Strategy identifies local government as a key partner for enabling its objective of "building a world-class electric charging network".

Ku-ring-gai's Charging Needs

As of the end of July 2025, EV ownership was at 5.2% in Ku-ring-gai and is more than three times the state average of 1.5%. Ku-ring-gai EV registrations and rates of ownership have been growing rapidly for the past 5 years, outpacing CSIRO's 2021 projections of EV uptake to date (**Figure 1**).

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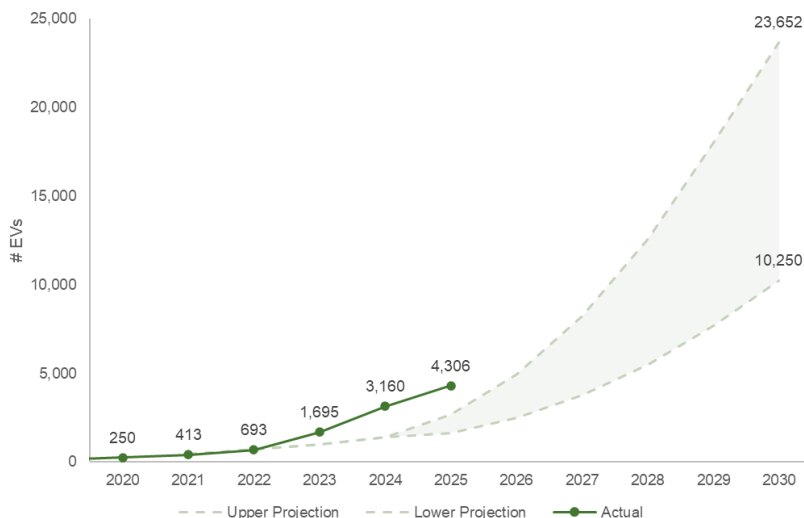


Figure 1 Ku-ring-gai annual EV registrations vs. modelled predictions (source: NSW Government, CSIRO)




Conversely, registrations for internal combustion engine (ICE) vehicles have been declining in Ku-ring-gai signalling that Ku-ring-gai residents are committed to the transition. Between July 2024 and July 2025, the number of ICE vehicles registered decreased by 1,379 while the number of EVs increased in Ku-ring-gai by 1,128 vehicles (source: NSW Government).

The NSW Government estimates 441 kerbside ports may be needed by 2030 to meet community needs for charging (Figure 2, Attachment A1). Kerbside charge ports are the most convenient and cost-effective charging option for residents who do not have access to charging at home in terraces, apartments, or rental accommodation. As of December 2025, Ku-ring-gai has 43 charging ports that have been provided by Council, NSW Government, and private investment.

Ku-ring-gai’s charging needs

Most EV owners prefer to charge at home. However, some residents in terraces, apartments and rentals aren’t able to do this. Kerbside charge ports are the most convenient and cost-effective charging option for these residents.

Your community data

-  **1,864** semi-detached houses
-  **13,166** apartments
-  **8,354** renters

Source: ABS Census 2021

EV kerbside charge ports needed by 2030

Based on CSIRO projections and your community data, we estimate your LGA may need **441** kerbside charge ports by 2030.




Figure 2 EV Charging profiled for Ku-ring-gai (source: NSW Government)

The NSW Government Electric Vehicle Kerbside Charging Grant addresses localities with greater public charging needs through analysing housing type and tenure, population density and vehicle ownership statistics. This objective informed the NSW Government’s grant criteria in Ku-ring-gai, where only select suburbs were eligible in Round 2 (Roseville, Roseville Chase, Lindfield, East Lindfield, Killara, East Killara and Gordon).

NSW Government Electric Vehicle Kerbside Charging Grant Round 2

On 6 December 2024, a report titled *Public EV Charging Proposals – NSW Kerbside Charging Grant Round 2* was submitted to GMD seeking support to provide owner's consent for three Charge Point Operators (CPOs) to apply for Round 2 of the NSW Kerbside Charger grant funding. This was following the evaluation of eight (8) proposals received through a Request for Proposals against weighted criteria. The CPOs provided with letters of support were:

1. ChargePost Pty Ltd;
2. Plus ES; and
3. Evie Networks

At the Ordinary Meeting of Council on 17 December 2024, Council was presented with the report, *Public EV Charging Proposals – NSW Kerbside Charging Program Round 1*, which noted that proposals from CPOs were being reviewed by staff under Round 2 of the grant program.

On 9 July 2025, the Minister for Energy and Climate Change announced that \$2.8 million in funding was awarded for the installation of 549 chargers across NSW under the NSW EV Kerbside Charging Grant. Preliminary funding has been allocated for 25 charge ports in Ku-ring-gai to ChargePost and Plus ES. The final locations and number of charge ports is subject to community consultation and Council's assessments and approval processes. The chargers must be installed by 21 May 2026 to successfully acquit the grant.

On 21 August 2025, GMD recommended that site specific community consultation proceed in October with support from Council. Council noted in the report *Public EV Charging – NSW Kerbside Charging Grants Round 2* on 23 September 2025 that staff were progressing with the proposals, including the intention to proceed to consultation later in 2025.

Pole-mounted on-street chargers

Pole-mounted, on-street EV chargers are **not** designed to provide fast charging / high turnover amenity for drivers. Rather, pole-mounted chargers operate at modest charging speeds that require 2 to 5 hours, or more, for a full charge. This makes them well suited for serving residents that live within close proximity and who are able to park for extended periods (such as overnight).

Unlike with fast EV chargers that are convenient for a larger cohort of drivers, the longer charging times associated with pole-mounted EV chargers means Council does not expect a notable increase in traffic or increased visitation from drivers living in other areas of the LGA.



Figure 3 Example of an on-street charger



Figure 4 Example pole-charger in use within Inner West Council LGA

COMMENTS

Site specific community consultation was undertaken between 3 November – 30 November for Gordon and Killara sites and 3 November- 7 December for Roseville and Lindfield sites.

The proposed locations included:

- 28 locations (including alternatives); and
- five dual bay locations and 23 single bay locations.

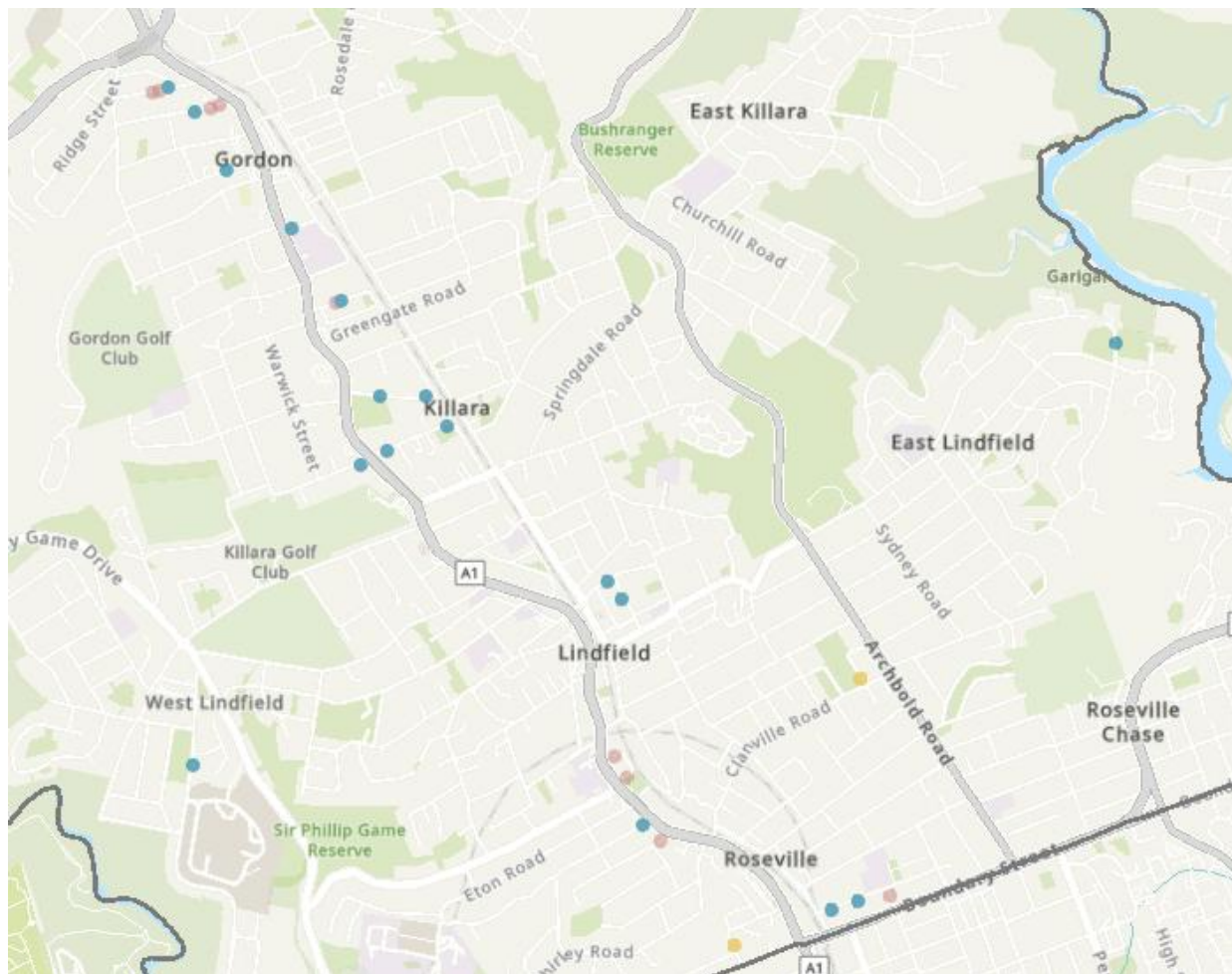
Preliminary site layouts with additional information are contained in **Attachment A2**.

Following detailed, site-specific community engagement undertaken in November and December 2025, the following 17 sites (21 charging ports) have been selected for installation of on-street chargers:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. 1 Merriwa Street, Gordon 2. 22 McIntyre Street, Gordon 3. 11 Moree Street, Gordon 4. 2A Ravenswood Ave, Gordon 5. 8 Bruce Ave, Killara 6. Opposite 35 Lorne Ave, Killara 7. Opposite 1 Lorne Ave, Killara 8. Opposite 1 Marian Street, Killara 9. 30 Marian Street, Killara 10. 1-9 Buckingham Road, Killara | <ol style="list-style-type: none"> 11. 3 Havilah Road, Lindfield 12. 7-15 Milray Street, Lindfield 13. Queen Elizabeth Reserve (opposite 32 Bradfield Road), Lindfield 14. Westbourne Road (adjacent to 202 Pacific Highway), Lindfield 15. Wellington Sportsground (opposite 2B Carlyle Road), East Lindfield 16. 1 Victoria Street, Roseville 17. 7 Victoria Street, Roseville |
|--|---|

A further two locations are recommended to proceed with alternative sites to be assessed:

1. Roseville Park on Cranbrook Avenue (opposite 62 Clanville Road), Roseville; and
2. 9-15 Kings Ave, Roseville.



- Location recommended to progress (Table 2)
- Location recommended alternatives be considered (Table 3)
- Location recommended not to progress (Table 4)

Figure 5 Map of consulted locations

Community Engagement

The level of engagement from the community captured in Table 1.

Table 1 Community Consultation Engagement Summary

Communications reach	Feedback capture
<ul style="list-style-type: none"> • Ku-ring-gai e-news (x2) - 42k+ • Your Say Ku-ring-gai e-news – 1.2K + • Community Engagement Hub <ul style="list-style-type: none"> ○ Gordon/Killara - 3282 page views, 1337 unique visitors, 1109 plan downloads ○ Lindfield/Killara - 2587 page views, 1217 unique visitors, 110 plan downloads • Letterbox drop (150m radius of each site) -1520 emails, 2588 letters to residents • On site signage at each location 	<p><u>Gordon/Killara</u></p> <ul style="list-style-type: none"> • Online survey - 111 responses • Online submission - 2 • Email – 11 • Call -2 <p><u>Lindfield/Roseville</u></p> <ul style="list-style-type: none"> • Online survey – 128 responses

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	<ul style="list-style-type: none"> • Online submission – 6 • Email – 16 • Letter – 3 • Call – 4
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There were 239 responses in the online surveys: 111 for Gordon and Killara and 128 for Lindfield and Roseville; and 38 written submissions. The level of support from the surveys is shown in the tables below. Those who showed strong ideological views (both in support and opposition) were removed from the site-specific statistics as they voted strongly for/against all sites.

Locations recommended to proceed are listed in **Table 2**. Proposed locations where alternatives are recommended to be assessed, subject to agreement with the operator, are listed in **Table 3**. Potential alternative poles have been identified within 200m of the original pole which could be assessed. Sites recommended not to proceed further are shown in **Table 4**.

Table 2 Recommended sites to progress

Location	Suburb	No. bays	Level of Support
1 Merriwa Street	Gordon	1	45% Support or Strongly Support. 17% Oppose or Strongly Oppose. 38% Neutral or Don't Know.
22 McIntyre Street	Gordon	1	46% Support or Strongly Support. 12% Oppose or Strongly Oppose. 42% Neutral or Don't Know.
11 Moree Street	Gordon	2	47% Support or Strongly Support. 10% Oppose or Strongly Oppose. 43% Neutral or Don't Know.
2A Ravenswood Ave	Gordon	1	43% Support or Strongly Support. 16% Oppose or Strongly Oppose. 41% Neutral or Don't Know.
8 Bruce Ave	Killara	1	40% Support or Strongly Support. 16% Oppose or Strongly Oppose. 44% Neutral or Don't Know.
Opposite 35 Lorne Ave	Killara	2	41% Support or Strongly Support. 12% Oppose or Strongly Oppose. 47% Neutral or Don't Know.
Opposite 1 Lorne Ave	Killara	1	41% Support or Strongly Support. 14% Oppose or Strongly Oppose. 45% Neutral or Don't Know.
Opposite 1 Marian Street	Killara	1	43% Support or Strongly Support. 15% Oppose or Strongly Oppose. 42% Neutral or Don't Know.
30 Marian Street	Killara	1	44% Support or Strongly Support. 14% Oppose or Strongly Oppose. 42% Neutral or Don't Know.
1-9 Buckingham Road	Killara	2	38% Support or Strongly Support. 15% Oppose or Strongly Oppose. 47% Neutral or Don't Know.
3 Havilah Road	Lindfield	1	39% Support or Strongly Support. 27% Oppose or Strongly Oppose. 33% Neutral or Don't Know.
7-15 Milray Street	Lindfield	1	40% Support or Strongly Support. 25% Oppose or Strongly Oppose. 35% Neutral or Don't Know.
Queen Elizabeth Reserve (opposite 32 Bradfield Road)	Lindfield	2	49% Support or Strongly Support. 16% Oppose or Strongly Oppose. 35% Neutral or Don't Know.

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Location	Suburb	No. bays	Level of Support
Westbourne Road (adjacent to 202 Pacific Highway)	Lindfield	1	40% Support or Strongly Support. 27% Oppose or Strongly Oppose. 32% Neutral or Don't Know.
Wellington Sportsground (opposite 2B Carlyle Road)	East Lindfield	1	61% Support or Strongly Support. 9% Oppose or Strongly Oppose. 30% Neutral or Don't Know.
1 Victoria Street	Roseville	1	40% Support or Strongly Support. 19% Oppose or Strongly Oppose. 40% Neutral or Don't Know.
7 Victoria Street	Roseville	1	39% Support or Strongly Support. 22% Oppose or Strongly Oppose. 39% Neutral or Don't Know.

Table 3 Recommended sites to consider alternative poles nearby

Location	Suburb	No. bays	Level of Support	Reason for alternative site
Roseville Park on Cranbrook Avenue (opposite 62 Clanville Road)	Roseville	1	61% Support or Strongly Support. 10% Oppose or Strongly Oppose. 30% Neutral or Don't Know.	Strong support however a nearby pole has been identified to be more suitable.
9-15 Kings Ave	Roseville	1	39% Support or Strongly Support. 27% Oppose or Strongly Oppose. 34% Neutral or Don't Know.	Area has good potential demand however proposed pole is unsuitable.

Table 4 Recommended sites not to progress

Location	Suburb	No. bays	Level of Support	Reason for omission
7 – 9 Merriwa Street	Gordon	1	47% Support or Strongly Support. 14% Oppose or Strongly Oppose. 39% Neutral or Don't Know.	Alternative to 1 Merriwa Street. DA approved at 7-9 Merriwa, affecting the development of this charger location.
3 Merriwa Street	Gordon	1	45% Support or Strongly Support. 17% Oppose or Strongly Oppose. 38% Neutral or Don't Know.	Alternative to 1 Merriwa Street.
8 McIntyre Street	Gordon	1	43% Support or Strongly Support. 13% Oppose or Strongly Oppose. 44% Neutral or Don't Know.	This is an alternative to 22 McIntyre Street.
18 McIntyre Street	Gordon	1	45% Support or Strongly Support. 13% Oppose or Strongly Oppose. 42% Neutral or Don't Know.	Alternative to 22 McIntyre Street.
6 Bruce Ave	Killara	1	39% Support or Strongly Support. 29% Oppose or Strongly Oppose. 32% Neutral or Don't Know.	Alternative to 8 Bruce Ave.
Opposite 2 Bayswater Road/192 Pacific Highway	Lindfield	1	38% Support or Strongly Support. 32% Oppose or Strongly Oppose. 30% Neutral or Don't Know.	Alternative to Westbourne Road/202 Pacific Highway.
Burleigh Street	Lindfield	1	39% Support or Strongly Support. 29% Oppose or Strongly Oppose. 32% Neutral or Don't Know.	Street too narrow. Despite high potential demand, the current road layout is unsuitable for locating an on-street charger.
Llewellyn Street	Lindfield	1	45% Support or Strongly Support. 33% Oppose or Strongly Oppose. 36% Neutral or Don't Know.	Street too narrow. Despite high potential demand, the current road layout is unsuitable for locating an on-street charger.

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Location	Suburb	No. bays	Level of Support	Reason for omission
Spearman Street (opposite 31 Victoria Street)	Roseville	2	39% Support or Strongly Support. 24% Oppose or Strongly Oppose. 38% Neutral or Don't Know.	Pole is technically unfeasible.

General Themes in Support

- Supports the high and growing uptake in EVs
- Many cannot install charging in apartments and units
- Acknowledges the current lack of public charging infrastructure
- The purchase of an EV is influenced by available public charging infrastructure
- It's good for the environment

General Concerns Raised

- That the chargers will increase traffic, congestion and reduce parking availability

Council response: The provision of public charging in these areas is to complement existing parking use by local residents. Hence, it is not anticipated installation of the pole-mounted chargers will lead to greater traffic and visitation to the relevant locations.

- That the chargers will create disturbances to residents

Council response: The provision of public charging in these areas is to complement existing parking use by local residents. Users will likely return to their place of residence nearby after plugging in their car to charge.

- That EV users should provide their own charging

Council response: Although electric vehicle uptake is increasing, Council has a role to support an equitable transition to a net zero, electric future for all. By supporting the rollout of public charging infrastructure, residents can be confident that the infrastructure is available to support electric vehicles, particularly for those who cannot install an EV charger at home.

- Preference for chargers to be in carparks or near amenities rather than on-street

Council response: Most of these chargers are located where residents may not have access to home charging. These chargers can be used by residents to charge near their home, while they are at home rather than travelling to a charger. As they are slow charging (up to 22 kW), users will be plugged in for longer times e.g. overnight, which makes them less suitable to be located near shops where users may be parking for shorter periods of time. Council envisages that a mix of charging solutions (e.g. speeds, locations, providers) will form part of the landscape of an electric transport future.

- That the chargers are affordable and price competitive

Council response: Pricing is set by the operators. Council supports enabling a competitive market for on-street charging. More than one supplier has been selected to provide on-street charging in Ku-ring-gai.

Detailed consultation submissions and summaries can be found in **Attachments A3** and **A4**.

INTEGRATED PLANNING AND REPORTING

Our unique natural environment is protected and enhanced.

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
E2: Support the community to transition to net zero emissions.	E2.1: Our community is effectively informed and engaged in activities that are reducing Ku-ring-gai's emissions towards Net Zero.	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.

GOVERNANCE MATTERS

NSW Grant funding was only awarded for site proposals and CPOs that met the criteria in the NSW Government EV Kerbside Charging Grant guidelines.

Development of site proposals are subject to normal Council assessments and approvals involving the following:

- Site specific community consultation;
- detailed design review;
- environmental assessment;
- Roads Act Approval;
- traffic approval via Authorised Delegation; and
- negotiation of commercial terms.

Traffic changes were approved under Delegated Authority by the Director of Operations on 29 January 2026 (TDA1/26, TDA2/26).

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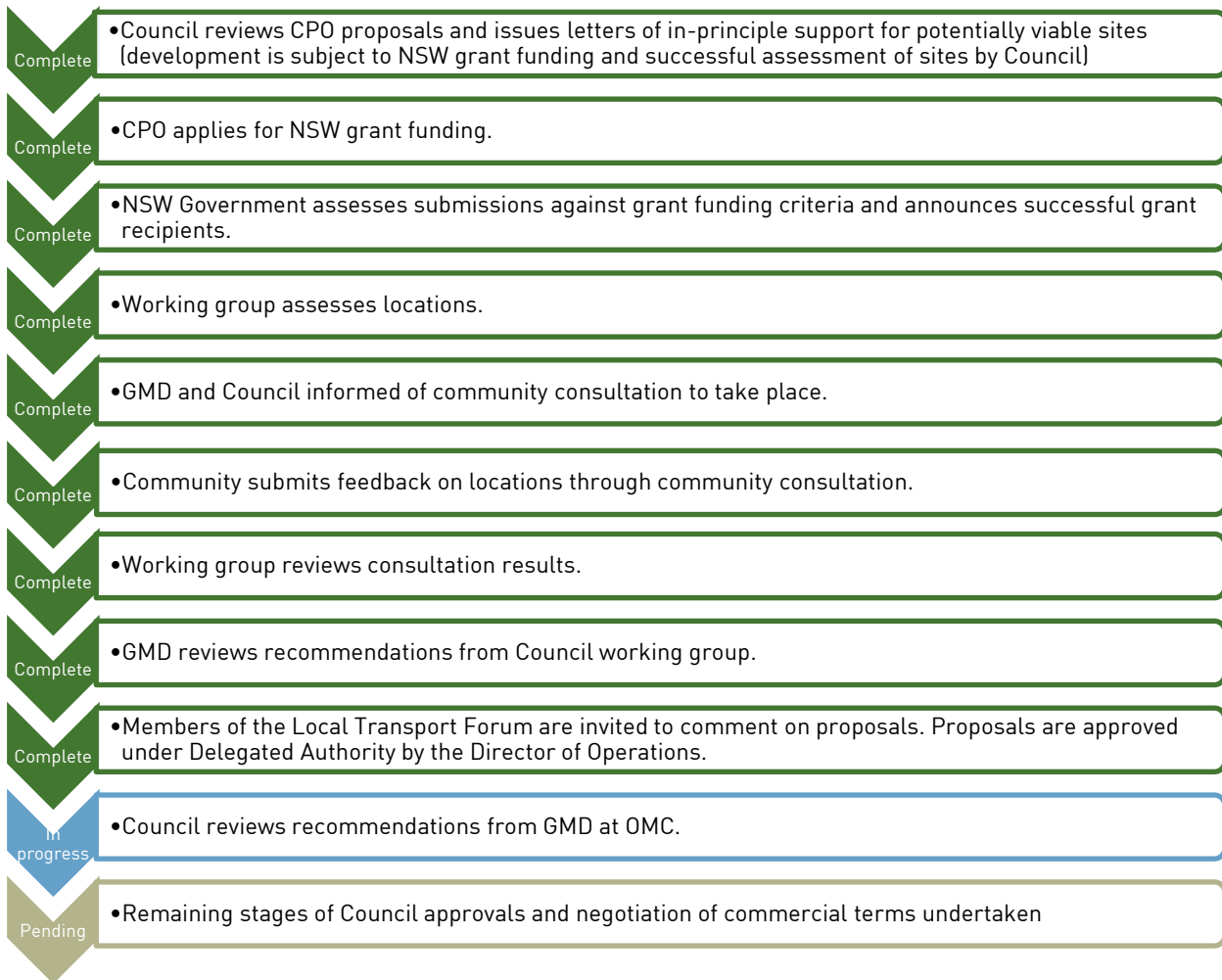


Figure 6 Governance Process

RISK IMPLICATION STATEMENT

For this initiative, many risks associated with third party public EV charging are managed through the evaluation process applied by the NSW Government’s Kerbside Charging Grant. For example, CPOs awarded grant funding must meet minimum requirements for maintenance and public liability insurance and are assessed for their capacity to deliver a high up-time service.

Additionally, several other risks are managed via the community consultation, design review, environmental assessment, commercial negotiations and other approval steps outlined in the Governance section of this report.

Risks Associated with Rejecting the Report Recommendations

The key risks associated with rejecting the report recommendations are:

- Loss of public standing due to not meeting community expectations and needs for public EV charging.
- Loss of reputation (with CPOs) as an actively engaging Council with the CPO sector.

Risks Associated with Meeting the Grant Deadline

The grant deadline of 21 May 2026 provides a feasible, although narrow window for completing the relevant stages of assessment and approvals. Completing Council's governance process outlined above within the 11-month timeframe will be challenging and requires careful project management to ensure each step is undertaken efficiently as possible.

FINANCIAL CONSIDERATIONS

NSW Government Kerbside Grant

The installation and operation of chargers is of no direct monetary cost to Council as the chargers are fully funded by the CPO and the NSW Government's Electric Vehicle Kerbside Charging Grant Round 2. Grant opportunities like the Kerbside EV Charging Grant and others that the NSW Government are intending to roll out as part of the NSW Government's Electric Vehicle Strategy help to reduce the financial burden on Council to develop the EV Charging network.

As the cost of installing and operating public EV charging equipment is significant, the implementation of third-party EV chargers is an efficient way for Council to meet its transport electrification and Net Zero objectives.

Revenue to Council

All proposals have a form of revenue to Council and will be negotiated in line with Council's Fees and Charges in consultation with the Property and Environment and Sustainability teams.

Operational Costs

No substantial changes are expected in operational costs. Parking enforcement will be required and is expected to continue as per current operations.

SOCIAL CONSIDERATIONS

Improved Equity in Transitioning to Low Emissions Transport

Providing public EV charging infrastructure will improve equity for those who cannot access at-home charging in many rental, apartment, or terrace living. Public EV charging infrastructure will signal to the community that electrification of transport is realisable, encouraging further adoption of electric vehicles.

Increase in Economic Activity

Where appropriate, locating EV chargers near retail services creates the opportunity for users of the chargers to access those services and provide economic benefits for local businesses.

Social License

The Ku-ring-gai Community has continuously showed high levels of engagement with electrification and actions pursuing Net Zero. Council has received lots of feedback that the community is eager to see the expansion of the EV Charging network in Ku-ring-gai. Council is viewed as a leader in the transition to net zero.

ENVIRONMENTAL CONSIDERATIONS

These proposals align with Council's Climate Change Policy objectives for Ku-ring-gai to reach Net Zero Emissions by 2040, or earlier.

All environmental impacts of the installations will be considered and assessed as part of the environmental assessment process.

COMMUNITY CONSULTATION

Consultation for each site was undertaken between 3 November – 30 November for Gordon and Killara locations and 3 November – 7 December for Lindfield and Roseville locations.

A summary of the community consultation results is contained in the Comments section of this report.

Local Transport Forum

The proposals (TDA1/26, TDA2/26) were circulated for comment to members of the Local Transport Forum following the Transport for NSW's *2025 Authorisation and Delegation Instrument* framework and were approved under Delegated Authority by the Director of Operations on 29 January 2026.

INTERNAL CONSULTATION

Council's Public Electric Vehicle Charging Infrastructure Working Group have developed the recommendations for this report with primary participation from the following teams - Energy and Net Zero, Traffic, Design and Urban Planning. Additional input from Regulation, Engineering Assets and Community Engagement has been incorporated, as required.

SUMMARY

As part of NSW Government's Electric Vehicle Charging Strategy, the Round 2 Kerbside Charging grant funding was awarded to ChargePost and Plus ES for locations in Ku-ring-gai.

Site specific consultation with the community was undertaken for 28 locations across Ku-ring-gai between Roseville and Gordon.

The feedback included 239 online survey responses and 38 written submissions.

Following internal review, it is recommended that 17 locations (21 charging ports) proceed with an additional two locations to seek possible alternative poles, subject to agreement with the charge point operator. The remaining 9 locations are recommended not to proceed due to being alternative sites (6) or were deemed unsuitable (3).

Given that the rate of EV ownership in Ku-ring-gai is over 5% and continues to increase, the proposed EV charging sites represent a very modest development and will prove valuable for informing the direction of Council's ongoing strategy for public EV charging.

RECOMMENDATION:

- A. That Council approves the development and installation of the proposed chargers in Table 2 subject to the necessary assessments and approvals and negotiation of commercial terms required;
- B. That Council assess alternative poles within 200 m of the proposed locations in Table 3 and approves the development and installation of the alternative locations, subject to agreement with the charge point operator, the necessary assessments and approvals and negotiation of commercial terms;
- C. That authority be given to the General Manager or delegate to execute any documentation required to give effect to this resolution;
- D. That Council also agrees in principle to the installation and operation of other public EV Charging Stations from accredited suppliers of public EV Charging Stations in suitable locations across the Ku-ring-gai local government area subject to appropriate community consultation being carried out in the first instance;
- E. That the General Manager or his delegate be authorised to negotiate the commercial terms for the installation and operation of the public EV Charging Stations in line with terms set out in the report and any subsequent market evidence; and
- F. That subject to the identification of mutually agreed locations and public notification requirements under the *Local Government Act 1993 / Roads Act 1993*, Council enters into appropriate agreements with the public EV Charging Station providers for the use of land or road reserve associated with the installation and operation of these facilities.

Emily Jiang
Net Zero Program Officer

Peter Vun
Program Leader – Energy Management and
Net Zero Strategy

Jacob Sife
Acting Director Strategy & Environment

Attachments:

A1	↓	Kerbside electric vehicle charging in Ku-ring-gai LGA	2024/379731
A2	↓	All site plans	2025/423720
A3	↓	Consultation - Reasons for support and general themes	2026/007174

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A4 [↓](#) Consultation - Comments and submissions

2025/423833

