ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 23 SEPTEMBER 2025 AT 7:00 PM
LEVEL 3, COUNCIL CHAMBER

A G E N D A

** ** ** ** ** **

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 RFT2-2025 Contract for Bus Shelter Advertising, Maintenance & Cleaning within Ku-ring-gai LGA

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

Attachment 1: Tender Evaluation Committee Report RTF2-2025 Contract for Bus Shelter Advertising, Maintenance and Cleaning

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.8 Domestic and Family Violence Prevention Grants Program

In accordance with 10A(2)(a) and (d)(i):

Attachment 1: Domestic and Family Violence Prevention Grant Applications

GB.13 Councillor Expenses and Facilities Policy - Post exhibition report

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

Attachment 1: Submissions - Councillor Expenses and Facilities Policy

GB.15 RFT57-2024 Main Carpark Upgrade St Ives Showground

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

Attachment 2: RFT57-2024 Main Carpark Upgrade - St Ives Showground - List of Submitters

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

Attachment 3: RFT57-2024 Main Carpark Upgrade - St Ives Showground - Tender Evaluation Report

GB.17 Middle Harbour Northern Catchments Flood Study - Report Update

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

Attachment 4: FRMC Presentation - BMT - 20 August

GB.20 RFT7-2025 – Cricket Net Upgrade Hassall Park St Ives

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

Attachment 1: RFT7-2025 Cricket Net Upgrade Hassall Park St Ives - List of Tenders received

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

Attachment 2: RFT7-2025 Cricket Net Upgrade Hassall Park St Ives - Tender Evaluation Report

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council 16

File: EM00046/7
Meeting held 19 August 2025
Minutes numbered 131 to 152

MINUTES FROM THE MAYOR

MM.1 Appointments to external committees 55

File: EM00046/8

Council plays an important role in representing our community on a range of external committees, boards, and working groups. These bodies provide valuable opportunities for collaboration, advocacy, and information-sharing between Council and other levels of government, community organisations and regional bodies.

The number of Council delegates currently appointed to these committees varies, with some having only a single delegate and no alternate. This may lead to situations where Council is unable to be represented at external meetings due to unforeseen absences or scheduling conflicts. At present, the following external committees have only a single Council delegate with no alternate:

- North Shore Police Area Command Community Safety Precinct Committee (Lindfield–North Sydney) (Delegate: Councillor Ngai)
- North Shore Police Area Command Community Safety Precinct Committee (Lindfield–Brooklyn) (Delegate: Councillor Wheatley)
- Eryldene Trust Committee (Delegate: Councillor Wheatley)

- NSW Public Libraries Association (Delegate: Councillor Kay)

In the interest of ensuring consistent and effective representation, I propose that Council appoint an alternate delegate to all external committees.

Recommendation:

That Council:

A. Appoint an alternate to each of the following external committees:

    1. North Shore Police Area Command Community Safety Precinct Committee (Lindfield–North Sydney)
    2. North Shore Police Area Command Community Safety Precinct Committee (Lindfield–Brooklyn)
    3. Eryldene Trust Committee
    4. NSW Public Libraries Association

B. Inform the external committees and organisations of Council's nominated alternate delegate.

MM.2 Vale Jo Harris OAM 57

File: CY00455/13

It is my sad duty to advise Councillors and our community of the passing of a much loved volunteer, Jo Harris OAM.

Jo died peacefully on Saturday 30 August, aged 91 years.

Born in Killara, Jo Harris was educated at Ravenswood and after leaving school, studied a variety of courses in design and costume at East Sydney Technical College.

In her younger years Jo also experienced country life, working as a governess and jillaroo in Moree.

Nevertheless, Jo lived in Ku-ring-gai most of her life, raising her children with husband John. She was an active member of the local community and in 1999 joined the Ku-ring-gai Historical Society.
Jo's lifelong passion for local history meant she was able to make a significant contribution to the Society in many ways.

Between 2001 and 2018 she held the position of Vice President and was Acting President in 2002-2003. Between 2001 and 2016 Jo was the Society's Family History Group Leader and was a local history tour convenor for many years.

Jo's interest in sharing local history with the public led her to create the highly successful Exploring Ku-ring-gai Tour. She also passed on her knowledge of local history by becoming the leader of the Society's genealogy training courses.

Through her proficiency with shortwave radio, Jo became a Historian of the Wireless Institute of Australia (NSW). Jo led the anniversary on 22 September each year at the Fisk Monument in Wahroonga, which commemorates the first international direct wireless message in 1918 from the UK to Australia.

In 2005 Jo was awarded the title of Ku-ring-gai Historical Society Historian of the Year and in 2009 honoured with a Royal Australian Historical Society Achievement Award.

She was further recognised for her service to local history by gaining life membership of the
Ku-ring-gai Historical Society in 2018 and in 2021, was awarded the title of Ku-ring-gai's Woman of the Year.

Jo's other community roles included founding the Turramurra Stamp Club, the Ku-ring-gai Arts and Crafts Group and a local spinning group. She was also an Akela for the Killara Cubs.

In 2017 Jo was awarded an Order of Australia Medal in the Queen's Birthday Honours List for her outstanding service to the Ku-ring-gai community.

On behalf of Council and our community, I extend our deepest condolences to Jo's family and friends. She will be sadly missed.

Recommendation:

A. That the Mayoral Minute be received and noted.

B. That we stand for a minute's silence to honour Jo Harris.

C. That the Mayor write to Jo Harris' family and encloses a copy of the Mayoral Minute

PETITIONS

GENERAL BUSINESS

i. The Mayor to invite Councillors to nominate any item(s) on the Agenda that they wish to have a site inspection.

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

GB.1 Election of Deputy Mayor for the 2025 - 2026 Term 59

File: S14669

To elect the Deputy Mayor for the September 2025 to September 2026 term.

Recommendation:

That Council:

A. Determine whether the method of voting for the position of Deputy Mayor is to proceed by open voting, ordinary ballot or preferential ballot.

B. Elect the Deputy Mayor for the September 2025 to September 2026 Mayoral term.

GB.2 **Arts and Culture Committee - Minutes of Meeting 18 August 2025** **63**

File: S14328

To provide Council with the minutes from the Arts and Culture Committee meeting held on 18 August 2025.

Recommendation:

That Council endorses the minutes of the Arts and Culture Committee meeting held on 18 August 2025.

GB.3 **Multicultural Advisory Committee - Minutes of Meeting 14 August 2025** **70**

File: S04141

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 14 August 2025.

Recommendation:

That Council endorse the minutes of the Multicultural Advisory Committee meeting held on 14 August 2025, and that Council join the Welcoming Cities initiative at the *Committed* level under the free membership tier.

GB.4 **Status of Women's Advisory Committee - Minutes of Meeting Tuesday 5 August 2025** **80**

File: S13683

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 5 August 2025.

Recommendation:

That Council endorse the minutes of the Status of Women's Advisory Committee meeting held on 5 August 2025.

GB.5 **Youth Advisory Committee - Minutes of Meeting Wednesday 6 August 2025** **88**

File: S04477

To provide Council with the minutes from the Youth Advisory Committee meeting held on 6 August 2025.

Recommendation:

That Council endorses the minutes of the Youth Advisory Committee meeting held on 6 August 2025.

GB.6 **Environment Committee Minutes - August 2025** **93**

File: S14696

For Council to consider and note the minutes of the Environment Advisory Committee meeting held on 11 August 2025.

Recommendation:

That Council receive and note the Minutes of the Environment Advisory Committee meeting held on 11 August 2025, including the recommendations that:

- Council staff investigate opportunities to use tree survey data to flag properties containing trees greater than 8m height, and that staff investigate opportunities to support community reporting of breaches of tree replacement requirements on private lands.
- Council write to Australia's Climate Change Minister, Environment Minister and Prime Minister urging the adoption of science based and credible national emissions targets and policy, as outlined in this report, that are firmly aligned with the 1.5OC objectives of the Paris Agreement.

GB.7 **Flood Risk Management Committee Meeting Minutes** **100**

File: S10746

For Council to consider and note the minutes of the Flood Risk Management Committee meeting held on 20 August 2025.

Recommendation:

That Council receive and note the Minutes of the Flood Risk Management Committee meeting held on 20 August 2025.

GB.8 **Domestic and Family Violence Prevention Grants Program** **108**

File: FY00432/16

For Council to consider applications and approve total funding of $91,780 to five (5) organisations for the Domestic and Family Violence Prevention Grants program.

Recommendation:

That Council approve a total allocation of $91,780 to Learning Links, the Rotary Club of West Pennant Hills and Cherrybrook, Ku-ring-gai Youth Development Service, the Hornsby-Ku-ring-gai Women's Shelter, and the Hornsby Ku-ring-gai Community College for the Domestic and Family Violence Prevention Grants program.

GB.9 **Compliance Policy** **122**

File: S07151

For Council to consider and readopt the Ku-ring-gai Compliance Policy.

Recommendation:

That the Ku-ring-gai Compliance Policy, Version 5, 2025 be adopted.

GB.10 **Local Approvals Policy** **153**

File: S07151

For Council to consider and readopt the Ku-ring-gai Local Approvals Policy.

Recommendation:

That Council readopt the Ku-ring-gai Local Approvals Policy so as to facilitate the continued assessment of all applications made under Section 68 of the NSW Local Government Act, 1993 and other miscellaneous applications.

GB.11 **Investment Report as at 31 August 2025** **190**

File: FY00623/8

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

Recommendation:

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

GB.12 **Draft General and Special Purpose Financial Statements for the year ended 30 June 2025** **198**

File: FY00259/17

To present to Council the Draft Financial Statements for the year ended 30 June 2025 for certification and referral to Council's external auditor, the Audit Office of NSW and report on the budgetary position as at 30 June 2025.

Recommendation:

A. That Council receive and certify the Draft Financial Statements for the year ended 30 June 2025.

B. That the Draft Financial Statements be referred to Council's external auditor, the Audit Office of NSW to provide an opinion on the Financial Statements ended 30 June 2025 and to report to Council.

C. That the Draft Financial Statements ended 30 June 2025 be certified by the Mayor, Deputy Mayor or one other Councillor, the General Manager and the Responsible Accounting Officer in accordance with Section 413(2)(C) of the Local Government Act 1993 and the Local Government Code of Accounting Practice and Financial Reporting.

D. That 21 October 2025 be fixed as the date for the meeting to adopt the audited Financial Statements and the audit reports for the year ended 30 June 2025 as required by Section 419 of the Local Government Act 1993.

GB.13 **Councillor Expenses and Facilities Policy - Post exhibition report** **304**

File: CY00474/12

For Council to adopt the updated and final version of the Councillor Expenses and Facilities Policy and expense limits for the second year of this Council term.

Recommendation:

That Council adopt the Councillor Expenses and Facilities Policy to come into effect on 1 October 2025.

GB.14 **Delegation of Authority to the Mayor, Deputy Mayor and General Manager** **332**

File: CY00259/17

For Council to review delegations of authority to the Mayor, the Deputy Mayor and the General Manager.

Recommendation:

That Council:

A. Adopt the attached *Roles and Delegations of Council and the General Manager* (see Attachment A), including the delegations to the Mayor, Deputy Mayor and General Manager.

B. Approve updated expense limits for Mayoral donations, artworks and civic receptions.

GB.15 **RFT57-2024 Main Carpark Upgrade St Ives Showground** **348**

File: RFT57-2024/R

The purpose of this report is for Council to consider the tenders received for RFT57-2024 Main Carpark Upgrade St Ives Showground.

Recommendation:

A. That Council decline to accept any tenders and cancel the proposal for the contract.

B. That the carpark requirements be revisited when completing the masterplan for the site.

GB.16 **Draft Site Specific Plans of Management - Echo Point Park and Swain Gardens** **355**

File: S06604/3

To seek Council endorsement of the draft Site Specific Plans of Management (draft PoMs), for Echo Point Park and Swain Gardens for submission to the Department of Planning, Housing and Infrastructure – Crown Lands for approval to proceed to public exhibition.

Recommendation:

Council endorses the Site Specific Draft Plans of Management, as attached to this report, for public exhibition in accordance with the requirements of the *Local Govrnment Act* 1993 and CLM Act 2016.

GB.17 **Middle Harbour Northern Catchments Flood Study - Report Update** **452**

File: S10746

To re-present the *Middle Harbour Northern Catchments Flood Study* for Council endorsement.

Recommendation:

That Council endorse the Middle Harbour – Northern Catchments Flood Study Final Report.

GB.18 **Public EV Charging - NSW Kerbside Charging Grants Round 2** **760**

File: S14682

To notify Council of proceeding to community consultation on public EV charging for Round 2 of the NSW Kerbside EV Charging grants.

Recommendation:

That Council staff continue to progress the NSW Kerbside EV Charging Grant proposals and that this report is received and noted.

GB.19 **Delegation for Acceptance of the PEERS 3 Electricity Contract Extension** **771**

File: S11710/2

To seek General Manager delegation for acceptance of the preferred offer for the PEERS 3 electricity extension, facilitated by SSROC.

Recommendation:

That Council delegates to the General Manager, authority for the acceptance of the preferred offer for the PEERS 3 electricity extension, facilitated by SSROC.

GB.20 **RFT7-2025 – Cricket Net Upgrade Hassall Park St Ives** **776**

File: RFT7-2025/R

To consider the tenders received for RFT7-2025 Cricket Net Upgrade Hassall Park St Ives and to appoint the preferred tenderer.

Recommendation:

In accordance with Section 55 of the Local Government Act and Tender Regulation 2021, it is recommended Council accept the Tender submitted by Tenderer A.

EXTRA REPORTS CIRCULATED TO MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 **Proposal to perform a traffic study for the Lindfield town centre, leveraging previous foundational work and in line with the other TOD stations** **780**

File: S14427/2

Notice of Motion from Councillors Taylor and Ngai dated 5 September 2025

In early June 2025 Ku-ring-gai Council submitted its alternative Transport Oriented Development (TOD) plan to the NSW Department of Planning, Housing and Infrastructure, and is now awaiting its gazettal. The plan was developed through a compressed and comprehensive process of design and community engagement and reflects overall community concerns and preferences. The plan enables the creation of approximately 24,500 new dwellings across the four TOD stations in lower Ku-ring-gai, including 9,400 in Lindfield. TOD planning across the state will also enable thousands of new dwellings 'up-stream' of Lindfield. The State Government has signalled their support for an alternative TOD plan prior to gazettal later in the year.

One of the key community concerns raised through the planning process was the likely impact on traffic and pedestrian safety. Council has commenced new transport impact assessments (TIAs) in Gordon, Killara and Roseville, but is relying on a 2019 TIA for Lindfield performed during assessment of the previous scope of the Lindfield Village Hub Planning Proposal. That study led to planning and in-principle approvals from Transport for NSW for vital 'baseline' infrastructure upgrades on the Pacific Highway between Balfour Street and Grosvenor Road.

A number of other significant changes have impacted traffic in Lindfield since the 2019 study, including the opening of the Chatswood-Sydenham Sydney Metro line, post-COVID business travel practices and delivery of the Lindfield Village Green.

We are recommending a full transport impact assessment for Lindfield, leveraging previous work and particularly the baseline optimisation of the Pacific Highway between Balfour Street and Grosvenor Road.

Lindfield will experience extraordinary growth

New dwellings in Council's alternative TOD plan are concentrated in Lindfield (around 9,400) and Gordon (around 9,000). The new dwellings planned for Lindfield extend across both sides of the train line and Pacific Highway, with some of the highest densities on the western side of the Highway, requiring pedestrian crossing to the station.

Source: Ku-ring-gai Council TOD update 5 June 2025 https://www.krg.nsw.gov.au/files/assets/public/v/1/hptrim/information-management-publications-public-website-ku-ring-gai-council-website-planning-and-development/tod-sepp_lep_maps_250612-lindfield.pdf

Previous traffic studies have created a solid foundation.

The business paper for the March meeting on Council's alternative TOD plan referred to a previous 2019 study in Lindfield:

"During the development of the Lindfield Village Hub (LVH) Planning Proposal, a Transport Impact Assessment (TIA) was prepared which incorporated study area extents not dissimilar to the Lindfield TOD precinct. The TIA also included a 10-year growth scenario that factored in background growth".

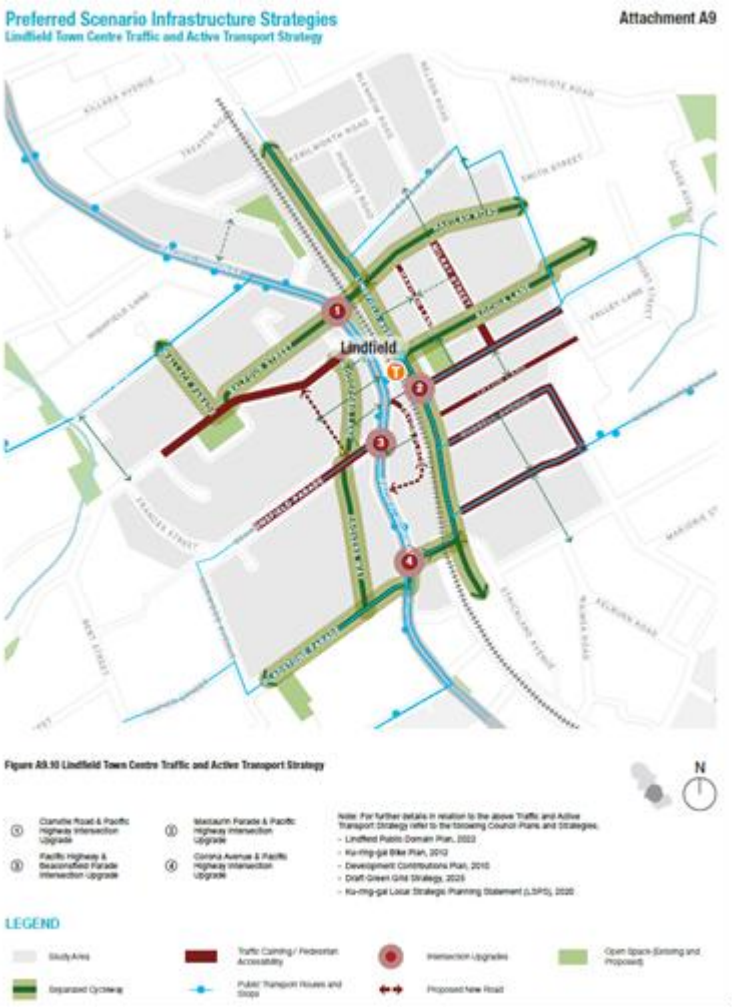
The LVH TIA was completed in 2019, prior to the completion of the Lindfield Village Green, the Sydney Metro extension from Chatswood to the City, COVID-19, and the State Government's Transport Oriented Development (TOD) program.

The study was based on considerably lower building heights for the Hub and included a limited and fairly broad-brush growth scenario of 2% p.a. vehicle movements through four intersections on the Pacific Highway. The planning led to key works approved in-principle by TfNSW that are in active planning phase:

- New traffic signals at intersection Pacific Highway and Strickland Avenue.
- New traffic signals at intersection Pacific Highway and Beaconsfield Parade and minor relocation of mid-block signals outside station.

- Modifications to existing traffic signals intersection Pacific Highway and Balfour Street/Havilah Road.
- New traffic signals at intersection Lindfield Avenue/Tryon Road.

These works represent vital baseline optimisation within extraordinary geographic constraints, and have been included in Council's alternative TOD plan:



Source: Ku-ring-gai Council TOD update 5 June 2025
https://kuringgai.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/03/OMC_31032025_AGN_AT_EXTRA.PDF

Our community is concerned about traffic and pedestrian safety.

Early in 2025 Council commissioned a community survey on the TOD alternative preferred scenario as part of a comprehensive community engagement program. The results of the community survey highlighted community concerns regarding building heights, transitions, heritage conservation, the tree canopy and environmental considerations.

One of the key themes of the written submissions to Council through the planning process was:

"Traffic and Parking: Submissions noted the existing traffic congestion on roads and particular the Pacific Highway and raised concern that development arising from the alternative scenarios would result in further negative impacts to the road network, noting that people would drive and not just rely on public transport."

'Other issues' were raised by 517 respondents in written submissions:

..."with traffic congestion and safety being the predominant concern by a significant margin. These concerns were consistent across all suburbs and station proximities."

[These concerns] included comments along the following themes:

- "Increased traffic flows/congestion and impacts to pedestrian safety.
- "Additional demand for on-street parking from new dwellings, and impacts to vehicular access/circulation on local streets and on-street parking availability for existing residents; and
- "Limited access to/from Pacific Highway."

Source: Taverner Community Survey Report, Extraordinary Meeting of Council 5 June 2025 business paper https://kuringgai.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/06/OMC_05062025_AGN_AT_EXTRA.PDF

The extraordinary population increase associated with planned TOD development will undoubtedly increase traffic and pedestrian movements in lower Ku-ring-gai, well beyond the modelled assumptions in the LVH TIA study.

Recommendation:

That Council:

A. Commence a comprehensive Transport Impact Assessment (TIA) for the Lindfield town centre immediately upon gazettal of an alternative TOD plan, including but not limited to the impact of changed context and the alternative TOD plan on vehicle traffic, pedestrian/cycle movements, and parking for residents, commuters and retail customers.

B. Complete and submit the TIAs to Council for consideration within 12 months of TOD gazettal.

C. Consider the key recommendations from these studies when Ku-ring-gai seeks to update its development contributions plan.

D. Complete implementation of the vital foundational improvements across all four TOD centres.

NM.2 Notice of motion: Resumption of master planning for St Ives Showground including best-practice stormwater management 784

File: CY00422/13

Notice of Motion from Councillors Taylor and Smith dated 5 September 2025

Council has received several tenders to formalise the main carpark near the entrance of St Ives Showground. The project would protect existing trees by defining buffer and exclusion areas and help to control stormwater flow with a new bio-retention basin.

However, the project has highlighted some inadequacies of the current stormwater management for surrounding assets, and the opportunity to resume broader master-planning for the entire site.

Recommendation:

That Council resumes master-planning for St Ives Showground this financial year, including comprehensive and integrated plans for drainage to Water Sensitive Urban Design standard.

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 RFT2-2025 Contract for Bus Shelter Advertising, Maintenance & Cleaning within Ku-ring-gai LGA

File: CY00853/2

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

Section 10A(2)(d) of the Act permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed:

(i) prejudice the commercial position of the person who supplied it, or
(ii) confer a commercial advantage on a competitor of Council, or
(iii) reveal a trade secret.

This matter is classified confidential under section 10A(2)(d)(ii) because it would confer a commercial advantage on a competitor of the Council.

Report by Admin Team Leader & PA to Director Strategy & Environment

David Marshall
GENERAL MANAGER

** ** ** ** ** **

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 19 AUGUST 2025

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

The Meeting commenced at 7:04 PM

The Mayor offered the Acknowledgement of Country and Prayer

131 **APOLOGIES**

File: S02194

The Mayor, Councillor Kay advised that Councillor Wheatley is running late but will be attending the meeting.

There were no apologies.

DECLARATIONS OF INTEREST

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

Councillor Taylor declared a special disclosure of pecuniary interest in GB.16 as his principal place of residence may be impacted by the proposed planning controls.

Councillor Taylor tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Ward declared a special disclosure of pecuniary interest in GB.16. Councillor Ward tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

Councillor Balachandran declared a special disclosure of pecuniary interest in GB.16 as both her principal place of residence and her parents principal place of residence may be impacted by the proposed planning controls. Councillor Balachandran tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate

Councillor Devlin declared a special disclosure of pecuniary interest in GB.16 due to his interest in his parents residence that may be impacted by the proposed planning controls. Councillor Devlin tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

The Mayor, Councillor Kay declared a non-significant, non-pecuniary interest in GB.5 as she is a member of the St Ives Rotary Club which is involved with a grant recipient, being the St Ives Multicultural Food and Wine Festival. The Mayor, Councillor Kay will remain in Chambers as she has not been involved with the board or committee of the Festival for some time.

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 - An update on planning for new housing in Ku-ring-gai -** Report by The Mayor, Councillor Kay dated 19 August 2025.

132 **CONFIRMATION OF REPORTS AND ATTACHMENTS TO BE CONSIDERED IN CLOSED MEETING**

File: S02499/9

Resolved:

(Moved: Councillors Taylor/Balachandran)

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 RFT57-2024 Main Carpark Upgrade St Ives Showground

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

Attachment A2: RFT57-2024 Main Carpark Upgrade - St Ives Showground - List of Submitters

Attachment A3: RFT57-2024 Main Carpark Upgrade - St Ives Showground- Tender Evaluation Report August OMC.PDF – signed

GB.14 RFT8-2025 – Playspace Upgrade - Comenarra Playing Field

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

Attachment A2: RFT8-2025 Playspace Upgrade Comenarra Play Field - List of Submitters

Attachment A3: RFT8-2025 Playspace Upgrade Comenarra Playing Field - Tender Evaluation Report.PDF – signed

CARRIED UNANIMOUSLY

CONFIRMATION OF MINUTES

133 **Minutes of Ordinary Meeting of Council**
File: EM00046/6
Meeting held 22 July 2025
Minutes numbered 107 to 130

Resolved:

(Moved: Councillors Balachandran/Ward)

That Minutes numbered 107 to 130 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

134 **An update on planning for new housing in Ku-ring-gai**

File: S14428
Vide: MM.1

The purpose of this Mayoral Minute is to provide an update to our community on progress in implementing a planning regime for new housing in Ku-ring-gai.

As many residents would be aware, the NSW Government's transport-oriented development (TOD) planning policy came into effect in May 2024.

Under this policy, the railway station precincts of Gordon, Killara, Lindfield and Roseville were rezoned for substantial increases in new housing.

The main changes that applied to properties within 400m of these railway stations were a 22 metres height for residential flat buildings and a maximum height of 24 metres for buildings containing shop top housing; a maximum floor space ratio of 2.5:1 allowing for buildings of up to
6 storeys and the introduction of a minimum lot width of 21 metres and no minimum lot size. The height and floor space ratio may be increased by up to 30% with provision of affordable housing.

During November and December 2024 Ku-ring-gai Council publicly exhibited four alternatives to the NSW Government's TOD policy, with the intention to offer better protection for heritage and tree canopy and improved planning outcomes in the areas affected by the TOD.

The result of that extended period of consultation with our community was a preferred alternative to the TOD that was publicly exhibited in April this year.

On 5 June 2025, Council adopted this alternate plan to the TOD and subsequently submitted it to the NSW Department of Planning Housing and Infrastructure (DPHI) for approval. On 13 June 2025 DPHI turned off the TOD for new development applications and State Significant Development Applications (SSDAs).

Timeframe for gazettal of Council's alternate housing plan

DPHI is now reviewing Council's alternate housing plan before providing advice to the Planning Minister about replacing the TOD.

DPHI has previously advised Council that the timeline for finalising Council's alternate plan would be three to four months after being adopted by Council and submitted to DPHI, and that they would explore opportunities to expedite this process.

Council has today received a letter (copy attached) from the Deputy Secretary, Land Use Strategy, Housing and Infrastructure at DPHI that commits to recommending that the Minister take steps to give effect to a final alternative scheme with amendments to Council's Local Environmental Plan on or before 30 November 2025. The latter date would be five and a half months after Council submitted the alternate plan to DPHI.

It is noted that Council's legal challenge to the TOD has been listed for hearing in the Land and Environment Court on 25, 26 and 27 November 2025. Relevantly, the letter from DPHI of today's date makes the following request:

> *"With these commitments on next steps and so that Council and the Department can implement these changes for Ku-ring-gai together collaboratively and to avoid any further unnecessary legal expenses, I invite Council to discontinue the current legal action against the State."*

The letter from DPHI also describes a number of proposed amendments the Department intends to make to Council's alternate scheme. Council staff provided

DPHI with a response to a number of issues previously raised, including those referred to in the Deputy Secretary's letter of today's date, on 11 August. The intention was to clarify and possibly reduce the number of outstanding issues before reporting any remaining issues that had policy implications to Council for consideration. Council has not yet received a response to this submission.

As there has not been adequate time for Council to digest and consider the letter from DPHI received today, it is recommended that it be reported back to Council for consideration at a future meeting.

Listed Local Heritage Items

The TOD allowed for multi storey buildings adjacent to individually listed local heritage items, while leaving the planning controls for these heritage items unchanged. The heritage items are not able to be developed and may be considered "stranded". To address this, Council in its alternate plan has provided local heritage items with the same controls as per neighbouring properties while maintaining heritage listings. This provides the opportunity for heritage items to be incorporated into neighbouring developments. However, development applications already in the system based on the TOD controls do not have this provision.

At the Council meeting on 5 June 2025, Council resolved as follows (in part):

> *That as part of consideration of Council's Preferred TOD Alternative, the Minister for Planning be requested to work collaboratively with Council to develop a process and solutions for current owners of listed local heritage items "stranded" as a consequence of the TOD planning controls, Council's alternate option to those controls, and SSDAs, on a case by case basis. Council has sought advice on whether the DPHI will consider bulk de-listings of heritage-listed properties in response to heightened concerns from residents. The DPHI has advised that unjustified de-listings will not be considered and that the process for Council or the Department to unilaterally delist heritage items requires a justified position through a full planning proposal process.*

I wrote to the Minister for Planning to communicate the above and recently met with senior staff from DPHI to discuss the issues, along with Council staff.

DPHI confirmed that they do not support a process to bulk de-list local heritage items without merit justification. Rather, DPHI advised that the same approach should be taken to delist a heritage item as is required to list a heritage item, which is via a planning proposal as required by the Environmental Planning and Assessment Act.

DPHI have also advised that they are investigating amendments to the Housing SEPP to resolve the issue of isolated sites as a result of developments using the TOD SEPP controls. It is understood that this may involve an approach that is similar to that put forward by Council in its alternate plan. That is, to provide uplift to planning controls for heritage items to encourage incorporation, while retaining the heritage listing.

Some owners of listed local heritage items have expressed an interest in de-listing their properties. As mentioned above, there is no shortcut available for de-listing and the legislative requirements must be met.

The process for de-listing requires a planning proposal and is explained on Council's website here https://www.krg.nsw.gov.au/Planning-and-development/Heritage/Listing-heritage.

The first step in this process is to submit a heritage assessment in accordance with NSW Heritage Council and Heritage NSW guidelines as part of a mandatory pre-lodgement meeting with Council staff. The fee for this is $1,761 and provides for staff to discuss the proposal with a proponent and the proponent's heritage consultant, identify key issues and provide written feedback. It is recommended that this fee for a pre-lodgement meeting be waived for listed local heritage items directly impacted by the TOD planning controls, Council's alternate planning controls, or SSDAs.

State Significant Development Applications

There is deep concern within the community about SSDAs that are inconsistent with Council's alternate housing scheme.

At the meeting with myself and Council staff, DPHI provided assurance that their assessments team is following a rigorous process that considers all applications on merit, taking into account the character of Ku-ring-gai, setbacks, landscaping, topography, location, submissions, other relevant criteria and also having regard to Council's alternate housing scheme.

DPHI are arranging a further meeting for the Mayor and staff to discuss the matter of SSDAs with the Deputy Secretary, Development Assessment and Sustainability.

Housing Development Authority

To accelerate the delivery of homes, the NSW Government has established the Housing Delivery Authority (HDA) — a panel that considers whether major residential projects should be treated as SSDs.

The HDA provides a fast-track pathway into the SSD system, even for projects that don't meet all the standard SSD criteria. However, the HDA does not approve development applications. Its role is to recommend whether a project should be declared an SSD. A project only becomes an SSD if the Minister for Planning agrees and makes a formal declaration.

To be eligible for the HDA pathway, projects must generally have an Estimated Development Cost (EDC) of $60 million or more in Greater Sydney, or $30 million or more in regional NSW.
Unlike the standard SSD process, the HDA can also support concurrent rezonings, enabling projects to progress more quickly without requiring a separate, and often lengthy, rezoning process.

Council does not decide on proposals considered by the Housing Delivery Authority (HDA). If the Minister declares a project as an SSD, it enters the same assessment

process as other SSDs. This means Council is notified and invited to comment during the public exhibition stage and may also be consulted on any related rezoning matters. While Council's input is considered as part of the assessment, the final decision is made by the Minister for Planning or the Independent Planning Commission, not Council.

Council has listed and mapped known Expressions of Interest for consideration by the HDA on its website here https://www.krg.nsw.gov.au/Planning-and-development/State-Significant-Development-and-Transport-Oriented-Development-DAs. This information has been interpreted for residents based on publicly available information from DPHI. A direct link to the HDAs webpage is here https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-delivery-authority.

Resolved:

(Moved: The Mayor, Councillor Kay)

A. That this Mayoral Minute be received and noted.

B. That the letter from DPHI dated 19 August 2025 be tabled and reported back to Council for consideration at a future meeting.

C. That the Council fee of $1,761 for a pre-lodgement meeting to de-list local heritage items be waived for those properties directly impacted by the TOD planning controls, Council's alternate planning controls, or SSDAs.

CARRIED UNANIMOUSLY

PETITIONS

Nil.

GENERAL BUSINESS

135 **Multicultural Advisory Committee - Minutes of Meeting 18 June 2025**

File: S04141
Vide: GB.1

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 18 June 2025.

Resolved:

(Moved: Councillor Taylor)

That Council endorse the minutes of the Multicultural Advisory Committee meeting held on 18 June 2025.

CARRIED UNANIMOUSLY

136 **Smart Transport Advisory Committee Meeting Minutes of 2 July 2025**

File: S02696
Vide: GB.2

To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 2 July 2025.

Resolved:

(Moved: Councillor Taylor)

That Council notes the recommendations of the Smart Transport Advisory Committee meeting held on 2 July 2025 including:

A. That the Code of Conduct overview be given at the next meeting of the Smart Transport Advisory Committee.

B. That the controls for on-site car share provision in R4 and mixed-use residential development be revised in the next update of the Ku-ring-gai DCP.

C. That expressions of interest/request for proposals from car share providers be sought for fixed space car share operation in the LGA.

D. That future concept designs for Public Domain projects be referred to the Smart Transport Advisory Committee.

CARRIED UNANIMOUSLY

137 **Review of Code of Conduct and Procedures for the Administration of the Code of Conduct**

File: S11192-1
Vide: GB.3

To review and re-adopt Ku-ring-gai Council's *Code of Conduct* and *Procedures for the Administration of the Code of Conduct*.

Resolved:

(Moved: Councillor Taylor)

Council re-adopts the current versions of the *Code of Conduct* and *Procedures for the Administration of the Code of Conduct*.

CARRIED UNANIMOUSLY

138 **Ku-ring-gai Council Community Grants Program 2025**

File: FY00432/16
Vide: GB.4

To advise Council of applications received for the 2025 Ku-ring-gai Council Community Grants Program, and to recommend funding for community and cultural groups.

Resolved:

(Moved: Councillor Taylor)

That the following community and cultural groups receive the recommended funding amounts from Council in 2025:

CATEGORY 1: Small Equipment

Name of Organisation	Amount Recommended
Lifestart Disability Services Ltd	$1,550.00
Lindfield Bowling Club	$1,550.00
Ku-ring-gai Community Workshop "The Shed" Inc.	$1,550.00
The Uniting Church in Australia Property Trust (NSW) on behalf of UCA Gordon-Pymble Uniting Church	$1,550.00
Hornsby Ku-ring-gai Community Transport	$1,550.00
Probus Club of Barra Brui Inc	$1,550.00
Gordon East Public School P&C	$450.00
Chinese Early Childhood Educators Association	$1,550.00
Christ Church St Ives	$1,400.00
Sydney United Sports Club Incorporated	$1,550.00
Ku-ring-gai Male Choir Inc	$759.00
Ku-ring-gai Netball Association	$1,550.00

Lindfield Football Club	$1,280.00
Chabad North Shore	$1,550.00
West Pymble Scout Group	$1,550.00
Pymble Turramurra Pre-School Inc	$1,550.00
Probus Club of Warrawee Inc.	$1,550.00
Dance of Love Incorporated	$549.00
Ku Ring Gai Little Athletics Inc	$1,550.00
The North Shore Synagogue	$1,550.00
2nd/3rd Lindfield Scout Group	$1,550.00
Total	**$29,238.00**

CATEGORY 2: Community Development

Name of Organisation	Amount Recommended
Lifestart Disability Services Ltd	$2,700.00
Empowering Parents In Crisis Pty Ltd (EPIC)	$3,500.00
AASHA Australia Foundation	$2,500.00
Hornsby Ku-ring-gai Women's Shelter	$3,000.00
Early Education (EarlyEd) Inc	$2,930.00
Sydney Upper North Shore Special Olympics	$3,500.00
Hornsby Ku-ring-gai Community College	$3,500.00
Pitch Club Pty Limited	$2,000.00
St Lucy's School	$3,136.00
Gordon FC	$2,643.00
Dae Hahn Culture School	$1,400.00
CASS Care Ltd	$2,900.00
Ku-ring-gai Chamber of Commerce Incorporated	$2,500.00
Streetwork Australia Limited	$2,600.00
Total	**$38,809.00**

CATEGORY 3: Arts & Cultural

Name of Organisation	Amount Recommended
AASHA Australia Foundation	$3,000.00
St Ives High School Parents and Citizens Association Incorporated	$3,000.00
The Cathedral Singers Incorporated	$1,275.00
CASS Care Ltd	$3,000.00
Edmund Rice Flexible Schools Ltd Trading as St Edmund's College Wahroonga	$978.00
Chabad North Shore	$3,000.00
Kuringai Youth Orchestra Incorporated	$1,400.00
Marian Street Theatre for Young People (MSTYP)	$1,500.00
Dae Hahn Culture School	$2,500.00
Streetwork Australia Limited	$3,000.00
Multicultural Integration Community Support Inc	$3,000.00
Total	**$25,653.00**

CARRIED UNANIMOUSLY

139 **Ku-ring-gai Council Sponsorship Program 2025**

File: FY00275/18
Vide: GB.5

To advise Council of applications received for the 2025 Ku-ring-gai Council Sponsorship Program, and to provide recommendations for Sponsorship funding.

Resolved:

(Moved: Councillor Taylor)

That Council approve the following funding for the Events, Arts and Cultural and General Sponsorship applications:

Events Sponsorship over $5,000	Amount recommended
Pymble Open Day	$400

Wahroonga Food and Wine Festival		$6,000
Wahroonga Village Fair		$6,000
Social Local Collective		$400
The Sales Strategy and Shift Mastermind		$0
Sparkling Wahroonga		$2,000
St Ives Multicultural Food and Wine Festival		$4,000
Pymble Fun Run		$1,000
Bobbin Head Cycle Classic		$7,000
Special Olympics Ku-ring-gai Chase Fun Run		$4,000
Challenge Works Bare Creek Trail Run		$4,000
Events Sponsorship under $5,000		
Ku-ring-gai Shield		$1,500
Ravenswood Wood School for Girls Australian Women's Art Prize		$1,800
Ku-ring-gai Art Society Exhibition		$2,000
St Ives Pre-School and Kindergarten		$400
180 Cadence (Naak) – Sydney Backyard Ultra		$400
Arts and Cultural Sponsorship		
Marian Street Theatre for Young People		$25,000
Ku-ring-gai Philharmonic Orchestra		$25,000
General Sponsorship		
Welcome basket		$3,000
Total value of sponsorship requests received	**$93,900**	

CARRIED UNANIMOUSLY

140 **Investment Report as at 31 July 2025**

File: FY00623/8
Vide: GB.8

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

Resolved:

(Moved: Councillor Taylor)

That:

A. The summary of investments and performance for July 2025 be received and noted.

B. The Certificate of the Responsible Accounting Officer be noted and the report adopted.

CARRIED UNANIMOUSLY

141 **2025 LGNSW Annual Conference: Call for Motions**

File: S14000/2
Vide: GB.11

To advise Council that registrations are now open for the Local Government NSW (LGNSW) Annual Conference, the criteria and deadline for the submission of motions, and for Council to determine its voting delegates at the Conference.

Resolved:

(Moved: Councillor Taylor)

That:

A. Councillors interested in attending and/or being a voting delegate to notify the General Manager by 29 August 2025.

B. Councillors to provide any proposed motions for submission to the General Manager by 5 September.

C. A report providing details of any proposed motions be referred to Council at its meeting on 23 September for approval prior to submission to LGNSW.

CARRIED UNANIMOUSLY

142 **Delivery Program and Operational Plan: June 2025 Biannual Report**

File: FY00382/16
Vide: GB.12

To report to Council on progress of the Delivery Program 2022-2026 and Operational Plan 2024-25 for the period January to June 2025.

Resolved:

(Moved: Councillor Taylor)

That the draft June biannual report on the Delivery Program 2022-2026 and Operational Plan 2024-2025 be received and noted.

CARRIED UNANIMOUSLY

143 **RFT8-2025 – Playspace Upgrade - Comenarra Playing Field**

File: RFT8-2025/R
Vide: GB.14

To consider the tenders received for RFT8-2025 Playspace Upgrade Comenarra Playing Field and to appoint the preferred tenderer.

Resolved:

(Moved: Councillor Taylor)

That:

A. Council accepts the tender submission from Tenderer A to carry out the Playspace Upgrade Comenarra Playing Field.

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

144 **Heritage Housekeeping Planning Proposal**

File: S14986
Vide: GB.17

For Council to consider a Planning Proposal to correct five (5) local heritage listings in the suburbs of Turramurra and Wahroonga. The proposed corrections will apply to Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) Schedule 5 Environmental Heritage - Part 1 Heritage Items and the associated heritage maps.

Resolved:

(Moved: Councillor Taylor)

A. That the Planning Proposal be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination in accordance with the provisions of the EP&A Act 1979 and Regulations.

B. That Council requests the plan making delegation under Section 3.36 of the EP&A Act 1979 and Regulations.

C. That upon receipt of a Gateway Determination, exhibition and consultation be carried out in accordance with the requirements of the EP&A Act 1979 and with the Gateway Determination requirements.

D. That a report be brought back to Council at the conclusion of the exhibition period.

CARRIED UNANIMOUSLY

145 **Submission to the NSW Net Zero Commission Consultation**

File: S13127
Vide: GB.19

The purpose of this report is to table the submission to the NSW Net Zero Commission public consultation for endorsement by Council.

Resolved:

(Moved: Councillor Taylor)

The submission to the NSW Net Zero Commission public consultation (Attachment A1) be endorsed by Council.

CARRIED UNANIMOUSLY

Councillor Wheatley arrived in Chambers during debate on the following item.

146 **Ku-ring-gai Pickleball Action Plan**

File: FY00430/17
Vide: GB.6

To provide Council with a draft Pickleball Action Plan identifying opportunities to establish pickleball courts in Ku-ring-gai.

MOTION:

(Moved: Councillors Devlin/Balachandran)

That Council:

A. Note the draft Pickleball Action Plan as the guiding framework for staged pickleball facility development in Ku-ring-gai;
B. Approve the marking of pickleball lines at the five sites identified as being of readiness and undertake further planning and assessment for the medium-readiness site at Regimental Park as a dedicated pickleball facility;
C. Undertake further consultation with relevant stakeholders, including sporting groups and the community, to support implementation of the Action Plan and to address any operational or amenity concerns; and,
D. Align pickleball court fees with existing tennis court fees and charges for 2025/26, with pickleball usage incorporated into the next annual review of Council's Fees and Charges following evaluation of trial data.

CARRIED UNANIMOUSLY

Resolved:

(Moved: Councillors Devlin/Balachandran)

That Council:

A. Note the draft Pickleball Action Plan as the guiding framework for staged pickleball facility development in Ku-ring-gai;
B. Approve the marking of pickleball lines at the five sites identified as being of readiness and undertake further planning and assessment for the medium-readiness site at Regimental Park as a dedicated pickleball facility;
C. Undertake further consultation with relevant stakeholders, including sporting groups and the community, to support implementation of the Action Plan and to address any operational or amenity concerns; and,
D. Align pickleball court fees with existing tennis court fees and charges for 2025/26, with pickleball usage incorporated into the next annual review of Council's Fees and Charges following evaluation of trial data.

CARRIED UNANIMOUSLY

147 **Draft Night-time Economy Action Plan**

File: S09438
Vide: GB.7

To provide Council with a draft Night-time Economy Action Plan for Ku-ring-gai, developed to establish a framework for building a vibrant and inclusive evening economy across the local government area.

MOTION:

(Moved: Councillors Balachandran/Taylor)

That:

A. Council endorses the draft Night-time Economy Action Plan and approve the actions therein

B. Council provides $50K of funding to commence actions outlined in the draft Night-time Economy Action Plan

C. Council and the Taskforce to investigate and implement appropriate pilot activation projects within the town centres of Lindfield, Gordon and Turramurra in 2026.

D. Council provide a progress report on the outcomes of implementation of Year 1 of the Action Plan in November 2026.

CARRIED UNANIMOUSLY

Resolved:

(Moved: Councillors Balachandran/Taylor)

That:

A. Council endorses the draft Night-time Economy Action Plan and approve the actions therein

B. Council provides $50K of funding to commence actions outlined in the draft Night-time Economy Action Plan

C. Council and the Taskforce to investigate and implement appropriate pilot activation projects within the town centres of Lindfield, Gordon and Turramurra in 2026.

D. Council provide a progress report on the outcomes of implementation of Year 1 of the Action Plan in November 2026.

CARRIED UNANIMOUSLY

148 **Analysis of Land and Environment Court Costs - 4th Quarter 2024 to 2025**

File: FY00623/8
Vide: GB.9

To report legal costs in relation to development appeal matters in the Land and Environment Court for the year ended 30 June 2025.

Resolved:

(Moved: Councillors Ward/Taylor)

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

CARRIED UNANIMOUSLY

149 **Carried Forward Projects Expenditure - 2024/25**

File: FY00701/1
Vide: GB.10

To seek endorsement from Council to carry forward the attached list of 2024/25 projects into the current financial year.

Resolved:

(Moved: Councillors Balachandran/Ward)

That Council approve the attached list of carried forward expenditure from 2024/25 to the current financial year.

CARRIED UNANIMOUSLY

150 **RFT57-2024 Main Carpark Upgrade St Ives Showground**

File: RFT57-2024/R
Vide: GB.13

The purpose of this report is for Council to consider the tenders received for RFT57-2024 Main Carpark Upgrade St Ives Showground and to appoint the preferred tenderer for construction.

MOTION:

(Moved: Councillors Taylor/Smith)

That Council defer this business item to September pending a notice of motion from Councillors.

CARRIED UNANIMOUSLY

Resolved:

(Moved: Councillors Taylor/Smith)

That Council defer this business item to September pending a notice of motion from Councillors.

CARRIED UNANIMOUSLY

151 **Ku-ring-gai Affordable Housing Contribution Scheme and amended Affordable Housing Policy**

File: S12314
Vide: GB.15

For Council to consider the draft Ku-ring-gai Affordable Housing Contribution Scheme prepared by Atlas Economics and GLN and the amended Ku-ring-gai Affordable Housing Policy for public exhibition.

Resolved:

(Moved: Councillors Balachandran/Ward)

A. That Council endorse the Draft Ku-ring-gai Affordable Housing Scheme (Attachment A1) for public exhibition.

B. The amendments to the policy positions relating to contribution preference, ownership and use of funds in the Affordable Housing Policy be noted, and that Council endorse the amended Ku-ring-gai Affordable Housing Policy (Attachment A2) for public exhibition.

C. That the Draft Ku-ring-gai Affordable Housing Scheme and the amended Affordable Housing Policy be placed on public exhibition for a period of 28 days. Following the exhibition, a report on the submissions received be reported to Council for consideration.

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

CARRIED

The Mayor noted that Councillor Smith declared a special disclosure of pecuniary interest in GB.16 and tabled a special disclosure of pecuniary interest under clause 4.36(c) of the Code of Conduct and will remain in Chambers during this debate.

152 **Planning Proposal - Dual Occupancy Floor Space Ratio (FSR) standard**

File: S14848
Vide: GB.16

To inform Council of the Planning Proposal amending the *Ku-ring-gai Local Environmental Plan 2015* to apply a Floor Space Ratio (FSR) to dual occupancy development with a minimum 1015 sqm lot size.

Resolved:

(Moved: Councillors Balachandran/Taylor)

A. That Council support the proposed FSR for dual occupancy as outlined in this report and progress the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination to enable its exhibition and public consultation.

B. That Council seek the authority to finalise the Planning Proposal under delegation.

CARRIED UNANIMOUSLY

Councillor Wheatley declared a non-significant, non-pecuniary interest in GB.18 as she has previously worked with Evie Networks. Councillor Wheatley will remain in Chambers for this debate.

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

File: S14827
Vide: GB.18

To seek a resolution to apply for Minister's consent 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 2 Lord Street, Roseville.

MOTION:

(Moved: Councillors Taylor/Ngai)

That:

A. Council make an application to the Minister for Local Government for consent to proceed with grant the proposed licence as noted within this report.

B. Subject to Ministerial approval, that Council authorises the General Manager or his delegate authority to execute the licence and any documentation to give effect to this resolution.

C. Noting comments in the report from the community about creating a community space at the Lord St car park and the term of the EV agreements, a high-level report be brought back to Council this financial year on the timing for delivery of the Roseville Village Green.

CARRIED UNANIMOUSLY

Resolved:

(Moved: Councillors Taylor/Ngai)

That:

A. Council make an application to the Minister for Local Government for consent to proceed with grant the proposed licence as noted within this report.

B. Subject to Ministerial approval, that Council authorises the General Manager or his delegate authority to execute the licence and any documentation to give effect to this resolution.

C. Noting comments in the report from the community about creating a community space at the Lord St car park and the term of the EV agreements, a high-level report be brought back to Council this financial year on the timing for delivery of the Roseville Village Green.

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 8:01pm.

The Minutes of the Ordinary Meeting of Council held on 19 August 2025 (Pages 1 - 37) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>.

_____ _____

General Manager Mayor / Chairperson

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

1. This form must be completed using block letters or typed.

2. If there is insufficient space for all the information you are required to disclose, you must attach an appendix which is to be properly identified and signed by you.

Important information

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

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

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

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

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

This form must be completed by you before the commencement of the council or council committee meeting at which the special disclosure is being made. The completed form must be tabled at the meeting. Everyone is entitled to inspect it. The special disclosure must be recorded in the minutes of the meeting.

Special disclosure of pecuniary interests by Cr Alec Taylor

in the matter of GB.16 Planning Proposal - Dual Occupancy FSR Standard (KLEP 2015 & DCP)

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

to be held on the 19 August 2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[redacted]
Relationship of identified land to the councillor [*Tick or cross one box.*]	■ The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). □ An associated person of the councillor has an interest in the land. □ An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest[1]	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land)[2] [Tick or cross one box]	■ The identified land. □ Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [*Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land*]	R2 Low Density Residential or Low & Mid-rise Housing SEPP or Council's alternative TOD plan

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

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

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Proposed change of zone/planning control [*Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land*]	Maximum FSR of ((200 + (0.3 × site area)) / site area):1
Effect of proposed change of zone/planning control on councillor or associated person [*Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"*]	Unlikely to affect the value of the property as other over-riding planning controls are applicable

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

Councillor's signature [redacted]

Date 19/8/2025

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

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

1. This form must be completed using block letters or typed.

2. If there is insufficient space for all the information you are required to disclose, you must attach an appendix which is to be properly identified and signed by you.

Important information

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

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

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

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

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

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Special disclosure of pecuniary interests by Barbara christine ward

in the matter of [redacted]

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

to be held on the 19 August 2025

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

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

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Proposed change of zone/planning control [*Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land*]	R2 zone KLEP
Effect of proposed change of zone/planning control on councillor or associated person [*Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"*]	appreciable financial gain

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

Councillor's signature [redacted]

Date 19/9/2025

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

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

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Special disclosure of pecuniary interests by Indu Balachandran

in the matter of Dual occupancy lot size, KLEP 2015

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

to be held on the 19/8/25

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[redacted]
Relationship of identified land to the councillor [*Tick or cross one box.*]	☒ The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). ☐ An associated person of the councillor has an interest in the land. ☐ An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest[1]	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land)[2] [Tick or cross one box]	☒ The identified land. ☐ Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [*Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land*]	R2, KLEP 2015 Heritage item KLEP 2015 HCAC23 KLEP 2015

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

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Proposed change of zone/planning control [*Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land*]	Dual Occupancy lot size KLEP 2015
Effect of proposed change of zone/planning control on councillor or associated person [*Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"*]	Financial loss / gain - unknown as TOD has not been gazetted

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

Councillor's signature [redacted]

Date 19/8/25

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

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Special disclosure of pecuniary interests by Indu Balachandran

in the matter of dual occupancy lot size, KLEP 2015

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

to be held on the

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[redacted]
Relationship of identified land to the councillor [*Tick or cross one box.*]	☐ The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). ☒ An associated person of the councillor has an interest in the land. ☐ An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest[1]	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land)[2] [Tick or cross one box]	☒ The identified land. ☐ Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [*Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land*]	R2 – KLEP 2015 Heritage item – KLEP 2015 HCA C23 – KLEP 2015

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

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Proposed change of zone/planning control [*Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land*]	Dual occ lot size KLEP 2015
Effect of proposed change of zone/planning control on councillor or associated person [*Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"*]	Financial gain/loss unknown as TOD not gazetted.

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

Councillor's signature [redacted]

Date 19/8/25

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

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

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Special disclosure of pecuniary interests by CR MARTIN SMITH

in the matter of Dual Occupancy

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

to be held on the 14th August 2025

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	[redacted]
Relationship of identified land to the councillor [*Tick or cross one box.*]	☑ The councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). ☐ An associated person of the councillor has an interest in the land. ☐ An associated company or body of the councillor has an interest in the land.
Matter giving rise to pecuniary interest[1]	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land)[2] [Tick or cross one box]	☑ The identified land. ☐ Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [*Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land*]	R2 LOW DENSITY RESIDENTIAL (KLEP 2015)

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

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

Proposed change of zone/planning control [*Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land*]	SEPP (EXEMPT COMPLYING DEVELOPMENT CODES) STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 CHAPTER 6 LOW AND MID RISE HOUSING
Effect of proposed change of zone/planning control on councillor or associated person [*Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"*]	UNKNOWN FINANCIAL GAIN OR LOSS

[*If more tha[redacted]o be declared, reprint the above box and fill in for each additional interest.*]

Councillor's signature

Date 19/08/2025

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

MAYORAL MINUTE

APPOINTMENTS TO EXTERNAL COMMITTEES

Council plays an important role in representing our community on a range of external committees, boards, and working groups. These bodies provide valuable opportunities for collaboration, advocacy, and information-sharing between Council and other levels of government, community organisations and regional bodies.

The number of Council delegates currently appointed to these committees varies, with some having only a single delegate and no alternate. This may lead to situations where Council is unable to be represented at external meetings due to unforeseen absences or scheduling conflicts. At present, the following external committees have only a single Council delegate with no alternate:

- North Shore Police Area Command Community Safety Precinct Committee (Lindfield–North Sydney) (Delegate: Councillor Ngai)
- North Shore Police Area Command Community Safety Precinct Committee (Lindfield–Brooklyn) (Delegate: Councillor Wheatley)
- Eryldene Trust Committee (Delegate: Councillor Wheatley)
- NSW Public Libraries Association (Delegate: Councillor Kay)

In the interest of ensuring consistent and effective representation, I propose that Council appoint an alternate delegate to all external committees.

RECOMMENDATION:

That Council:

A. Appoint an alternate to each of the following external committees:

    1. North Shore Police Area Command Community Safety Precinct Committee (Lindfield–North Sydney)
    2. North Shore Police Area Command Community Safety Precinct Committee (Lindfield–Brooklyn)
    3. Eryldene Trust Committee
    4. NSW Public Libraries Association

B. Inform the external committees and organisations of Council's nominated alternate delegate.

Councillor Christine Kay
Mayor

MAYORAL MINUTE

VALE JO HARRIS OAM

It is my sad duty to advise Councillors and our community of the passing of a much loved volunteer, Jo Harris OAM.

Jo died peacefully on Saturday 30 August, aged 91 years.

Born in Killara, Jo Harris was educated at Ravenswood and after leaving school, studied a variety of courses in design and costume at East Sydney Technical College.

In her younger years Jo also experienced country life, working as a governess and jillaroo in Moree.

Nevertheless, Jo lived in Ku-ring-gai most of her life, raising her children with husband John. She was an active member of the local community and in 1999 joined the Ku-ring-gai Historical Society. Jo's lifelong passion for local history meant she was able to make a significant contribution to the Society in many ways.

Between 2001 and 2018 she held the position of Vice President and was Acting President in 2002-2003. Between 2001 and 2016 Jo was the Society's Family History Group Leader and was a local history tour convenor for many years.

Jo's interest in sharing local history with the public led her to create the highly successful Exploring Ku-ring-gai Tour. She also passed on her knowledge of local history by becoming the leader of the Society's genealogy training courses.

Through her proficiency with shortwave radio, Jo became a Historian of the Wireless Institute of Australia (NSW). Jo led the anniversary on 22 September each year at the Fisk Monument in Wahroonga, which commemorates the first international direct wireless message in 1918 from the UK to Australia.

In 2005 Jo was awarded the title of Ku-ring-gai Historical Society Historian of the Year and in 2009 honoured with a Royal Australian Historical Society Achievement Award.

She was further recognised for her service to local history by gaining life membership of the Ku-ring-gai Historical Society in 2018 and in 2021, was awarded the title of Ku-ring-gai's Woman of the Year.

Jo's other community roles included founding the Turramurra Stamp Club, the Ku-ring-gai Arts and Crafts Group and a local spinning group. She was also an Akela for the Killara Cubs.

In 2017 Jo was awarded an Order of Australia Medal in the Queen's Birthday Honours List for her outstanding service to the Ku-ring-gai community.

On behalf of Council and our community, I extend our deepest condolences to Jo's family and friends. She will be sadly missed.

RECOMMENDATION:

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

Councillor Christine Kay
Mayor

Item GB.1 **S14669**
2 September 2025

ELECTION OF DEPUTY MAYOR FOR THE 2025 - 2026 TERM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To elect the Deputy Mayor for the September 2025 to September 2026 term.
BACKGROUND:	Section 231 of the Local Government Act 1993 empowers Councillors to elect a Deputy Mayor. The Deputy Mayor may be elected for the same term as the Mayor or for a shorter period.
COMMENTS:	Nominations for the position of Deputy Mayor must be made in writing by two or more Councillors (one of whom may be the nominee) and must be accepted by the nominee in writing. If only one Councillor is nominated, that Councillor is elected. If more than one Councillor is nominated an election is held. Council is to resolve whether the election is to proceed by open voting, ordinary ballot or preferential ballot. Results of the election are to be declared to the Councillors at the meeting at which the election is held and delivered or sent to the Deputy Secretary, Office of Local Government and Chief Executive Officer of Local Government New South Wales.
RECOMMENDATION:	That Council: A. Determine whether the method of voting for the position of Deputy Mayor is to proceed by open voting, ordinary ballot or preferential ballot. B. Elect the Deputy Mayor for the September 2025 to September 2026 Mayoral term.

Item GB.1 **S14669**
2 September 2025

PURPOSE OF REPORT

To elect the Deputy Mayor for the September 2025 to September 2026 term.

BACKGROUND

Section 231 of the *Local Government Act 1993* empowers Councillors to elect a Deputy Mayor. The Deputy Mayor may be elected for the same term as the Mayor or for a shorter period.

At the 8 October 2024 meeting, Council resolved to elect the Deputy Mayor for the October 2024 to September 2025 term. Councillor Wheatley was duly elected to the position of Deputy Mayor.

Schedule 7 of the *Local Government (General) Regulation 2021* (the Regulation) outlines requirements in relation to the conduct of the Mayoral and Deputy Mayoral elections.

COMMENTS

The General Manager will be the returning officer for the election of Deputy Mayor.

In accordance with Schedule 7 of the Regulation, nominations for the position of Deputy Mayor must be made in writing by two or more Councillors (one of whom may be the nominee), and must be accepted by the nominee in writing. Nomination and acceptance forms have been distributed to all Councillors with the Business Papers and will also be available in the chamber at the meeting.

If only one Councillor is nominated, that Councillor is elected. If more than one Councillor is nominated an election is held. Council is to resolve whether the election is to proceed by open voting, ordinary ballot or preferential ballot in accordance with the Regulation. A summary of each voting method is provided below.

Open voting method

This voting method follows the same principles as the ordinary ballot, except that voting is conducted by Councillors publicly raising their hands for the candidate of their choice.

Ordinary ballot method

In this type of election, each Councillor is required to cast one vote for the candidate of his or her choice via secret ballot. If there are more than two candidates, the candidate with the lowest number of votes is to be excluded and a further ballot takes place. If two or more candidates are tied on the lowest number of votes, the General Manager will conduct a draw of lots to determine the candidate to be eliminated (the one chosen by lot is eliminated). In the case of a tied vote for the final two candidates, the General Manager will conduct a draw of lots to determine the outcome – the one chosen by lot is elected Deputy Mayor.

Preferential system

In this system each Councillor is required to vote by listing the candidates in order of preference (1, 2, 3, etc.) via secret ballot. If no candidate receives an absolute majority of first preferences, then preferences are distributed until one candidate receives a majority.

Results of the election are to be declared to the Councillors at the meeting at which the election is held (by the returning officer) and delivered or sent to Deputy Secretary, Office of Local Government and Chief Executive Officer of Local Government New South Wales, in accordance with the Regulation.

INTEGRATED PLANNING AND REPORTING

Outcome 5: 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	L1.2: Council's governance framework supports probity, transparency, compliance with legislative requirements and a culture of ethical conduct and informed decision-making.	L1.2.5: Review and update Council's policy and procedures for the conduct of Council meetings, public forums and committees in line with Office of Local Government requirements

GOVERNANCE MATTERS

Section 231 of the Act empowers Councillors to elect a Deputy Mayor. The Deputy Mayor may be elected for the same term as the Mayor or a shorter period. Section 290 of the Act notes that the mid-term election of the Mayor must be held during the month of September.

Schedule 7 of the Regulation outlines requirements in relation to the conduct of the Mayoral and Deputy Mayoral elections.

RISK MANAGEMENT

Nil.

FINANCIAL CONSIDERATIONS

Nil.

SOCIAL CONSIDERATIONS

Nil.

ENVIRONMENTAL CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

Nil.

INTERNAL CONSULTATION

Nil.

Item GB.1 **S14669**
2 September 2025

RECOMMENDATION:

That Council:

A. Determine whether the method of voting for the position of Deputy Mayor is to proceed by open voting, ordinary ballot or preferential ballot.

B. Elect the Deputy Mayor for the September 2025 to September 2026 Mayoral term.

Christopher M Jones
Manager Governance and Corporate Strategy

ARTS AND CULTURE COMMITTEE - MINUTES OF MEETING 18 AUGUST 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with the minutes from the Arts and Culture Committee meeting held on 18 August 2025.
BACKGROUND:	Council is required to consider and endorse minutes from the Arts and Culture Committee, and to make them publicly available via Council's website.
COMMENTS:	A number of items were discussed at the meeting including the *Create Ku-ring-gai* event, a pilot program for increased access to community facilities for the arts and creative sector, an arts and cultural events update and an update on the Marian Street Theatre. The format and frequency of Committee meetings was also discussed, and the Committee recommended holding 2 meetings per year and up to 2 forums, or similar type events, each year.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council endorses the minutes of the Arts and Culture Committee meeting held on 18 August 2025.

PURPOSE OF REPORT

To provide Council with the minutes from the Arts and Culture Committee meeting held on 18 August 2025.

BACKGROUND

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

COMMENTS

A number of items were discussed at the meeting including the *Create Ku-ring-gai* event, a pilot program for increased access to community facilities for the arts and creative sector, an arts and cultural events update and an update on the Marian Street Theatre.

The format and frequency of Committee meetings was also discussed, and the Committee recommended holding 2 meetings per year and up to 2 forums, or similar type events, each year.

INTEGRATED PLANNING AND REPORTING

Community, People and Culture

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

GOVERNANCE MATTERS

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

RISK IMPLICATION STATEMENT

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

FINANCIAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Internal consultation is not required for this report.

SUMMARY

Items discussed at the meeting including Marian Street Theatre update, Arts and Cultural Forum 2025, Increased access to community facilities, arts and cultural events update.

RECOMMENDATION:

That Council:

A. Endorses the minutes of the Arts and Culture Committee meeting held on 18 August 2025.
B. Endorses the proposal that two (2) Arts and Cultural Advisory Committee meetings be held each year, and that the committee's Terms of Reference be amended to reflect this change.
C. Endorses the proposal that up to two (2) forums, or similar events, be held each year, and that the committee's Terms of Reference be amended to reflect this change.

Melanie Morson
Manager Visitor Experience & Events

Michelle Swan-Beardmore
Library Manager

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Attachments: A1⇩ Minutes Arts and Culture Committee Meeting held 18 August 2025 2025/291991

MINUTES OF ARTS AND CULTURE COMMITTEE HELD ON MONDAY, 18 AUGUST 2025 ON MICROSOFT TEAMS

Present:	Councillor Indu Balachandran, (Chairperson) Councillor Barbara Ward (Deputy Chairperson) Mayor, Councillor Christine Kay Tony Bates, Community Member Wendy Blaxland, Community Member Anne Cahill, Community Member Andrea Doney, Community Member Mary Faith, Community Member Hong Huang, Community Member
Staff Present:	Director Community, Janice Bevan Director Strategy and Environment, Andrew Watson Manager Community Development, Danny Houseas Manager Library Services, Michelle Swan-Beardmore Manager Visitor Experience and Events, Melanie Morson Project and Policy Officer, Community Development, Nick Goryl PA to Director Community, Suzanna La Cava
Others Present:	Peter Whitehead, substituting for Dee Jackson Giselle Beale, Marian Street Theatre for Young People
Apologies:	James Austen, Community Member Dee Jackson, Community Member Shipra Shah, Community Member Marketing and Programs Lead, Library and Art Centre, Samantha Groth

The Meeting commenced at 5:32PM

DECLARATIONS OF INTEREST

There were no Declarations of Interest

MATTERS ARISING FROM PREVIOUS MEETING

NOTING OF MINUTES

Minutes of Arts and Culture Committee
File: S14328

Meeting held 5 May 2025

RECOMMENDATION:

That Minutes from the meeting on 5 May 2025 were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

GENERAL BUSINESS

Note: The items in the agenda were re-ordered for the meeting. These minutes reflect the sequence of items as they were discussed.

Marian St Theatre Update

(brought forward from Other Business)

Andrew Watson, Director Strategy and Environment

- Andrew Watson, Director Strategy and Environment, provided an update on the Marian Street theatre.
- The current DA remains active until late August 2026.
- The building is structurally sound, watertight, and the power is isolated.
- A modification application has been submitted for some internal demolition works, comprising removal of some internal walls and redundant equipment.
- This modification application will preserve the existing DA in perpetuity.
- Director Strategy to provide details of modification application for circulation.
  - The link to the application is: DA Tracker – 2 Marian St, Killara
- Committee member feedback – members were pleased to hear that the modification application, if approved, would mean the DA would not expire.
- Members were also pleased to learn the minor internal demolition works proposed would not alter the existing function or character of the building.

Arts and Cultural Forum 2025
Create Ku-ring-gai

File: S14328
Vide: GB.2

To provide feedback to the Arts and Culture Advisory Committee on the Create Ku-ring-gai event held on 25 July 2025

RECOMMENDATION:

That members receive and note the update on the Create Ku-ring-gai event held in the Gordon Library on 25 July 2025.

Nick Goryl, Project and Policy Officer, Community Development

- Nick Goryl summarised insights from the 25 July 2025 forum and the *speed-creating* engagement.
- 5 major themes emerged: spaces and venues; events and nightlife; learning and participation; community connection; support structures.
- Example suggestions: sculpture park/arts trail; storytelling circles; night markets; culture-themed picnic-in-the-park; residencies and artist-school links; multidisciplinary workshops at St Ives Showground.
- There was a suggestion that the role of Council could be enabling community-led activity (marketing, networks, affordable infrastructure) rather than owning delivery with some events.
- There were approximately 60 attendees; and the committee is keen to maintain momentum, continue engaging with the arts cultural community and consider a follow-up forum.
- Committee members were asked for feedback, what types of initiatives they felt Council should prioritise, and how best to balance grassroots creativity with Council-led initiatives.
- Lots of positive feedback about Create Ku-ring-gai from members who attended.
- Alignment with the Nighttime Economy initiative was noted.
- Intergenerational, cross-cultural and inclusion were themes suggested as priorities for

Council in this space.
- Also positive sentiments about having the art exhibition extended into the library from the Ku-ring-gai Arts Centre. This could be a model example for future initiatives activating existing spaces for artistic exhibition and expression.

Increased access to community facilities for the arts community in Ku-ring-gai

File: S14328
Vide: GB.1

To update the Arts and Culture Advisory Committee on a proposed pilot program designed to increase access to community facilities for the arts and cultural groups in Ku-ring-gai.

RECOMMENDATION:

A. For members of the Arts and Culture Advisory Committee to receive and note the update on the proposed pilot program that has been developed to assist in providing increased access to Council venues for arts and cultural groups in the community.

Danny Houseas, Manager Community Development

- Danny Houseas shared a proposal for a pilot program to improve access and affordability for the arts and creative sector across community venues.
- The objectives are to improve access, reduce financial barriers, support local creatives, and to grow utilisation
- Eligibility and Support – community arts groups and creatives would be eligible, with tiered subsidies for venue hire
- Scheduling - short, time-boxed access to priority facilities in off-peak windows.
- Implementation timeline - draft program to Council by Nov 2025, with a pilot program from Jan 2026, and evaluation by February/March 2027.
- Facility upgrades - low-cost/high-impact improvements (lighting, AV, acoustics, ventilation) to inform 2026/27 budget bids.
- Committee member ideas and comments –
- November report should identify which facilities are suitable for different types of creative use (e.g. performing vs other activities). Should act as a gap analysis to guide uptake and investment decisions.
- Suggestion to invest in portable assets (e.g. microphones, PA systems, staging sets) that can be moved between venues; links to idea of a Council-facilitated equipment "co-op."
- Members commented that cost relief (even partial) would make Council venues more attractive compared to independent venues.

Arts and Cultural Events Update

File: S14328
Vide: GB.3

To provide members with an update on recent arts and culture events in Ku-ring-gai.

RECOMMENDATION:

That Committee members receive and note the update on recent arts and culture events in Ku-ring-gai.

Melanie Morson, Manager Visitor Experience and Events, Ku-ring-gai Council

- Gai-Mariagal Festival (26 May–13 Jul): 11 events were delivered across 5 venues in partnership with Aboriginal Affairs NSW and regional partners.

- Arts & Cultural Festival (14 Jun–24 Jul): 25 events, 15 venues, 5,362 visits, the largest to date.
- New collaboration with Sanskriti (School of Indian Performing Arts) and an all-abilities event with Cerebral Palsy Alliance.
- Submissions have been made to Multicultural NSW for support with the 2026 Multicultural Festival.
- Further funding submission to NSW Government for Seniors Week 2026 and will be focusing efforts on creative opportunities, wellness, and life skills.

OTHER BUSINESS

Marian St Theatre for Young People Update

Giselle Beale – Chair, Marian St Theatre for Young People

- Giselle Beale provided an update on the MSTYP advising that a successful fundraising campaign has enabled the MSTYP to continue operations and offer theatre related programs to the community.

Arts and Culture Advisory Committee

Discussion about future committee meetings, format and activities

- Discussion about the future schedule and format of the committee, noting the success and high engagement of the recent Create Ku-ring-gai event, as well as the recent meeting attendance.
- Possibilities include reducing the number of meetings and increasing the number of forums each year, or focusing solely on forums.
- The Committee discussed a hybrid model which would result in 2 committee meetings per year and up to 2 forums (or similar events) per year.
- The Committee recommended that the number of meetings be reduced to 2 per year.
- The next forum was proposed for early-mid 2026, with the option of holding a committee meeting in early 2026 to assist with planning for the next forum.

The Meeting closed at 7:05PM

MULTICULTURAL ADVISORY COMMITTEE - MINUTES OF MEETING 14 AUGUST 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 14 August 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 Council's Green Grid strategy, culturally and linguistically diverse community consultation strategy, the calendar of culturally significant dates, mental health in culturally and linguistically diverse communities, an events update, the NSW Homelessness Strategy, and the Welcoming Cities initiative.
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 14 August 2025, and that Council join the Welcoming Cities initiative at the *Committed* level under the free membership tier.

PURPOSE OF REPORT

To provide Council with the minutes from the Multicultural Advisory Committee meeting held on 14 August 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 Council's Green Grid strategy, culturally and linguistically diverse community consultation strategy, the calendar of culturally significant dates, mental health in culturally and linguistically diverse communities, an events update, the NSW Homelessness Strategy, and the Welcoming Cities initiative.

At the previous Committee meeting, a representative from Welcoming Cities provided a presentation and suggested that Council consider formally joining the Welcoming Cities network. The Multicultural Advisory Committee has recommended that Council joins the Welcoming Cities network at the *Committed* level under the free membership tier.

The Welcoming Cities initiative, sponsored by the Scanlon Foundation, supports councils to build inclusive communities through collaboration, knowledge sharing, and embedding welcoming principles into local policy and practice.

The Welcoming Cities framework is based on six key principles:

- Leadership
- Social and Cultural Inclusion
- Economic Development
- Civic Participation
- Places and Spaces
- Planning and Evaluation

As of August 2025, 97 councils across Australia were members of the Welcoming Cities network, demonstrating strong sector support for this initiative.

Membership at the *Committed* level would signal Council's support for social cohesion and inclusion, while providing access to resources and peer learning opportunities. Importantly, the free tier does not require a financial contribution, with Council's commitment focused on endorsing the principles, engaging in shared learning, and progressively embedding inclusive practices into Council operations.

INTEGRATED PLANNING AND REPORTING

Diversity and Inclusiveness

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

GOVERNANCE MATTERS

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

RISK IMPLICATION STATEMENT

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

FINANCIAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Internal consultation is not required for this report.

SUMMARY

Items discussed at the meeting included Green Grid Strategy - Culturally and Linguistically Diverse Community Consultation Strategy, Calendar of Culturally Significant dates, Mental Health in Culturally and Linguistically Diverse Communities, Events update, Welcoming Cities Initiative and NSW Homelessness Strategy

RECOMMENDATION:

That Council:

A. Endorses the minutes of the Multicultural Advisory Committee meeting held on 14 August 2025.
B. Join the Welcoming Cities network at the *Committed* level under the free membership tier.

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Attachments:	A1⇩	Minutes Multicultural Advisory Committee Meeting held 14 August 2025	2025/285814

MINUTES OF MULTICULTURAL ADVISORY COMMITTEE HELD ON THURSDAY, 14 AUGUST 2025

Present:	Councillor, Barbara Ward (Chairperson) Councillor, Indu Balachandran (Deputy Chairperson) Mayor, Cr Christine Kay Inga Rosenberg Bob Sudharshan (online) Maria Florencia Amigo Tony Pang Mahjabeen Zaman Nasrin Azizi Unis Yim-Wah Goh Jacqueline Lobo (online) Hwa Sur Park (online) Anthony Ching Jingni Shen Feilin Chan Anna Ji Vivian Dederko Upala Sunthankar
Staff Present:	Director Community, Janice Bevan Manager Community Development, Danny Houseas Manager Visitor Experience and Events, Melanie Morson Community Development Officer, Leonie Endacott Senior Landscape Officer, Fleur Rees
Others Present:	CEO Lifeline Harbour to Hawksbury, Elizabeth Lovell CEO KYDS, Carol Simpson
Apologies:	Jingni Shen, Committee member Cr Matt Devlin Cr Ngai Cr Pettett Cr Smith

The Meeting commenced at 11:05 AM

DECLARATIONS OF INTEREST

No interest was declared.

MATTERS ARISING FROM PREVIOUS MEETING

NOTING OF MINUTES

MCAC 13 **Minutes of Multicultural Advisory Committee**
File: S04141
Meeting held 18 June 2025
Minutes numbered MCAC07 to MCAC12

The Committee Recommends:
That Minutes circulated were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

GENERAL BUSINESS

MCAC 14

Green Grid Strategy - Culturally and Linguistically Diverse Community Consultation Strategy

File: S04141
Vide: GB.1

Fleur Rees – Senior Landscape Architect, Ku-ring-gai Council.

Fleur Rees provided an overview of Council's draft Green Grid strategy, and proposed engagement strategy for culturally and linguistically diverse residents (attached).

The Chairperson Cr Ward encouraged Committee members to share details of community members, leaders, or organisations that could support the Green Grid Strategy and help promote it within the community.

Recommendations from Committee members include:

- Engagement to diverse communities should extend beyond people from culturally and linguistically diverse communities to include older residents and people with disability.
- Green grid strategy should ensure connectivity for older people.

General Discussion:

Council has established Engagement Champions, representatives from various teams who focus on engaging with residents. The Multicultural Advisory Committee can support these efforts by connecting with residents from culturally and linguistically diverse (CALD) communities.

The Committee Recommends:

For members of the Multicultural Advisory Committee to receive and note the proposed Greed Grid consultation strategy.

CARRIED UNANIMOUSLY

MCAC 15

Calendar of Culturally Significant dates

File: S04141

Vide: GB.2
Leonie Endacott – Community Development Officer, Ku-ring-gai Council.

Leonie Endacott presented suggested dates of cultural significance relevant to the Ku-ring-gai demographic (attached).
Council intends to share these dates via online channels to educate the broader community.

Committee members suggested the following additional dates for consideration:

- Sankranti/Songkran – New Year celebration in South and South-East Asia (around 14 April).
- Vesak (Buddha Day) – celebrated by all Buddhist traditions, recognising the

birth, enlightenment and passing of the Buddha (generally in May).
- **St Patrick's Day** – commemorating the death of Saint Patrick, patron saint of Ireland (17 March).

General discussion:

- The Committee Chairperson Cr Ward stressed that the Multicultural Advisory Committee plays an important role in feeding information into Council and requests that members contact us with any further suggestions from their communities.
- Cr Ward informed the Committee that the primary goal of the calendar is to educate the broader community of important cultural days so that the whole community can come together to celebrate.

The Committee Recommends:

For members of the Multicultural Advisory Committee members to receive and note the dates of cultural significance.

CARRIED UNANIMOUSLY

MCAC 16

Mental Health in Culturally and Linguistically Diverse Communities

File: S04141
Vide: GB.3

Elizabeth Lovell – CEO Lifeline Harbour to Hawksbury (H2H) provided an overview of Lifeline's services, in particular services for people from culturally and linguistically diverse communities (presentation attached):

- Lifeline H2H is the second largest deliverer of talk and text services in Australia
- They have over one thousand active volunteers in the area
- Thank you extended to Cr Barbara Ward for her long service as a Lifeline Board member.

Risks and challenges for Culturally and linguistically diverse communities include:

- Barriers to social integration
- Language or cultural barriers to services
- Stigma
- Possible additional stressors for migrant populations due to migration, discrimination and financial stress.

Three main areas of opportunity:

- Engagement and prevention
- Crisis support intervention and aftercare
- Recovery and keeping people safe longer-term

Service successes:

- Targeted social media campaigns have led to 7,596 people accessing assistance via Lifelines website
- Connect Library Hubs at Lindfield, Hornsby and Chatswood, Chatswood Library offering bi-lingual English/Mandarin and English/Cantonese support
- Everyday Counsellor workshop now delivered in Mandarin

Carol Simpson – CEO KYDS provided an overview of KYDS' services (presentation attached):

- KYDS provide mental health services for youth aged 10-18 years of age
- KYDS provided 10,500 youth counselling session last year
- 50% of lifetime adult mental health issues arise before the age of 18

Risks and challenges for Culturally and linguistically diverse communities include:

- Stigma
- Differences in cultural models of distress
- Belonging concerns
- Youth mental health outcomes can be affected by families not understanding the need for support or choosing to wait

Service responses for culturally and linguistically diverse residents:

- Counsellors in multiple languages
- Parent information packs and parent information sessions now available in Mandarin, Farsi and Hindi sessions coming next year.

General discussion:

The Committee Chairperson Cr Ward thanked Lifeline and KYDS for the services they provide and asked Elizabeth Lovell and Carol Simpson what support the Multicultural Advisory Committee could provide.

Elizabeth shared that the key difficulty they face in providing services is reaching culturally and linguistically diverse communities, and establishing effective referral pathways, the Multicultural Advisory Committee members could help facilitate this by sharing widely their communities.

Volunteering possibilities were discussed for communities represented by multicultural advisory committee members. This suggestion was warmly received by Elizabeth and Carol, Lifeline in particular has retail and community care volunteer positions available.

For further information on volunteering opportunities please see Council's website: The Volunteer Hub Ku-ring-gai

The Committee Recommends:

For members of the Multicultural Advisory Committee to receive and note this report.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Events update – Melanie Morson, Manager Visitor Experience and Events

Gai-maraigal Festival:

The 2025 Gai-mariagal Festival ran from 26 May through to 14th July.
2460 attendees enjoyed the 11 Events during the festival across 5 Venues (St Ives Showground, Ku-ring-gai Wildflower Garden, Ku-ring-gai Art centre, Ku-ring-gai Library & Wahroonga Park)

Partners that participated in the event were:

- Gai mariagal Group
- Gawura Cultural Immersions
- Freshwater Education

- Baagi Milaygin
- Aboriginal Heritage Office
- Koori Kinnections
- Ku-ring-gai Library
- Ku-ring-gai Art Centre
- Aboriginal Affairs NSW $2000 Grant for NAIDOC Week Activities

Arts and Cultural Festival :

The 2025 Arts and Cultural festival took place from 14 June through to the 24 July. 5362 attendees enjoyed the 25 events on offer across the 15 venues including Council venues both open space and built venues, schools, private galleries, and local shopping centres. Partners that participated in the event were:

- Ravenswood School for girls
- Ku-ring-gai Art Society
- Arts National
- Ku-ring-gai Art Centre
- Ku-ring-gai Wildflower Garden
- Ku-ring-gai Philharmonic Orchestra
- Ku-ring-gai Youth Orchestra
- Grace Cossington Smith Gallery
- Depart Gallery
- KAB Gallery
- Sanskriti A School of Indian Performing Arts
- Eryldene
- Pymble Players
- Cerebral Palsy Alliance
- Macquarie Singers

Council's events team partnered with the Arts and Culture Advisory Committee, chaired by Cr Balachandran and vice chaired by Cr Ward, to produce the Create Ku-ring-gai event. This event brought more than 60 Ku-ring-gai creatives from across disciplines together to brainstorm ideas to invigorate the arts in Ku-ring-gai.

A grant application has been submitted to Multicultural NSW to contribute the 2026 Multicultural Festival. Members are invited to share partnership or performance ideas for the 2026 Multicultural Festival.

Welcoming Cities Initiative - Cr Barbara Ward, Chair Multicultural Advisory Committee

The Committee Chairperson, Cr Ward, informed the Committee that, following the presentation by Turkan Aksoy at the previous meeting, Council had been approached by Welcoming Cities to join the initiative. Cr Ward outlined the two-tier membership structure: regular membership, which is free, and platinum membership, which incurs an annual cost of $3,000. Cr Ward sought the Committee's feedback on whether Council should join the initiative.

The Committee Recommends:

That Council join the initiative at the regular membership level.

At this stage of the meeting, the Committee Chairperson, Councillor Ward, sought a 15-minute extension as the meeting had exceeded the scheduled finish time of 12:30 pm. This was unanimously agreed by Committee members, and the extension was granted.

Gordon Pymble Uniting Church – Courtney Heyden

Courtney Heyden shared with the members Gordon Pymble Uniting Church's outreach initiatives including Tai Chi, the Dementia Choir and their new Secret Garden café – staffed by trainees with a disability.

NSW Homelessness Strategy – Unis Goh, Multicultural Advisory Committee member

The 10 year NSW Homelessness Strategy was launched on 8th August, it is a whole of government approach to addressing homelessness in NSW.

The strategy is attached for the information of members.

Use of Recording or Artificial Intelligence in Committee meetings - Cr Barbara Ward, Chair Multicultural Advisory Committee

The Committee Chair, Cr Barbara Ward, reminded members that, as per the Terms of Reference, meetings must not be recorded without her approval.

The Meeting closed at 12:40PM

STATUS OF WOMEN'S ADVISORY COMMITTEE - MINUTES OF MEETING TUESDAY 5 AUGUST 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 5 August 2025.
BACKGROUND:	Council is required to consider and endorse minutes from the Status of Women's Advisory Committee, and to make them publicly available via Council's website.
COMMENTS:	A number of items were discussed at the meeting including Hornsby Ku-ring-gai Women's Shelter for Homelessness Week, Menopause Information Forum, Women's Leadership and inspiration Award, Family and Domestic Violence Action Plan Update, and 2026 International Women's Day
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council endorse the minutes of the Status of Women's Advisory Committee meeting held on 5 August 2025.

PURPOSE OF REPORT

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 5 August 2025.

BACKGROUND

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

COMMENTS

A number of items were discussed at the meeting including Hornsby Ku-ring-gai Women's Shelter for Homelessness Week, Menopause Information Forum, Women's Leadership and inspiration Award, Family and Domestic Violence Action Plan Update, and 2026 International Women's Day.

INTEGRATED PLANNING AND REPORTING

Diversity and inclusiveness

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

GOVERNANCE MATTERS

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

RISK IMPLICATION STATEMENT

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

FINANCIAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

There are no social implications associated with this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental implications associated with this report.

COMMUNITY CONSULTATION

Community consultation is not required for this report.

INTERNAL CONSULTATION

Internal consultation is not required for this report.

SUMMARY

The Committee explored a range of matters relevant to women in Ku-ring-gai, including upcoming events, recognition and leadership opportunities, progress updates on action plans, and ways the Committee can support Council in enhancing the wellbeing of women in the community.

RECOMMENDATION:

That Council endorses the minutes of the Status of Women's Advisory Committee meeting held on 5 August 2025.

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Attachments:	A1⇩	Minutes Status of Women Advisory Committee Meeting 5 August 2025	2025/290236

MINUTES OF STATUS OF WOMEN'S ADVISORY COMMITTEE HELD ON TUESDAY, 5 AUGUST 2025

Present:	The Mayor, Councillor C Kay (Chairperson) Councillor, I Balachandran (Deputy Chairperson) Councillor, A Taylor Arti Kumria Angela Budai - online Susan Parker Unis Goh Samantha Bing Madeleine Steel Adrienne Bennett Leanne Fry
Staff Present:	Director Community, Janice Bevan Community Development Officer, Kim Harris Community Development Officer, Nick Goryl Administration Officer Community Development, Wendy Hou
Others Present:	Guest speaker, Angelica Molina, Hornsby Ku-ring-gai Women's Shelter Manager
Apologies:	Councillor Barbara Ward Michelle Bell, Community Member Jebby Phillips, Community Member Peta-Jane Maynard, Community Member Manager Community Development, Danny Houseas Nicolette Boele MP, Member for Bradfield

The Meeting commenced at 10:04 AM

WELCOME BY CHAIRPERSON

Mayor Christine Kay opened the meeting and welcomed Committee members.

DECLARATIONS OF INTEREST

There were no declarations of interest.

MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising.

NOTING OF MINUTES

Minutes of Status of Women's Advisory Committee

File: S13683
Meeting held 6 May 2025
Minutes numbered – SWAC03 To SWAC04

RECOMMENDATION:

That the Minutes of the previous meeting held on 6 May 2025 were presented and approved by Council..

GENERAL BUSINESS

Address from Angelica Molina, Hornsby Ku-ring-gai Women's Shelter for Homelessness Week

File: S13683 *Vide: GB.1*

Angelica Molina, Shelter Manager, Hornsby Ku-ring-gai Women's Shelter, provided an address to the Committee with reference to Homelessness Week 2025.

Angelica outlined how the Hornsby Ku-ring-gai Women's Shelter supports women and children amid the growing housing crisis and shortage of affordable housing.

Homelessness Week is a time to reflect on domestic and family violence as it is the leading cause of homelessness for women and children in Australia. Women are not choosing to leave their homes, they are choosing to survive and often leaving their homes with nowhere to go.

The connection between violence and homelessness has been under-recognised and is not just the absence of a roof, it is the absence of safety, stability, and control over one's own life.

The Women's Shelter is committed to supporting women beyond just providing a bed. They support women through a person centred, strength-based and trauma-informed framework over a three-month period. Each victim works with a dedicated caseworker to find solutions to gain stability in their lives and free them from the danger of domestic abuse and homelessness.

In the last financial year, the Shelter has supported 78 women, provided 1,627 short term emergency accommodation bed nights and through Beecroft House provided 5,129 bed nights as transitional accommodation for women over the age of 55 years who are at risk of homelessness.

The Women's Shelter is embarking on the following 2 new projects this year to mark its 10 year anniversary:

A partnership with the Scentre Group (Westfield Hornsby), which has provided a dedicated office space where women can access the outreach service, and the opening of another shelter to house mothers and children.

These two new initiatives will assist women to receive guidance and support when they are experiencing family and domestic violence.

RECOMMENDATION:

For members of the Status of Women's Advisory Committee to receive and note the address from Angelica Molina, Shelter Manager, Hornsby Ku-ring-gai Women's Shelter.

Guest Speaker - Member for Bradfield

File: S13683 *Vide: GB.2*

The Status of Women's Advisory Committee was scheduled to be addressed by the Member for Bradfield, Ms Nicolette Boele MP. However, Ms Boele was unable to attend and has been invited to a future meeting of the Committee.

RECOMMENDATION:

For members of the Status of Women's Advisory Committee to accept the apology from Ms Nicolette Boele MP, Federal Member for Bradfield.

Menopause Information Forum

File: S13683 *Vide: GB.3*

To provide the Status of Women's Advisory Committee with an update on a proposed menopause information forum.

October is recognised as World Menopause Month, with World Menopause Day observed on18 October. The purpose of acknowledging this day, is to raise awareness and educate the women about menopause, its symptoms and the support options available. The theme for World Menopause Day 2025, Lifestyle is Medicine.

It is proposed to hold a menopause forum on Thursday, 23 October, at 6.00 pm in the Council Chambers, featuring three recommended guest speakers:

Doctor from the (Northern Sydney Local Health District) Menopause Hub with specialist training in fertility and menopause. Addressing the facts about menopause including hormone therapy, managing symptoms and understanding the different stages of menopause (perimenopause, menopause and post menopause).
Dietitian from the (Northern Sydney Local Health District) Menopause Hub - healthy eating and nutrition during menopause.
A fitness instructor from the Ku-ring-gai Fitness and Aquatic Centre – discussing ways to improve health and wellbeing through an active lifestyle.
There will also be opportunities for questions and answers.

A Committee member suggested contacting local organisations that provide women's fitness and health programs, such as the YMCA, to invite them to participate in the forum.

RECOMMENDATION:

For members of the Status of Women's Advisory Committee to receive and note the update on the proposed Menopause Information Forum.

OTHER BUSINESS

Women's Leadership and inspiration Award - Nick Goryl

The inaugural Women's Leadership and Inspiration Award is designed to celebrate local women who demonstrate leadership, advocacy and commitment to advancing gender equality.

The categories include addressing systematic barriers and empowering girls, supporting women in underrepresented fields, advancing education and lifelong learning, community building, grassroots impact and resilience and personal triumph.

Nominations close on the 10 August 2025.

Council is seeking 3 volunteers from the Committee to participate in the assessment panel. Committee members are asked to contact Kim Harris to express their interest.

The Award will be presented at a special event on 17 September, featuring Sonia Casanova from Dress for Success as the guest speaker. Guests will also be invited to donate gently used business attire to support the Dress for Success charity, which helps women thrive in both work and life. Committee members are encouraged to help spread the word about the Award and to nominate inspirational women whose leadership and achievements deserve recognition.

Family and Domestic Violence Action Plan Update - Kim Harris

The following key actions in the Family and Domestic Violence Action Plan have been completed:

- The National Domestic Violence Remembrance Day Commemoration took place at St Ives Village Green on the 7 May 2025 with the unveiling of a purple seat and the planting of a purple tibouchina tree to remember women who have lost their lives to domestic and family violence. The Women's Humming Song Choir provided a performance of thoughtfully selected songs that added a deeply meaningful and special touch to the occasion. A short video of the National Domestic Violence Remembrance Day Commemoration was presented to the Committee members.
- Council has delivered 5 Family and Domestic Violence (DFV) training sessions in May 2025 to Council staff and the leadership team, in partnership with White Ribbon.
- Staff awareness about the International Day for the Elimination of Sexual Violence in Conflict, which was observed on 19 June 2025.
- Council partnered with NAPCAN to deliver the Love Bites trauma-responsive training to 16 participants in June. The program is designed to support young people aged 15–17 years.
- Upcoming Family and Domestic Violence education sessions, in partnership with CASS for Mandarin-speaking and Korean-speaking residents, will be held on 18 and 25 September in the Gordon Meeting Room.
- Council Emergency relief grants closed 30 June. A total of $110,000 was distributed to four organisations: Lifeline, Salvation Army, Catholic Care and Saint Vincent De Paul to assist people in the community experiencing financial hardship.

The NSW State Government has announced funding to support councils in addressing the root causes of domestic, family and sexual violence. LGNSW will develop a guide to help councils deliver primary prevention initiatives including action planning templates and prioritisation tools.

2026 International Women's Day - Kim Harris

International Women's Day is celebrated on 8 March. The Killara Golf Club has been tentatively booked to host this event.

Council is seeking Committee members to join a subcommittee to assist with the planning of the IWD event, this will include discussion on the format of the event and recommendations for a guest speaker.

It is also proposed to charge guests a nominal fee to attend the event next year, with donations going to organisations supporting women in the community.

How can women be supported in our community - Madeline Steel

Madeline led a discussion with Committee members on integrated communities, noting that everyone's lives are busy and opportunities to connect can be limited. She suggested that providing a consistent message through existing communication channels could help women learn how to engage and provide feedback to Council about their needs, which in turn could inform future planning.
The discussion also covered outdoor exercise equipment in local parks, which could create additional opportunities for women to exercise independently and support their fitness and wellbeing.

How can the Committee help Council in making an impact to the wellbeing of the women in Ku-ring-gai - Unis Goh

Committee members are invited to review and provide feedback on the Legislative Council report number 65: *The Prevalence, Causes and Impacts of Loneliness in New South Wales*. The NSW government is required to respond to 20 of the recommendations in the report and develop a five-year strategic plan. The report will be shared with the Committee members.

Suggested future meeting agenda items:

- Women in Leadership – educate and support women who are interested in local government and becoming councillors.
- Women's Safety in Ku-ring-gai
- Celebrate the strengths and experiences within the Committee, members to share a brief, five-minute overview about themselves, including what they are most proud of and any achievements they would like to highlight.
- Exercise opportunities for women with additional exercise equipment in local parks.

NEXT MEETING DATE

Tuesday, 4 November 2025 at 6pm

The Meeting closed at 11.29am

YOUTH ADVISORY COMMITTEE - MINUTES OF MEETING WEDNESDAY 6 AUGUST 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with the minutes from the Youth Advisory Committee meeting held on 6 August 2025.
BACKGROUND:	Council is required to consider and endorse minutes from the Youth Advisory Committee.
COMMENTS:	A number of items were discussed at the Youth Advisory Committee meeting including a recap of the three priorities identified at the last meeting, mental health and wellbeing, community connection and support, and accessible transport and mobility, a debrief on the Intergenerational Kitchen Workshop, Youth Services rebranding and October Mental Health month.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council endorses the minutes of the Youth Advisory Committee meeting held on 6 August 2025.

PURPOSE OF REPORT

To provide Council with the minutes from the Youth Advisory Committee meeting held on 6 August 2025.

BACKGROUND

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

COMMENTS

A number of items were discussed at the Youth Advisory Committee meeting including a recap of the three priorities identified at the last meeting, mental health and wellbeing, community connection and support, and accessible transport and mobility, a debrief on the Intergenerational Kitchen Workshop held during the winter school holidays, Youth Services rebranding – including logo design and potential merchandise ideas and October Mental Health month.

INTEGRATED PLANNING AND REPORTING

An inclusive, connected and safe community

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C1: Work with partners to promote a diverse and inclusive community that cares and provides for all residents.	C1.2: The development of young people is supported by services and programs designed to address their needs and interests	C1.2.3: Provide professional advice and administrative support for the Youth Advisory Committee.

GOVERNANCE MATTERS

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

RISK IMPLICATION STATEMENT

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

FINANCIAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The Committee's initiatives aim to enhance young people's wellbeing, inclusion, and engagement through accessible, equitable, and safe programs.

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 Youth Advisory Committee considered updates and planning for upcoming initiatives, including program debriefs, service branding, and mental health activities for October.

RECOMMENDATION:

That Council endorses the minutes of the Youth Advisory Committee meeting held on 6 August 2025.

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Ryan Usher
Youth Services Coordinator

Attachments: A1⇩ Youth Advisory Committee Meeting Minutes 6 August 2025 2025/290255

MINUTES OF YOUTH ADVISORY COMMITTEE HELD ON WEDNESDAY, 6 AUGUST 2025

Present:	Angelina Barnsdall (Chairperson) Amelia Hague (Deputy Chairperson) Amelie Lim Nihal Bains Kevin Hao Josephine Crooker Jiayi Fang Matthew Hayes Sophie Cattle Tyne Jones (Online)
Staff Present:	Director Community, Janice Bevan Youth Services Coordinator, Ryan Usher Youth Development Officer, Jin Chang
Others Present:	Councillor Matthew Devlin
Apologies:	Amelia Watson Jack okill Kay Lynn Goh Mishall Omair Dena Sedghinezhad

The Meeting commenced at 4:30 PM

WELCOMES AND INTRODUCTIONS

- Jin Chang welcomed attended to meeting, as well as introducing Angelina Barnsdall as elected Chairperson.
- Angelina Barnsdall introduced Ryan Usher, the new Youth Services Coordinator at Ku-Ring-Gai Council. Ryan Usher introduced himself to the committee and all those in attendance, telling the group about his background in the region prior to joining Ku-Ring-Gai council, and how he excited to see how the committee represents young people from the region.
- Angelina Barnsdall asked committee members, Councillor Devlin and staff present to briefly introduce themselves and share one interesting fact about themselves.

GENERAL BUSINESS

1. **Recap of the three priorities identified at the last meeting: Mental Health and Wellbeing, Community Connection and Support, Accessible Transport and Mobility**

   Committee Members

   Presentation on progress from previous YAC meeting.

   Presented by: Angelina Barnsdall, Sophie Cattle, Amelie Lim, Jiayi Fang, Matthew Hayes

- Committee members presented about the progression of various ideas they had from previous meetings.
- Committee was told that they had been successful in receiving a $550 grant for mental health month, with the funds to go towards hosting a community based event during October. This would include various activities and community services stalls to help spread awareness about mental health services and resources.
- Update and feedback was provided on intergenerational workshop that occurred in previous school holidays. Very positive feedback was provided around young people in attendance, and plans are already being discussed for another intergenerational event to occur.
- An update was provided on accessible transport and mobility for young people in the Ku-ring-gai area. The Department of Transport has invited Youth Advisory Committee members to participate in community stakeholder engagement sessions to help shape the future of transport needs.
- Update provided by committee on other initiatives including proposed trivia night that is being planned, as well as an update on sustainability initiatives, which is a big focus of YAC.

Attendees were given the opportunity to comment and ask questions about the initiatives. The feedback was very positive, highlighting the valuable work being undertaken by the Youth Advisory Committee.

2. **Debrief** on the Intergenerational Kitchen Workshop held during the Winter School Holidays
    - Committee spent time chatting about Intergenerational Kitchen Workshop that was held during Winter School Holidays. Feedback received from those in attendance was very positive, and encouraged committee to hold more events like this in the future.
    - Discussion also included other minor initiatives that committee is looking to hold, including a trivia night complete with prizes.

3. **Youth Services Rebranding** – including logo design and potential merchandise ideas
    - Committee members discussed rebranding the current youth services logo and wording, after seeing the effectiveness of branding in other council areas. Committee members began to create options for new logo and wording, with these to be worked on post meeting and proper proposal brought back to group for further discussion.

4. **October Mental Health Month** – planning and activity proposal
    - Committee members began working on proposal for Mental Health Month event in October, following the successful application for a $550 grant.
    - Committee members began to discuss and lock in dates, locations, idea's around activities for the day, services and stall holders to be involved on the day, as well as strategies for promoting the event to the community.
    - Committee to activate this as current priority given the limited timeframe and the need to confirm details as soon as possible.

The Meeting closed at 6:30PM

ENVIRONMENT COMMITTEE MINUTES - AUGUST 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider and note the minutes of the Environment Advisory Committee meeting held on 11 August 2025.
BACKGROUND:	The Environment Advisory Committee was established by Council resolution last year, with members being appointed at the April 2025 OMC.
COMMENTS:	A meeting of the Environment Advisory Committee was held on 11 August 2025. The minutes of the meeting have been attached to this report as Attachment A1.
RECOMMENDATION:	That Council receive and note the Minutes of the Environment Advisory Committee meeting held on 11 August 2025, including the recommendations that: • Council staff investigate opportunities to use tree survey data to flag properties containing trees greater than 8m height, and that staff investigate opportunities to support community reporting of breaches of tree replacement requirements on private lands. • Council write to Australia's Climate Change Minister, Environment Minister and Prime Minister urging the adoption of science based and credible national emissions targets and policy, as outlined in this report, that are firmly aligned with the 1.5OC objectives of the Paris Agreement.

PURPOSE OF REPORT

For Council to consider and note the minutes of the Environment Advisory Committee meeting held on 11 August 2025.

BACKGROUND

The Environment Advisory Committee was established by Council resolution last year, with members being appointed at the April 2025 OMC.

COMMENTS

A meeting of the Environment Advisory Committee was held on 11 August 2025. The minutes of the meeting have been attached to this report as Attachment A1.

As the matter was time-critical, the Director Strategy and Environment wrote to the Climate Change Minister, Environment Minister and Prime Minister as proposed by the committee in lieu of formal council approval of this recommendation.

INTEGRATED PLANNING AND REPORTING

Theme 2: Natural Environment

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
N1.1: A community empowered with knowledge, learning and information that drives participation in activities that benefit the environment.	N1.1.1: The community has an enhanced appreciation of the value of the natural environment, local environmental issues and impacts.	N1.1.1.1: Utilise a variety of communication mechanisms and channels for different target groups to deliver environmental information.

GOVERNANCE MATTERS

The Environment Advisory Committee does not have delegated authority and serves only to provide recommendations and advice for Council. It does not have the power to make a final determination on any matter referred to them.

The Environment Advisory Committee is governed in accordance with its Terms of Reference.

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

There are no specific financial implications arising from the 23 June meeting of the Environment Advisory Committee.

SOCIAL CONSIDERATIONS

N/A

ENVIRONMENTAL CONSIDERATIONS

The Environment Committee assists Council by providing strategic advice and feedback on the preservation, management, enhancement and recreational use of Ku-ring-gai's natural environment. The Committee's focus is to guide Council on ensuring ecological sustainability, promoting biodiversity and fostering community engagement in the care of environmental areas.

COMMUNITY CONSULTATION

The Environment Advisory Committee includes eight community representative members and provides avenues for community consultation on Council's relevant plans, policies and programs.

INTERNAL CONSULTATION

N/A

SUMMARY

A meeting of the Environment Advisory Committee was held on 11 August 2025. The minutes of the meeting have been attached to this report as Attachment A1.

RECOMMENDATION:

That Council receive and note the Minutes of the Environment Advisory Committee meeting held on 11 August 2025, including the recommendations that:

- Council staff investigate opportunities to use tree survey data to flag properties containing trees greater than 8m height, and that staff investigate opportunities to support community reporting of breaches of tree replacement requirements on private lands.

- Council write to Australia's Climate Change Minister, Environment Minister and Prime Minister urging the adoption of science based and credible national emissions targets and policy, as outlined in this report, that are firmly aligned with the 1.5OC objectives of the Paris Agreement.

Sybylla Brown
Natural Areas Program Leader

Attachments: A1⇩ Environment Committee Minutes - August 2025 2025/283322

MINUTES OF ENVIRONMENT ADVISORY COMMITTEE HELD ON MONDAY, 11 AUGUST 2025

Present:	Councillor Alec Taylor (Chairperson) (Roseville Ward) Michael Mathias David Brennan Jill Green Sally Eriksen Valerie Holland Dominic Sivertsen Dr Simon Kean Greg Taylor Greg Kirby (NPWS)
Staff Present:	Jacob Sife (Manager Environment and Sustainability) Sybylla Brown (Environmental Programs Leader) Matthew Drago (Manager Infrastructure Services) Caitlin Gorry (Team Support Officer) Michael Miocic (Director Development and Regulation) Anne Seaton (Manager Regulation and Compliance) Peter Vun (Energy Management and Net Zero Strategy Program Leader) Geoff Bird (Landscape Assessment Officer) Shaun Garland (Manager Development Assessment Services) Christopher Jones (Manager Governance & Corporate Strategy)
Others Present	Mayor Christine Kay (St Ives Ward) Councillor Matthew Devlin (Comenarra Ward)

Apologies: Councillor Kim Wheatley (Deputy Chairperson) (absent without apologies)

The Meeting commenced at 6:30 PM

DECLARATIONS OF INTEREST

No declarations of interest were made.

MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising from the previous meeting.

NOTING OF MINUTES

N/A - The Minutes of the Environment Advisory Committee held 23 June 2025 were confirmed by the Chairperson 30 June 2025, reported to July OMC, and distributed to Committee members 4 August 2025.

GENERAL BUSINESS

EAC03 **Overview of Council's regulation of trees on private property**

File: S14696
Vide: GB.1

To provide the Committee with an overview of Council's regulation of trees on private property.

The Committee Recommends:(Moved: Councillor Taylor)

A. That the Committee notes the information provided.
B. That Council staff investigate opportunities to use tree survey data to flag properties containing trees greater than 8m height, and that staff investigate opportunities to support community reporting of breaches of tree replacement requirements on private lands.
C. That Council staff provide a report to the Committee outlining the tree management functions carried out by the Operations Department.

CARRIED UNANIMOUSLY

EAC04 **Information on the Code of Conduct**

File: S14696
Vide: GB.2

To provide newly appointed members of the Environment Advisory Committee with information on their duties under Council's Code of Conduct.

The Committee Recommends:(Moved: Councillor Taylor)

A. That the Committee notes the information provided.

CARRIED UNANIMOUSLY

EAC05 **Familiarisation with the Terms of Reference including meeting procedures**

File: S14696
Vide: GB.3

To provide newly appointed members of the Environment Advisory Committee with information on the Committee's Terms of Reference.

The Committee Recommends:(Moved: Councillor Taylor)

A. That the Committee notes the information provided.

CARRIED UNANIMOUSLY

Overview of the Green Grid Strategy

File: S14696
Vide: GB.4

To provide the Committee with an overview of the Green Grid Strategy and discuss opportunities for the Committee to contribute to the development of the Implementation Plan.

RECOMMENDATION:

N/A – Deferred to 10 November 2025 meeting.

EAC06 **Aligning National Emissions Targets & Policy with the Paris Agreement - Letter to the Australian Government**

File: S13127
Vide: GB.5

To recommend Council write to the Australia's Climate Change Minister, Environment Minister and Prime Minister urging for updated national targets and policy that firmly align with the Paris Agreement's emissions reduction objectives.

The Committee Recommends:(Moved: Councillor Taylor)

A. That Council write to Australia's Climate Change Minister, Environment

Minister and Prime Minister urging the adoption of science based and credible national emissions targets and policy, as outlined in this report, that are firmly aligned with the 1.5^{0}C objectives of the Paris Agreement.

B. That Council issue the letter as soon as possible, noting that it is subject to Council endorsement.

CARRIED UNANIMOUSLY
(Greg Kirby abstained)

Overview of Council's environmental volunteering programs

File: S14696
Vide: GB.6

To provide the Committee with an overview of Council's environmental volunteering programs.

RECOMMENDATION:

N/A – Deferred to 10 November 2025 meeting.

EAC07 **Determination of priority items for the current term of the Committee**

File: S14696
Vide: GB.7

To provide the Committee with the opportunity to discuss and determine priority items to be progressed or dealt with during the current term of the Committee.

The Committee Recommends:(Moved: Councillor Taylor)

A. That the Committee notes the information provided.

CARRIED UNANIMOUSLY

OTHER BUSINESS

N/A

The Meeting closed at 8:09 PM

FLOOD RISK MANAGEMENT COMMITTEE MEETING MINUTES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider and note the minutes of the Flood Risk Management Committee meeting held on 20 August 2025.
BACKGROUND:	The Flood Risk Management Committee, an Advisory Committee of Council, is an essential step in the NSW Government's flood risk management process, as per the NSW Flood Risk Management Manual (2023).
COMMENTS:	The minutes of the Flood Risk Management Committee meeting held on 20 August 2025 have been attached to this report as Attachment A1.
RECOMMENDATION:	That Council receive and note the Minutes of the Flood Risk Management Committee meeting held on 20 August 2025.

PURPOSE OF REPORT

For Council to consider and note the minutes of the Flood Risk Management Committee meeting held on 20 August 2025.

BACKGROUND

The Flood Risk Management Committee, an Advisory Committee of Council, is an essential step in the NSW Government's floodplain risk management process, as per the NSW Flood Risk Management Manual (2023) (and the previous Floodplain Development Manual 2005).

COMMENTS

At the meeting held on 20 August 2025 the Flood Risk Management Committee business paper report discussed the following items:

Confirmation of the Minutes

Minutes from the 10 June 2025 meeting were taken as read and confirmed as an accurate record.

GB1 Middle Harbour Northern Catchments Flood Study Update

1. Update to the Flood Risk Management Committee on the status of the Middle Harbour Northern Catchments Flood Study

   On 22 July 2025, Council resolved to defer endorsement of the Middle Harbour Northern Catchments Flood Study. This resolution also included a request that Council officers prepared a summary of properties where there had been concerns relating to topographic or drainage inaccuracies. Council officers have investigated concerns at 5 affected properties within the Middle Harbour Northern Catchments Flood Study area.

   Recommendation:

   That the Committee recommends Council:

   A. The committee report the updated Middle Harbour Northern Catchments Flood Study to Council for adoption and implementation

GB2 Lane Cove Northern Catchments Flood Study Update

1. Update the Flood Risk Management Committee (FRMC) on the status of the Lane Cove Northern Catchments Flood Study.

   The Draft Lane Cove Northern Catchments Flood Study has been included with other relevant information on the Norman Griffiths page on the website. The Draft Lane Cove Northern Catchments Flood Study is awaiting confirmation of the Norman Griffiths Oval design prior to update for public exhibition.

Recommendation:

The FRMC note Flood Study update.

GB3 General Business - Flood

1. Terms of Reference review

   Minor updates to the Terms of Reference to reflect NSW Policy updates and Staff Position title changes.

2. New term for committee members

   Committee members to confirm re-appointment or resignation.

3. Lane Cove – Northern Catchments Flood Study Update

   Modelling for Flood Study continues.

4. Norman Griffiths project update

   Options for progressing the Norman Griffiths project is currently under review.

5. Transport Orientated Development and State Significant Developments

   Flood study information is being used to inform submissions on State Significant Developments with the TOD.

6. Vale Street project update

   Project underway.

Recommendation:

Receive and note.

INTEGRATED PLANNING AND REPORTING

Community, People and Culture

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
An aware community able to prepare and respond to the risk to life and property from emergency events.	Emergency Management Plans are developed and implemented, in partnership with emergency service agencies and key stakeholders.	Complete floodplain risk management studies in consultation with Flood Risk Management Committee and investigate priority actions.

GOVERNANCE MATTERS

The Flood Risk Management Committee, with community, industry and government representation will act as an advisory committee to Council for the development of all flood studies and flood risk management studies and plans.

RISK MANAGEMENT

The recent floods in various parts of Australia have highlighted the importance of flood risk management and have raised public awareness of the need for all councils to provide landowners with the best possible information on the risk of flooding to their property.

FINANCIAL CONSIDERATIONS

The Committee is an Advisory Committee and does not have the power to incur expenditure or to bind Council.

SOCIAL CONSIDERATIONS

Members should be aware that activities of the Committee have a number of implications for property owners and members of the community. The results of flood studies and flood risk management studies and plans can impact on property values, insurance premiums, planning controls and options for future development.

ENVIRONMENTAL CONSIDERATIONS

The NSW Flood Risk Management Manual (2023) clearly identifies the need for flood risk management to take into account the principles of ecologically sustainable development when managing risk associated with human occupation of the floodplain and emphasised maintaining and enhancing the riverine and floodplain environments, including consideration of the needs of threatened species populations and ecological communities as part of flood modification measures.

The *Vision for flood risk management in New South Wales* is*:*

> Floodplains are strategically managed for the sustainable long-term benefit of the community and the environment, and to improve community resilience to floods.

COMMUNITY CONSULTATION

The Flood Risk Management Committee is an Advisory Committee of Council and includes members from the local community and relevant State agencies.

The draft Minutes from the 20 August 2025 meeting were circulated to the committee members for comment on 2 September 2025.

INTERNAL CONSULTATION

Council staff from Strategy & Environment, Development & Regulation and Operations have been nominated to attend the Committee meetings.

SUMMARY

At the meeting held on 20 August 2025 the Flood Risk Management Committee discussed the following items:

- Update on Middle Harbour Northern Catchments Flood Study following the 22 July 2025 council resolution;
- Lane Cove – Northern Catchments Flood Study updates; and
- General Business.

The minutes of the meeting have been attached to this report as Attachment A1.

The committee recommendations have been provided in the comments section of this report.

RECOMMENDATION:

That Council receive and note the Minutes of the Flood Risk Management Committee meetings held on 20 August 2025 (Attachment A1)

Amy Lennard
Water and Catchments Program Leader

Sophia Findlay
Natural Areas Team Leader

Jacob Sife
Manager Environment and Sustainability

Andrew Watson
Director Strategy & Environment

Attachments: A1⇩ 20250820 FRM Minutes 2025/277008

MINUTES OF FLOOD RISK MANAGEMENT COMMITTEE HELD ON WEDNESDAY, 20 AUGUST 2025

Present:	Councillor M Devlin	(Chairperson) (Comenarra Ward)
	Councillor B Ward	(Deputy Chair) (Gordon Ward)
	Andrew Chapman	Community Representative
	Justin Sulima	Community Representative
	Angelo Galofaro	Community Representative
	Greg Kirby	NPWS
	Wafaa Wasif	DCCEEW
	Michael Reeves	
	Kieran Smith	
	Lee Squires	Community Representative
	Reinoud Beijerinck	SES
Staff Present:	Jacob Sife	Manager Environment and Sustainability
	Amy Lennard	Water and Catchments Program Leader
	Rong Zhang	Drainage Engineer
	Sophia Findlay	Natural Areas Team Leader
	Caitlin Gorry	(Minutes) Team Support Officer
	Gupreet Grewal	Infrastructure Assets & Driveways Engineer
	Mursaleen Shah	Manager Assets & Technical Services
	Andrew Watson	(Attended for GB.1 only) Dir. Envir. & Strategy
Apologies:	David Grasby	Sydney Water
	Karmen Tso	

The Meeting commenced at 3:35 PM

DECLARATIONS OF INTEREST

Amy Lennard – Water and Catchments Program Leader declares interest as a resident in Lane Cove Northern Catchment.

MATTERS ARISING FROM PREVIOUS MEETING

N/A

CONFIRMATION OF MINUTES

Minutes of Flood Risk Management Committee
File: 2025/213076
Meeting held 10 June 2025

RECOMMENDATION:

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

GENERAL BUSINESS

Middle Harbour Northern Catchments Flood Study Update

File: S10746
Vide: GB.1

To update the Flood Risk Management Committee (FRMC) on the status of the Middle Harbour Northern Catchments Flood Study.

RECOMMENDATION:

The FRMC note Flood Study updates.

Lane Cove Northern Catchments Flood Study Update

File: S10746
Vide: GB.2

To update the Flood Risk Management Committee (FRMC) on the status of the Lane Cove Northern Catchments Flood Study.

RECOMMENDATION:

The FRMC note Flood Study Updates.

General Business

File: S10746
Vide: GB.3

Review of Terms of Reference

Lane Cove Southern Catchment Flood Study

SSDs

Vale Street culvert upgrade

RECOMMENDATION:

Received and noted.

OTHER BUSINESS

N/A

NEXT MEETING

TBC

The Meeting closed at 4:45 PM

DOMESTIC AND FAMILY VIOLENCE PREVENTION GRANTS PROGRAM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider applications and approve total funding of $91,780 to five (5) organisations for the Domestic and Family Violence Prevention Grants program.
BACKGROUND:	Council resolved on 21 May 2024, following a Notice of Motion from Cr Barbara Ward, to develop and implement a Prevention of Domestic Violence Action Plan to increase awareness and prevention of family and domestic violence. The draft plan was presented to Council for endorsement in August 2024. The NOM also required Council to hold a commemorative event to recognise Domestic Violence Remembrance Day and to establish a $100,000 grants program to support frontline services and local community group initiatives focused on preventing violence against women in Ku-ring-gai.
COMMENTS:	The Prevention of Domestic Violence Action Plan was developed in 2024 and a number of recommendations from the Action Plan have been progressively implemented. The grants program was established in late 2024 and Expressions of Interest were advertised. Applications proposing programs that focused on the prevention of domestic and family violence were received from five (5) eligible organisations. These applications have been assessed, and recommendations for funding of $91,780 are contained within this report.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council approve a total allocation of $91,780 to Learning Links, the Rotary Club of West Pennant Hills and Cherrybrook, Ku-ring-gai Youth Development Service, the Hornsby-Ku-ring-gai Women's Shelter, and the Hornsby Ku-ring-gai Community College for the Domestic and Family Violence Prevention Grants program.

PURPOSE OF REPORT

For Council to consider applications and approve total funding of $91,780 to five (5) organisations for the Domestic and Family Violence Prevention Grants program.

BACKGROUND

Following a Notice of Motion by Councillor Barbara Ward at the Ordinary Meeting of Council held on 21 May 2024, Council resolved as follows:

A. *Council Develops and implements an Action Plan to increase awareness and prevention of domestic, family, and sexual violence.*

B. *That the draft Violence Against Women Action Plan be aligned with State and Commonwealth Government Violence Against Women Plans and be presented to Council for endorsement by August 2024.*

C. *Embeds gender equality and respect in Council and our community.*

D. *Marks Domestic Violence Remembrance Day by holding or supporting an event in Ku-ring-gai.*

E. *That Council allocates $100,000 to establish a grants program aimed at supporting frontline services and local community group initiatives focused on preventing violence against women in Ku-ring-gai.*

The Prevention of Violence Against Women Action Plan was developed in 2024 and a number of recommendations from this plan have been progressively implemented. The Action Plan, which aligns with State and Commonwealth strategies, aims to increase community awareness, prevent domestic, family, and sexual violence, and embed gender equality, respect, and inclusivity across Council operations and the wider community.

Key initiatives of the plan included recognising Domestic Violence Remembrance Day with a commemorative event in May 2025, and delivering a series of activities that promote awareness, prevention, and community engagement.

The Domestic and Family Violence Prevention Grants program was established in late 2024 with a total commitment of $100,000. This grants program was designed to support community-led initiatives and frontline services that address domestic and family violence in Ku-ring-gai, ensuring Council's broader goals of awareness, prevention, and gender equality are translated into practical, on-the-ground outcomes.

Expressions of Interest for Domestic and Family Violence Prevention Grants program were advertised and applications proposing programs that focused on the prevention of domestic and family violence were received from five (5) eligible organisations. (Confidential Attachment A1).

COMMENTS

The table below summarises the five (5) applications received for the Domestic and Family Violence Prevention Grants program. It outlines each organisation and project, the target audience and project description, key objectives, alignment with the Ku-ring-gai Prevention of Violence Against Women Action Plan, and the panel's recommendations, including the amount recommended for funding.

Council's guidelines capped the grant funding at $20,000 per organisation. As a result, the applications received were for proposals that were a combination of fully funded stand-alone projects, as well as joint funded projects.

Applications were received from:

- Learning Links – *Resilient Kids Project* ($19,780)
- Rotary Club of West Pennant Hills and Cherrybrook - *Safe Hands Bursaries and Strong Arms Scholarships* ($20,000)
- KYDS Youth Development Service Incorporated - *Resilience and Empowerment: Supporting Young People and Families who have experienced Domestic Violence* ($20,000)
- Hornsby Ku-ring-gai Women's Shelter - *The Hornsby Ku-ring-gai Women's Shelter Wellbeing Hub* ($20,000)
- Hornsby Ku-ring-gai Community College - *Creating Change: Community Healing and DFV Prevention Through Connection, Art and Making* ($12,000)

Proposals included direct support, education, and capacity-building initiatives, with varying approaches and measurable outcomes.

The panel assessed feasibility, alignment with the Prevention of Domestic Violence Action Plan, and overall community impact, seeking clarification where required. Recommended allocations aim to maximise community benefit, support sustainable initiatives, and strengthen the local response to domestic and family violence.

Summary of Domestic and Family Violence Prevention Grant Applications

Organisation and Project Name	Target Audience and Project Description	Key Objectives and Outcomes	Alignment with Action Plan and Panel Evaluation	Funding Sought and Recommended
Learning Links *Resilient Kids Project – Trauma-Informed Support*	Children aged 5–12 at Wahroonga Adventist School who have been identified as having experienced domestic and family violence, abuse, grief, or neglect. The program delivers trauma-informed counselling, small group resilience workshops, social-emotional learning activities, parent guidance	•Promote resilience, mental health, and social-emotional wellbeing • Provide early intervention • Strengthen teacher and parent capacity • Build supportive school and	Action Plan Alignment • Prevention • Early Intervention • Sector Support and development • Resilience and Empowerment Panel Evaluation: • Trauma-informed program providing targeted support for children affected by DFV, trauma, separation, and	Requested $19,780 (total project cost) Recommended $19,780

Organisation and Project Name	Target Audience and Project Description	Key Objectives and Outcomes	Alignment with Action Plan and Panel Evaluation	Funding Sought and Recommended
	sessions, and teacher capacity-building to identify and respond to trauma. It aims to reduce anxiety, enhance school engagement, and strengthen family coping strategies, fostering long-term wellbeing and resilience.	community environments	associated wellbeing concerns such as anxiety, mood, and social difficulties. • Strong partnership with Wahroonga Adventist School, with clear endorsement from the school counsellor and principal, confirming need and program value. • Builds resilience, self-regulation, and relationship skills • Experienced team with a track record in delivering evidence-based, early intervention programs. • Strong alignment with Action Plan priorities of prevention, early intervention, and resilience.	
Rotary Club of West Pennant Hills and Cherrybrook *Safe Hands Bursaries and Strong Arms Scholarships*	School-aged survivors of domestic and family violence requiring financial support to access school activities, and adult survivors seeking TAFE or university courses to improve employment opportunities. The program provides educational bursaries and scholarships to build confidence, resilience, independence, and reconnection with school or community, supporting long-term empowerment and reduced vulnerability.	• Increase access to education • Build confidence, resilience, and independence • Empower survivors • Support reintegration into school and community	**Action Plan Alignment:** • Prevention • Early Intervention • Resilience and Empowerment **Panel Evaluation**: • Program represents an education-centred intervention addressing both immediate support needs and long-term resilience for DFV survivors. • Effective delivery within Ku-ring-gai will require establishment of partnerships with local Rotary clubs, schools, and DFV service providers to ensure geographic alignment and referral pathways. • Funding to be conditional on eligibility being restricted to Ku-ring-gai residents, with transparent processes	**Requested** $20,000 (Total project cost $60,000) **Recommended** $20,000

Organisation and Project Name	Target Audience and Project Description	Key Objectives and Outcomes	Alignment with Action Plan and Panel Evaluation	Funding Sought and Recommended
			for verifying local participation. • Strong potential to enhance educational continuity, independence, and empowerment outcomes for DFV survivors if implemented with robust local collaboration.	
KYDS Youth Development Service Incorporated *Resilience and Empowerment: Supporting Young People and Families Who Have Experienced Domestic Violence*	Young people aged 12 to 25 affected by domestic and family violence, requiring counselling and early intervention support. The program aims to expand counselling capacity, reduce service backlog, strengthen referral pathways, and provide trauma-informed, youth-specific support, enabling participants to build resilience, confidence, and safe coping strategies.	• Expand counselling capacity • Reduce service backlog and waiting times • Strengthen referral pathways and service integration • Provide trauma-informed, youth-specific support	**Action Plan Alignment:** • Prevention • Early Intervention • Resilience and Empowerment **Panel Evaluation:** • Introduction of DFV as a specialist service stream represents a substantive extension of KYDS' existing generalist counselling model. • Establishment of a dedicated DFV referral pathway will enhance system integration with schools, GPs, allied health providers, and community organisations. • Proposed professional development plan demonstrates feasibility, with a clear timeline for clinician upskilling and service commencement. • Capacity to triage and prioritise DFV-related cases from the existing waitlist provides a mechanism for immediate impact. • Anticipated outcomes include earlier identification, better support pathways, and improved family functioning for young people at risk of DFV.	**Requested** $20,000 (Total project cost) **Recommended** $20,000

Organisation and Project Name	Target Audience and Project Description	Key Objectives and Outcomes	Alignment with Action Plan and Panel Evaluation	Funding Sought and Recommended
Hornsby Ku-ring-gai Women's Shelter *The Hornsby Ku-ring-gai Women's Shelter Wellbeing Hub*	Women and children experiencing domestic and family violence who require safe accommodation, wellbeing support, and pathways to independence. Establishment of a Wellbeing Hub aimed at promoting recovery, self-determination, and community reintegration by providing case worker support, access to primary healthcare, legal support, financial counselling, and employment assistance.	• Provide safe refuge for women and children • Deliver wellbeing support and counselling • Build skills for independence and resilience • Establish clear pathways to housing, education, and employment • Empower recovery, self-determination, and long-term stability • Contribute to long-term empowerment and reduced vulnerability	**Action Plan Alignment**: • Prevention • Early Intervention • Resilience and Empowerment **Panel Evaluation:** • Longstanding, well established frontline provider with proven expertise in supporting women and children escaping DFV. • Strong alignment with Council's Action Plan priority areas, particularly prevention, early intervention, resilience, and empowerment. • Demonstrated capacity to deliver integrated refuge, wellbeing, and recovery support through experienced staff, established systems, and robust community partnerships. • High confidence in ability to achieve measurable outcomes, including improved safety, recovery pathways, and independence for DFV survivors. • The project offers clear potential for immediate and long-term community benefits	**Requested** $20,000 (Total project cost $120,000) **Recommended** $20,000
Hornsby Ku-ring-gai Community College *Creating Change: Community Healing and DFV Prevention Through*	Adult survivors of domestic and family violence seeking skills, vocational training, and empowerment opportunities. The program provides education, capacity-building, and personal development to improve self-confidence, employability, and	• Build resilience and self-confidence • Improve employability and workforce readiness • Strengthen community participation • Increase independence	**Action Plan Alignment:** • Prevention • Early Intervention • Resilience and Empowerment **Panel Evaluation:** • Education- and skills-based program that uses creative, therapeutic approaches (art, making, connection) to build resilience self-	**Requested** $12,000 (Total project cost $24,000) **Recommended** $12,000

Organisation and Project Name	Target Audience and Project Description	Key Objectives and Outcomes	Alignment with Action Plan and Panel Evaluation	Funding Sought and Recommended
Connection, Art and Making	community participation, supporting independence, resilience, and life opportunities.	and broaden life opportunities	confidence, and pathways to healing for DFV survivors. • Demonstrated organisational capacity to deliver programs within Ku-ring-gai, supported by trained facilitators, and established adult education networks. • Innovative use of vocational and creative learning to strengthen recovery, reduce isolation, and enhance employability for participants. • Medium-to-high impact potential, with outcomes including improved social connection, confidence, and readiness for education or employment.	

INTEGRATED PLANNING AND REPORTING

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
C1: Work with partners to promote a diverse and inclusive community that cares and provides for all residents	C1.3: Programs that promote gender equality and the prevention of family violence are supported.	C1.3.1: Develop and implement the Action Plan for the Prevention of Violence Against Women

GOVERNANCE MATTERS

The 2025 Ku-ring-gai Council Domestic and Family Violence Prevention Grants Program is supported by adopted guidelines, **(Attachment A2),** assessment criteria, eligibility requirements and application and selection process information.

Consistent with the Grants Administration and Sponsorships Internal Audit report, two (2) community representatives participated in the assessment panel. The independent panel members were Ms Elizabeth Lovell, CEO Lifeline Harbour to Hawkesbury Sydney and Ms Michelle Bell CEO of the Ku-ring-gai Neighbourhood Centre.

The allocation meeting, consisting of independent panel members and Council officers, was documented, including assessment decisions, funding allocations and conflict of interest disclosures.

RISK IMPLICATION STATEMENT

Priority funding areas have been identified for the Domestic Violence Prevention Grants program to guide applicants and ensure projects align with Council objectives. The program supports a range of initiatives, each with potential risks.

To mitigate these risks, Council has established formal measures, including funding agreements, clear terms and conditions, and a robust acquittal and reporting process. All organisations receiving funding are required to comply with these requirements, ensuring accountability, transparency, and the effective delivery of services that prevent domestic and family violence in the community.

FINANCIAL CONSIDERATIONS

Council has allocated $100,000 in the 2025/26 budget specifically for the Domestic and Family Violence Prevention Grants program. These funds are intended to support community groups and frontline services delivering initiatives that prevent domestic and family violence, build resilience, and empower affected individuals. Following the assessment of applications, a total of $91,780 is proposed to be distributed to successful applicants, in accordance with the program's objectives and priorities. The allocation ensures that funding is targeted, transparent, and aligned with Council's commitment to supporting innovative, evidence-based community initiatives.

SOCIAL CONSIDERATIONS

The Domestic and Family Violence Prevention Grants program supports initiatives that strengthen the safety, wellbeing, and resilience of individuals and families affected by domestic and family violence in Ku-ring-gai. Funded projects promote early intervention, prevention, and empowerment, contributing to healthier, more connected communities. By enhancing access to services, education, and community support, the program fosters social inclusion, builds capacity within local organisations, and reinforces Council's commitment to gender equality and community safety.

ENVIRONMENTAL CONSIDERATIONS

There are no direct environmental impacts arising from the Domestic and Family Violence Prevention Grants program.

COMMUNITY CONSULTATION

The Ku-ring-gai Community Grants program was promoted using the North Shore Times, social media, Council's website and direct mailout to over 300 community groups.

INTERNAL CONSULTATION

The Corporate Department has been consulted in the writing of this report.

Item GB.8 **FY00432/16**

SUMMARY

The Domestic and Family Violence Prevention Grants program provides targeted funding to community organisations delivering initiatives that prevent domestic and family violence, support affected individuals and build community capacity. Five (5) applications were received and assessed against established criteria, with recommended allocations reflecting alignment with Council priorities, project feasibility, and potential community impact. Funding agreements and acquittal processes will ensure compliance and accountability.

RECOMMENDATION:

That Council approves the following amounts for Domestic and Family Violence Prevention Grants Program:

- Learning Links – $19,780
- Rotary Club of West Pennant Hills and Cherrybrook - $20,000
- KYDS Youth Development Service Incorporated - $20,000
- Hornsby Ku-ring-gai Women's Shelter - $20,000
- Hornsby Ku-ring-gai Community College - $12,000

Danny Houseas
Manager Community Development

Janice Bevan
Director Community

Attachments:	A1	Domestic and Family Violence Prevention Grant Applications	*Confidential* 2025/287254
	A2⇩	KDFVP Grant Guidelines	

KU-RING-GAI DOMESTIC & FAMILY VIOLENCE PREVENTION GRANT

KU-RING-GAI COUNCIL
818 Pacific Highway,
Gordon NSW 2072
PHONE 02 9424 0000
EMAIL krg@krg.nsw.gov.au
www.krg.nsw.gov.au

GRANT GUIDELINES

INTRODUCTION

Domestic and family violence (DFV) is a pervasive issue that affects individuals and families across all communities. In Ku-ring-gai, we are committed to taking proactive steps to prevent gender-based violence and create safer environments for everyone.

Through the Ku-ring-gai Domestic & Family Violence Prevention Grant, Council aims to support community-driven initiatives that address this critical issue. By providing financial assistance to eligible local organisations, this grant empowers groups to deliver projects focused on prevention, early intervention, support, and the empowerment of those impacted by DFV. This initiative forms a key part of Council's broader commitment to the Ku-ring-gai Prevention of Violence Against Women Action Plan, which seeks to foster a safer, more inclusive community.

GRANT OVERVIEW

Ku-ring-gai Council is committed to supporting the prevention of domestic and family violence at the local level through the Ku-ring-gai Prevention of Violence Against Women Action Plan. This commitment includes the funding of this Domestic and Family Violence Prevention Grant in 2024.

The purpose of this grant program is to provide financial assistance to eligible community groups and organisations for projects or activities that contribute to the prevention of gender-based violence in the Ku-ring-gai Local Government Area.

Up to $100,000 is available, with a maximum individual grant limit of $20,000 per organisation.

Organisations may only submit one application and grants can only be used for the purposes as detailed in the original application.

Capacity of the community organisation delivering the project will need to be clearly demonstrated in the application.

Partnerships are encouraged, applications should only be submitted by one of the organisations in the partnership.

Please review these guidelines before completing the application form.

Assessment criteria

Applications will be assessed according to the following criteria:

1. Project relates to any of the four key priority areas identified in the Ku-ring-gai Prevention of Violence Against Women Action Plan

- **Prevention** – Domestic and Family Violence (DFV) is prevented through changes to attitudes, social norms, practices, and structures that underpin gender-based violence.
- **Early intervention** – People at risk of experiencing or perpetrating DFV are identified early and provided with effective support.
- **Sector Support and Development** – The local sector is supported to respond to the needs of victims and perpetrators.
- **Resilience and Empowerment** – People impacted by DFV receive support to heal and recover.

2. Compliance with the funding guidelines

- The applicant and project are eligible for funding under the guidelines.
- All requested financial and supporting information has been provided.

3. Project management

- The project has been properly researched and is feasible/ viable.
- The project has defined outcomes and a clear plan, including an evaluation.
- The project will be delivered within the identified time frames.

Eligibility requirements

Ineligible projects

- Requests for capital assistance or maintenance of buildings. This includes items considered to be permanently affixed to the building structure or grounds.

- Requests that result in the proposed activity becoming totally dependent on Council for future funds. (ie. Council will not fund recurrent/ongoing expenses such as salaries, insurance, rent etc)
- Proposals that duplicate another existing service.
- Retrospective funding will not be granted for projects already commenced or completed.

Who is eligible to apply

- Non-profit, community organisations that are properly constituted and incorporated.
- Community organisations based within the Ku-ring-gai area, or if not locally based, the program requiring financial assistance must directly address identified needs of people within the Ku-ring-gai area and be delivered in the area.
- Organisations that demonstrate ability to deliver the proposed project within identified timelines.
- Organisations that demonstrate ability for the responsible and ethical use of grant funds
- Organisations that adhere to the principles of access and equity in the way that funded services and activities are administered.

Who is not eligible to apply

- Federal, state, and local government agencies
- Individuals.
- Private companies.
- A political party as defined by the Local Government Act 1993, ie. a group or organisation "having as one of its objects or activities the promotion of the election to parliament or to a council of a candidate or candidates endorsed by it or by a body or organisation of which it forms part." Nor an organisation that is affiliated or associated either directly or indirectly with any political party whether registered or not.
- Organisations who have failed to comply with previous funding requirements (eg. completion of Ku-ring-gai Community Grants Program acquittal form).

Assessment and Selection Process

Ku-ring-gai Prevention of Domestic and Family Violence Grant applications are assessed by a panel based on: (i) Grant Guidelines; (ii) Assessment Criteria; (iii) Eligibility Requirements. Recommendations are then made to Council for determination.

Council will take approximately one month to assess applications after the grant round closes. Applicants may receive communication from a Council Officer during the review process. Successful applicants will receive a Grant Terms of Agreement via email, and payment will be expedited upon receipt of the signed agreement.

Application process

Application forms can be accessed through https://kmc.smartygrants.com.au/KrgDFVP

They must be completed and submitted online and will not be accepted in any other format.

Applications must be received by 11.59pm, Friday 08 November 2024.

Ensure that all required information has been provided on your application form. Incomplete or late applications will not be considered.

Grant requirements and acquittal

A final grant acquittal report, including a financial statement and narrative of activities undertaken, must be submitted within 3 months of the project completion. This report must be certified by a duly authorised officer.

Council staff may request updates through site visits, phone calls, or other communication methods for compliance monitoring.

Council will provide individual grants of up to $20,000 that will be completed by 5 December 2025. Any unspent funds must be returned to Council by 15 December 2025.

Contact information

For further details, email houseas@krg.nsw.gov.au or call Danny Houseas on 9424 0829 or Kim Harris on 9424 0790. We encourage you to consult with Council staff before submitting your application.

COMPLIANCE POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider and readopt the Ku-ring-gai Compliance Policy.
BACKGROUND:	The current Compliance Policy, subject of this report was reviewed and adopted by the previous Council in December 2022. In accordance with Section 165(4) of the Local Government Act, 1993, if Council has a Compliance policy in operation prior to the last general election, the new Council must consider and adopt the Policy within 12 months of the new poll for that election or the policy is automatically revoked. The general purpose of the Compliance Policy is to set and provide structure for consistency and transparency in decision making and to facilitate a proportional approach to compliance and enforcement.
COMMENTS:	The Ku-ring-gai Compliance Policy remains principally unchanged from the previous version. Minor amendments have been made to reflect amendments made to legislation references, including revised paragraph numbering of the various acts and regulations that the policy encompasses. The Ku-ring-gai Compliance Policy, as presented, reflects the model Compliance Policy as provided by the NSW Ombudsman's Office. All Local Governments within NSW are encouraged to use this model document.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That the Ku-ring-gai Compliance Policy, Version 5, 2025 be adopted.

PURPOSE OF REPORT

For Council to consider and readopt the Ku-ring-gai Compliance Policy.

BACKGROUND

Council has a responsibility to review its policies from time to time to ensure they are current and in accord with industry best practice.

Part 3 of the Local Government Act sets the requirements that apply to the adoption of local policies concerning the giving of orders and directions. The Ku-ring-gai Compliance Policy accords with this provision.

The Ku-ring-gai Compliance Policy was prepared with reference to the NSW Ombudsman's "Enforcement Guideline for Councils". This guideline included a model compliance policy document that was customised for Ku-ring-gai Council's use.

The purpose of the Policy is to provide guidance to Council officers and the community regarding the implementation of compliance enforcement processes.

COMMENTS

Council's current Compliance Policy generally reflects industry best practice. The current review is principally to uphold the requirements of the NSW Local Government Act which requires councils to review their policies from time to time to ensure that they accord with legislation changes and also to streamline internal processes. A new Council must also consider and adopt its Compliance Policy within 12 months after declaration of the new poll for that election, or the Policy is automatically revoked.

The Compliance Policy remains principally unchanged from the previous version. Minor amendments have been made to reflect amendments made to legislative references, including new revised paragraph numbering of the various acts and regulations that the policy encompasses.

The revised policy has also removed any reference to the NSW Community Justice Centres, as the NSW Government has recently disbanded this service.

The purpose of the policy is to provide structure for consistency and transparency in decision making and to facilitate proportional approach to compliance and enforcement.

INTEGRATED PLANNING AND REPORTING

Leadership and service excellence.

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
Ku-ring-gai Council is a high performing organisation and a strong civic leader. Council builds strategic partnerships	Provide strong and ethical civic leadership to ensure good governance and build and	Review policies, delegations and authorisations to support good decision making and

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
with other council's, government agencies, not for profit and community groups. Council has a focus on innovation and customer service to deliver continuously improving services to the community.	maintain trust and confidence within the community.	compliance with changing legislation and guidelines.

GOVERNANCE MATTERS

The review and adoption of the Compliance Policy is in line with the provision of Part 3 of the NSW Local Government Act.

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.

Readoption of this policy will ensure integrity of the risk management framework associated with the administration of functions requiring regulatory actions. Following the guidelines of the NSW Ombudsman, customising their model Compliance Policy for Ku-ring-gai needs, also ensures best practice.

FINANCIAL CONSIDERATIONS

There are no specific costs associated with the re-adoption of this policy . Management action associated with the implementation of this policy is funded through Council's recurrent budget.

SOCIAL CONSIDERATIONS

There are no social considerations associated with the recommendations in this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental considerations associated with the recommendations in this report.

COMMUNITY CONSULTATION

There was no community consultation as Section 161 (2) of the Local Government Act, 1993 states that public exhibition of the policy is not required if there are no substantial amendments proposed to the policy. The policy content associated with this report has not been altered since previous adoption, with the exception of updating to accord with applicable legislative amendments and removing redundant references.

INTERNAL CONSULTATION

All departments of Council were advised of the pending review and requested to supply comment as appropriate. No submissions or comments were received.

SUMMARY

Council's inaugural Compliance Policy was adopted in 2010. In line with Council's governance responsibilities review of this policy is systematically required from time to time.

Given that this policy concerns the giving of directions or orders, special provisions under Part 3 of the NSW Local Government Act must be regarded.

In accordance with Section 165(4) if a council has a Compliance Policy in operation prior to the last general election, the new Council must consider and adopt the Policy within 12 months after declaration of the new poll for that election or the Policy is automatically revoked.

So as to ensure the seamless ability of Council to continue its regulatory role, Council is requested to readopt this Policy, with minor updated references.

RECOMMENDATION:

That the Ku-ring-gai Compliance Policy, Version 5, 2025 be adopted.

Anne Seaton
Manager Compliance & Regulation

Michael Miocic
Director Development & Regulation

Attachments: A1⇩ Draft Compliance Policy 2025/000826

Ku-ring-gai Council

Draft Policy

Compliance Policy

Version Number 5

Adopted:

Effective:

Compliance Policy

Table of Contents

Controlled Document Information **4**
Authorisation Details 4
Related Document Information, Standards & References 4
Version History 5
Policy **6**
Introduction 6
Purpose and objectives 6
Scope 6
Responsibilities 6
Policy Statement **7**
Organisational approach 7
Definitions 8
Policy intent 8
Application 8
Compliance and enforcement principles 9
Responsibility 9
Responding to concerns about unlawful activity 10
Investigating alleged unlawful activity 13
Taking enforcement action 15
The alleged offence and impact 15
The alleged offender 15
The impact of any enforcement action 15
The potential remedy 15
Options for dealing with confirmed cases of unlawful activity 17
Taking legal action 17
Role of Council where there is a principal certifier 19
Role of Councillors in enforcement 19
Delegations 19
Appendix: Schedule of sample compliance practices **20**
Non complying development/unauthorised works/illegal land use 20
General complaints about buildings under construction or demolition 22
Breaches of the Swimming Pool Act 22
Unclean, unhealthy or unsafe premises 23
Breaches of the Food Act 24
Regulating noise impacts from noisy equipment or activities (not including animals) 24
Regulating noise issues within multi occupancy developments 25
Barking dogs 25
Parking surveillance and enforcement 26
Service agreement with Revenue NSW 27

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Controlled Document Information

Authorisation Details

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Controlled Document Number:	57	**TRIM Record No:**	
Controlled Document Type:	Policy		
Controlled Document Name:	Compliance Policy		
Version Number:	5		
Department:	Development & Regulation		
Distribution:	Internal and External		
Review Period: Max < 4 years	4 years	**Next Review Date:**	September 2029
Document Status:			
Approval Type:	Adopted by Council		
Version Start Date:		**Version End Date:**	TBC

Related Document Information, Standards & References

Related Legislation:	Environmental Planning & Assessment Act 1979 and regulations Local Government Act 1993 and regulations Protection of the Environment Operations Act 1997 and regulations Companion Animals Act 1998 and regulations Public Health Act 2010 and regulations Road Transport Act 2005 and regulations Roads Act 1993 and regulations Swimming Pools Act 2012 and regulations Public Spaces (Unattended Property) Act 2021 Biosecurity Act 2015 Road Rules 2014 Roads Regulation 2018 Fines Act 1996 Food Act 2003 Road Transport Act 2013 Road Transport (General) Regulation 2021 State Environmental Planning Policy (Exempt & Complying Development Codes) 2008
Related Policies (Council & Internal)	Code of Conduct Complaint management policy Providing a service to customer policy
Other References	Ombudsman NSW, Enforcement guidelines for Council, December 2015

Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	March 2010	April 2016	Anne Seaton	(first version)
2	24 May 2016	19 November 2019	Anne Seaton	Revised version in line with NSW Ombudsman model document
3	20 November 2019	December 2022	Anne Seaton	Revised version in line with repeal of Noxious Weeds Act and introduction of Biosecurity Act 2015
4	14 December 2022	TBA	Anne Seaton	Readoption by Council within 12 months of election in accordance with Section 165(4) LGA
5(Draft)	TBC	TBC	Anne Seaton	Readoption by Council within 12 months of election in accordance with Section 165(4) LGA

Policy

Introduction

Council's regulatory responsibilities are applicable to actual unlawful activity as well as a failure to take action in order to be compliant with certain legal requirements. For simplicity, this Policy refers to both an act and/or an omission by an alleged offender as "unlawful activity."

This Policy distinguishes between a 'report alleging unlawful activity' and a 'complaint.'

For the purpose of this Policy, a report alleging unlawful activity is where an individual expresses concern in relation to alleged unlawful activity, or they request service from Council about such matters. Council considers that a response or resolution to a report alleging unlawful activity is explicitly or implicitly expected by the individual or may be legally required.

A complaint is where an individual expresses dissatisfaction with Council's service, Council staff or the handling of a complaint by Council. Therefore, a complaint may arise where an individual claims that Council staff have failed to act in relation to a report alleging unlawful activity. A complaint will be recorded separately and responded to in accordance with Council's Complaints Management Policy and procedures.

Purpose and objectives

This Policy provides information for all internal and external stakeholders and interested parties about Council's position on compliance and enforcement matters in the local government area.

The purpose of this Policy is to provide structure for consistency and transparency in decision making and to facilitate a proportional approach to compliance and enforcement. It is also intended to assist Council staff to act promptly, effectively and consistently in response to allegations of unlawful activity.

The objectives of this Policy are to:

- help achieve the objectives of relevant legislation and management plans
- maximise compliance with legislation
- enhance the community's capacity to protect the environment and enhance biodiversity

Scope

The Policy outlines matters to be considered at the various stages of the enforcement process from the receipt and investigation of reports alleging unlawful activity, through to what enforcement option Council will choose and whether to commence criminal or civil proceedings.

In certain circumstances, Council will have shared enforcement responsibilities with other regulatory authorities. This Policy sets out a collaborative and cooperative approach to such matters. Advice and guidance is also provided on the role of Council in building and construction compliance matters where there is a private certifier.

Responsible Council staff are not limited by this Policy in their use of discretion and exercise of official functions. The full circumstances and facts of each case need to be considered and a decision made on merits.

Responsibilities

Council receives information about alleged unlawful activity from members of the public, contact from other government agencies and information gathered by its officers during proactive inspections.

All Council officers, who have responsibilities for compliance as defined by this Policy, are responsible for its implementation.

Only Council officers with appropriate delegations from the General Manager can undertake investigation and enforcement activities associated with particular legislation.

Council's consultants and contractors, authorised to carry out functions on its behalf, must also comply with this Policy.

Policy Statement

Organisational approach

One of the principal functions of Council is to act as a regulator and an enforcement agency in respect of a large range of legal duties applied by acts of parliament, regulations and orders made under them, including various local policies.

Compliance and enforcement is important:

- to prevent or minimise harm to health, welfare, safety, property or the environment
- to improve the safety and amenity of residents and visitors to the area
- for the collective good, the welfare of the community or the public interest
- to promote social policies (e.g. to preserve or protect the environment)
- to manage risks
- to uphold social order
- to meet the expectations of the community
- to encourage reports about possible unlawful activity from the community
- to make the regulated community aware of their legal obligations and how to comply

The legislation that Council is responsible for enforcing is extensive and cannot be fully listed here, but the following exemplify their range and diversity:

- Environmental Planning & Assessment Act 1979
- Local Government Act 1993
- Protection of the Environment Operations Act 1997
- Public Spaces (Unattended Property) Act 2021
- Companion Animals Act 1998
- Public Health Act 2010
- Roads Transport Act 2005
- Roads Act 1993
- Swimming Pools Act 2012
- Building Code of Australia
- Biodiversity Act 2015
- Food Act 2003
- Australian Road Rules

Copies of all relevant legislation may be found at www.legislation.nsw.gov.au

Definitions

The following are the definitions of key terms in this Policy:

Term / Abbreviation	Definition
Complaint	A complaint is an expression of dissatisfaction made about council services, staff or the handling of a complaint, where a response or resolution is explicitly or implicitly expected or legally required. For the purpose of this policy, a complaint does not include: • a report alleging unlawful activity (see definition below) • a request for information about a council policy or procedure • a request for an explanation of actions taken by Council • a request for internal review of a Council decision
Enforcement	Actions taken in response to serious or deliberate contraventions of laws.
Regulation	Using a variety of tools and strategies to influence and change behaviour to achieve the objective of an Act, Regulation or other statutory instrument administered by Council.
Report alleging unlawful activity	An expression of concern or a request for service in relation to alleged unlawful activity where a response or resolution is explicitly or implicitly; or legally required.
Unlawful activity	Any activity or work that has been or is being carried out contrary to the below and/or failure to take required action in order to be compliant with: in terms or conditions of a development consent, approval, permit or license an environmental planning instrument that regulates the activities or work that can be carried out on particular land a legislative provision regulating a particular activity or work a required development consent, approval , permission or licence.

Policy intent

The intent of this Policy is to establish clear guidelines and protocols for Council officers in the management of Council's regulatory activities.

It provides workable guidelines on:

- responding to reports alleging unlawful activity
- assessing whether reports alleging unlawful activity require investigation
- deciding on whether enforcement action is warranted
- options for dealing with confirmed cases of unlawful activity
- taking legal action
- implementing shared enforcement responsibilities

This Policy also provides advice and guidance on:

- the role of a principal certifier and
- the role of Councillors

Application

This Policy applies to regulatory issues within Council's area of responsibility, including, but not limited to:

- development and building control
- environmental health
- public health and safety
- biodiversity risks
- water and sewer
- regulated systems
- control over animals
- food safety
- tree preservation
- land use
- traffic and parking matters

Compliance and enforcement principles

The following are the principles that underpin Council's actions relating to compliance enforcement:

Principle	Action
Accountable and transparent	• acting in the best interests of public health and safety and in the best interests of the environment • ensuring accountability for decisions to take or not take action • acting fairly and impartially and without bias or unlawful discrimination • providing information about compliance and enforcement priorities and reasons for decisions to improve understanding and certainty and promote trust by the community • ensuring meaningful reasons for decisions are given to all relevant parties. • acting on any complaints or concerns about the conduct of compliance officers in accordance with council's complaints management policy and procedures • advising people and organisations subject to enforcement action of any avenues available to seek an internal or external review of a decision.
Consistent	• ensuring all compliance and enforcement action is implemented consistently • encouraging reports about possible unlawful activity by acting reasonably in response to the circumstances and facts of each matter.
Proportional	• ensuring the level of enforcement action is proportionate to the level of risk and seriousness of the breach • making cost effective decisions about enforcement action • taking action to address harm and deter future unlawful activity.
Timely	• ensuring responses to reports alleging unlawful activity and decision making are timely.

Responsibility

Council receives information about alleged unlawful activity from members of the public, contact from other government agencies and information gathered by its officers during proactive inspections and patrols.

All Council officers who deal with reports alleging unlawful activity are responsible for implementing this policy. Council officers are also responsible for ensuring that any other possible unlawful activity identified as a result of an inspection, proactive enforcement or other activity is brought to the attention of the appropriate department of Council.

Council officers are required to:

- treat all relevant parties with courtesy and respect

- communicate with all relevant parties and provide feedback on the progress of an investigation any reasons for delay without compromising the integrity of the investigation
- make full and proper records in relation to the assessment and investigation of reports alleging unlawful activity, including reasons for decisions
- inform all relevant parties of reasons for decisions
- provide as much information as possible to all relevant parties about the outcomes of investigations to show that adequate and appropriate action was taken and/or is proposed to be taken in response to a report of an alleged unlawful activity
- provide information to all relevant parties about any avenues to seek an internal or external review of a decision

All reports alleging unlawful activity are to be entered into Council's Customer Request Management System and actioned in a timely manner by the responsible officers having appropriate delegations from the General Manager to undertake the investigation or compliance & enforcement action in relation to this Policy.

Responding to concerns about unlawful activity

How reports alleging unlawful activity will be dealt with by Council

Council will record and assess every report, alleging unlawful activity where Council is the Authorised Regulatory Authority (ARA).

Council will respond to every such report unless the person raising the matter has indicated they do not wish to receive a response about Council's handling of the matter, or the report is anonymous.

Council's objectives when dealing with reports alleging unlawful activity are to:

- maintain the collective good and welfare of the community
- prevent or minimise harm to health, welfare, safety, property or the environment
- consider the broader public interest having regard to Council's priorities and any resource limitations
- consider the report fairly and impartially.

Not all reports will need to be investigated. A preliminary assessment of all matters will be made to determine the priority for a response and whether investigation or other action is required.

An investigation of alleged unlawful activity may take a significant amount of time to complete, particularly where the issues are complex. If Council decides to investigate, its officers will give the person who reported the alleged unlawful activity feedback on the progress of the investigation and any particular reasons for delay. However, this does not mean that the individual can expect to be given details about every aspect of the investigation or information that would compromise the integrity of the investigation. Due to the extreme number of requests received by Council , it is usual that an update will only be given at the commencement of the investigation and at the conclusion.

Decisions about what actions should be taken by Council are made at Council's discretion. This means the objective is that reports alleging unlawful activity will be resolved to the satisfaction of Council, not necessarily the person raising the matter. Council will generally try to resolve the matters as quickly as and informally as possible to avoid the need to take formal action.

Council officers will endeavour to manage the expectations of people who report alleged unlawful activity, and explain that in the absence of sufficient evidence of unlawful activity, Council may be unable to take further action. They will also explain that Council does not have unlimited resources and powers to deal with reports alleging unlawful activity. If Council is unable to fully investigate or take action on a

matter because it is restricted by any legal or resource limitations this will be explained to the individual concerned.

Confidentiality of people who report allegations of unlawful activity

People who report allegations of unlawful activity should not expect that their identities will remain confidential from the subject of their report in all circumstances. Council may have to disclose information that identifies them in the following cases.

- the disclosure is necessary to investigate the matter
- their identity has already been disclosed to the subject of their report directly or in a publicly available document
- the individual was consulted following receipt of a Government Information (Public Access) Act 2009 application and did not object to disclosure
- the individual consents in writing to their identity being disclosed
- the disclosure is required to comply with principles of procedural fairness
- the matter proceeds to court

Council will take seriously any concerns an individual may have about their physical safety being endangered as a result of making a report. However, this may limit Council's ability to investigate the matter.

Concerns relating to nuisance companion animals will not be accepted on an anonymous basis as Council needs to establish how the animal unreasonably interferes with the peace, comfort or convenience of any person in any premises.

What Council expects from people who report allegations of unlawful activity

Council expects that people who report allegations of unlawful activity will cooperate and act in good faith in respect of any investigations conducted by Council. This includes:

- providing a clear description of the problem (and resolution sought, if relevant)
- provide evidence of the unlawful activity where possible such as photos, videos or other evidence
- giving all available and relevant information to Council, including any new information about the alleged activity that may become known to the person following the making of their report
- not giving any information that is intentionally misleading or wrong
- cooperating with Council's enquiries and giving timely responses to questions and requests for information
- treating Council officers with courtesy and respect
- allowing the investigation to be completed without prematurely taking the matter to other agencies unless referred to by Council.

If these expectations of the individual are not met, Council may need to set limits or conditions on the continuation of the investigation or may need to restrict any further communications with the individual.

Any unreasonable conduct will be dealt with in accordance with the principles of the NSW Ombudsman's "Managing Unreasonable Conduct by a Complainant Manual 2021" and Council's "Proving Service to Customer Policy".

What parties can expect form Council officers

People who report alleged unlawful activity as well as individuals or businesses that are subject to investigation and any enforcement action, can expect that Council officers will:

- treat them with courtesy and respect

- advise them of the outcome of the allegation reported, including an explanation of the reasons why that outcome was reasonable in the circumstances
- clearly explain the decisions in plain English
- provide information about any relevant internal and external appeal processes that may be available
- carefully assess any new information provided by any party after a decision has been made and advise whether further action will be taken.

Complaints about Council's enforcement actions

Any complaints about Council's handling of reports alleging unlawful activity will be recorded separately and handled in accordance with Council's Complaints Management Policy and procedures.

Where a person or organisation subject to enforcement action merely disputes Council's decision to take enforcement against them, they will be directed to make written representations in accordance with Council's adopted review process.

Senior Council officers will act on any complaints about the conduct of compliance officers in accordance with Council's Code of Conduct.

Anonymous reports

Anonymous reports will be recorded and assessed in accordance with the above requirements. However, because it is not possible to seek clarification or additional information about a matter, it may be more difficult to evaluate the allegations and therefore these reports are less likely to warrant investigation.

Note: Complaints regarding nuisance cats and dogs will not be accepted on an anonymous basis as Council needs to establish how the animal unreasonably interferes with the peace, comfort or convenience of any person in any other premises.

Unlawful activity outside business hours

Unlawful activity can occur outside business hours. Council may receive reports about matters such as offensive noise and failure to comply with limitations on hours of operation during nights and weekends.

Due to resources and operational capability restraints on Council, investigations into alleged unlawful activity outside business hours will be assessed on the basis of;

- risk or harm to health, welfare, safety, property or the environment, and
- whether it is in the public interest to take such action

All matters arising will be recorded by Council's After Hours Call Centre and forwarded to an appropriate first response officer for an initial assessment of urgency for response.

Neighbour disputes

Council will at times receive reports from parties involved in neighbour disputes seeking Council's involvement. When a dispute between two neighbours is a civil matter, Council will often have no authority to resolve the issue in dispute. Some reports will raise several matters, some of which will require Council's involvement and some of which will be personal to the parties.

Council officers will thoroughly assess such reports to determine whether there is evidence of any possible unlawful activity requiring action by Council. Care will be taken to explain which aspects of a report Council can deal with and which cannot be dealt with and why. Where possible, individuals will be provided with information about how to resolve neighbour disputes including referral information resources such as Law Access NSW.

It is possible that one party will provide further information which changes Council's decision about whether it will become involved. In such circumstances, Council officers will carefully consider the matter before taking action and document reasons for the new decision. Relevant parties will be advised about the reasons Council has changed its position on the matter. Council officers will not change a decision about whether or not Council should be involved purely as a response to the conduct of an individual such as persistent demands or threats.

The Appendix to this Policy provides a sample of compliance practices.

Investigating alleged unlawful activity

Not all reports alleging unlawful activity will warrant investigation. A preliminary assessment of all matters will be made to determine whether investigation or other action is required. Council will prioritise matters on the basis of risk to public safety, human health and environment.

RISK CATEGORY			
CRITICAL	**HIGH**	**MEDIUM**	**LOW**
Features of category			
Permanent, long term or reoccurring and serious damage to health, property or environment likely or very likely Large scale impacts Very serious offences Very high priority issue for Council and the community	Moderate, major or severe consequences likely or very likely Medium-large scale impacts Serious offences Very high priority issue for Council and the community	Moderate consequences are likely, serious impacts very unlikely Small–medium scale impacts Moderate offence severity Very high priority issue for Council and the community	Consequences are minor or moderate and are unlikely or very unlikely to occur. Small scale, isolated impacts. Low level offence severity Very high priority issue for Council and the community
INDICATIVE TIMEFRAME OF INITIAL RESPONSE			
Immediate and urgent response	Response within 24 hours	Response within 10 working days	Response within 15 working days
Example of issues			
Significant pollution incidents Abandoned or unlawfully parked vehicles in an unsafe location Collapsed or unsafe building works in public areas Dog attacks Sewage Leaks Legionella Outbreak	Unsafe buildings and building works Rubbish dumped in an unsafe location / hazardous pollution incident Breaches of tree preservation order Dangerous / restricted dog complaints Single Food borne illness	Nuisance dogs Abandoned vehicles Stormwater or drainage issues Dumped rubbish (not hazardous) Breach of consent conditions Poor sediment control on building sites	Noxious Weeds Minor consent breaches Unauthorised signage Unauthorised land use Overgrown vegetation Aesthetic issues Neighbour disputes Nuisance complaints (e.g. domestic noise, barking dogs)

	Noise complaints affecting several people

If there is insufficient information in the report to undertake a preliminary assessment, further information may need to be sought from the person who made the report or an inspection undertaken. Staff may also need to consult Council's Records section and other internal business units to understand the relevant history and context of the matter.

Circumstances where no action will be taken

Council will take no further action if, following a preliminary assessment, it is identified that:

I. Council does not have jurisdiction to investigate or is not the appropriate authority to take action on the issues raised. Where there is another appropriate authority or course of action, Council may bring the matter to the attention of the authority or provide information and contact details to the individual. For example, SafeWork NSW, for workplace safety matters, the NSW Environment Protection Authority for possible environmental offences.
II. The report relates substantially to a matter previously determined by Council and no new or compelling information is presented which would cause Council to change its earlier decision. In this case, Council officers will acknowledge the report and advise that no further action will be taken as no new information has been provided (other than where the person has previously been advised they would receive no further response).
III. The allegations relate to a lawful activity (e.g. where there is an existing approval or the activity is permissible without Council approval or consent being required).
IV. The report is not supported with evidence or appears to have no substance.
V. The relevant manager, director or the General Manager determines that investigation or other action would have an unreasonable impact on resources and/or is unlikely to achieve an outcome sufficient to justify the expenditure on resources.

Relevant factors guiding decisions as to whether to take action

When deciding whether to investigate, Council will consider a range of factors including whether:

- the activity is having a significant detrimental effect on the environment, or it constitutes a risk to public safety
- the report is premature as it relates to some unfinished aspect of work that is still in progress
- the activity or work is permissible with or without permission
- all conditions of consent are being complied with
- much time has elapsed since the events the subject of the report took place
- another body is a more appropriate agency to investigate and deal with the matter
- it appears there is a pattern of conduct or evidence of a possible wide spread problem
- the person or organisation reported has been the subject of previous reports
- the report raises matters of special significance in terms of the Council's existing priorities
- there are significant resource implications in relation to an investigation and any subsequent enforcement action
- it is in the public interest to investigate the report

The above are factors for Council to consider and weigh in making a determination. Council officers are not limited in their use of discretion by these considerations and may decide to investigate based on these and other factors. The objectives of the processes Council officers use when investigating incidents of alleged unlawful activity are to:

- determine the cause of the incident
- determine if there has been a contravention of law, policy or standards
- gather evidence to the required standard to support any required enforcement action
- determine any necessary action to mitigate the possibility of reoccurrence or similar incidents

Any decision not to investigate an allegation of unlawful activity will be recorded with the reasons for that decision being clearly stated.

Taking enforcement action

When deciding whether to take enforcement action in relation to a confirmed case of unlawful activity, Council will consider the full circumstances and facts of the matter and the public interest. The following common considerations will assist Council officers in determining the most appropriate response:

The alleged offence and impact

- the nature, extent and severity of the unlawful activity, including whether the activity is continuing
- the harm or potential harm to the environment or public health, safety or amenity caused by the unlawful activity
- the seriousness of the breach, including whether the breach is merely technical, inconsequential or minor in nature
- the time period that has lapsed since the date of the unlawful activity

The alleged offender

- any prior warnings, instructions, advice that was issued to the person or organisation reported or previous enforcement action taken against them
- whether the offence was committed with intent
- whether the person or organisation reported has been proactive in the resolution of the matter and assisted with any Council requirements and instructions
- any mitigating circumstances demonstrated by the alleged offender
- any particulars circumstances or hardship affecting the person or organisation reported.

The impact of any enforcement action

- the need to deter any future unlawful activity
- whether an educative approach would be more appropriate that a coercive approach in resolving the matter
- the prospect of success if the proposed enforcement action was challenged in court
- the costs and benefits of taking formal enforcement action as opposed to taking informal or no action
- what action would be proportionate and reasonable in response to the unlawful activity
- whether Council is prevented from taking action based on earlier advice given i.e. whether an estoppel situation has been created

The potential remedy

- whether the breach can be easily remedied
- whether it is likely consent would have been given for the activity if it had been sought
- whether there is a draft planning instrument on exhibition that would make the unauthorised use legal

<u>Legal or technical issues</u>

Where legal and/or technical issues are in question, Council officers will consider whether legal advice or professional advice from duly qualified staff or other experts should be obtained and considered. Council may also require a person subject to possible enforcement action to obtain professional advice in relation to issues of concern to Council for assessment as to whether further action is required.

Requirements for Council officers considering enforcement action

Prior to taking enforcement action, Council officers will take into account the above considerations as well as the evidence gathered during their investigation. Council officers must act impartially and be mindful of their obligations under Council's Code of Conduct.

Council officers are required to maintain records about critical thinking and decision-making processes in relation to reports alleging unlawful activity and any enforcement action, as well as records of interactions with relevant parties. Council officers will at all times adhere to Council's internal processes prior to the commencement of any enforcement action.

Council officers will take steps to ensure that any enforcement action is taken against the correct person or organisation. Where there are multiple possible parties to an alleged unlawful activity, it will generally not be appropriate to take enforcement action against every person who may be liable for the alleged unlawful activity. In such circumstances, Council officers will be guided by legal advice in determining who are the appropriate persons to pursue.

Permission to engage legal services on behalf of Council for compliance matters must be sought from one of the following nominated staff as appropriate, the General Manager, the Director Development & Regulation, the Corporate Lawyer or the Manager Compliance and Regulation.

Enforcement options	**Example scenario**
Warning	Issued for minor offences. For example, displaying a small sign, minor parking offence or where education is the preferred first option.
Penalty notice	Issued for parking offences, breaches of the food safety standards, disregard of order, minor unauthorised works which have no impact on the amenity of the surrounding neighbours and there in no ongoing risk to public health or safety, where the breach is a one-off and where the breach is only of such significance to require deterrence from further unlawful activity. For example, an unauthorised pergola, which does not overshadow or cause loss of solar access/view, residency without an occupation certificate (where there are no safety risks).
Notice of intention to issue an order	Issued for unauthorised works, which may not be permitted to remain, where there is a threat to public health and safety, works being undertaken without permission. Examples include, renovations undertaken without consent, unauthorised works to a heritage item, environmental and public health matters, noxious weed infestations etc.
Orders, Directions, Notices	Issued where voluntary compliance has not been achieved or when matter is considered to be of such concern that compliance within a specified timeframe or parameter is required.
Emergency order (without notice)	Issued where a building structure is compromised and is likely to cause imminent threat to public health and safety or works are being

undertaken without permission. For example, the failure of the façade of a building, unauthorised demolition works.

Options for dealing with confirmed cases of unlawful activity

Council will try to use the quickest and most informal option to deal with unlawful activity wherever possible unless there is little likelihood of compliance with such options. Council officers will use discretion to determine the most appropriate response to confirmed cases of unlawful activity and may take more than one approach. Any enforcement action taken by Council will depend on the full circumstances and facts of each case, with each decision being made on the individual merits of the case.

At all times, Council's key concerns are:

- to prevent or minimise harm to health, welfare, safety, property or the environment
- to influence behavioural change for the common good and on behalf of the community

The following enforcement options to be considered by Council are ordered to reflect an escalation in response that is proportionate to the level of risk, the seriousness of the confirmed breach or the need for a deterrent:

Level of risk	Enforcement options
Very low	• Take no action on the basis of a lack of evidence or some other appropriate reason • Provision of information/advice on how to be compliant
Low	• Negotiate with the person to obtain voluntary undertakings or an agreement to address the issue of concern • Issue a warning or a formal caution
Medium	• Issue a letter requiring work to be done or activity to cease in lieu of more formal action • Issue a notice of intention to give an order or notice under relevant legislation, and then serving an order or notice if appropriate
High	• Issue a penalty notice • Carry out the works specified in an order at the cost of the person served with the order
Very high	• Seek an injunction through the courts to prevent future or continuing activity • Commence legal proceedings for an offence against the relevant Act or Regulation

Following up enforcement action

All enforcement action will be reviewed and monitored to ensure compliance with any undertakings given by the subject of enforcement action or advice, directions or orders issued by Council. Reports alleging continuing unlawful activity will be assessed and further action taken if necessary. If the unlawful activity has ceased or the work has been rectified, the matter will be resubmitted for follow up action to ensure compliance outcomes are met. Should initial enforcement action be found to have been ineffective, Council officers will consider other enforcement options.

Taking legal action

Council and its delegated officers will be guided by legal advice in deciding whether to commence criminal or civil proceedings and will consider the following:

- whether there is sufficient evidence to establish a case to the required standard or proof
- whether there is a reasonable prospect of success before a court
- whether the public interest warrants legal action

Whether there is sufficient evidence to establish a case to the required standard of proof

Council considers the decision to take legal action a serious matter and as such, will only initiate and continue proceedings once it has been established that there is admissible, substantial and reliable evidence to the required standard of proof.

The basic requirement of any criminal prosecution is that the available evidence establishes a prima facie case. The prosecutor is required to prove the elements of the offence beyond reasonable doubt.

In civil enforcement proceedings, Council will require sufficient evidence to satisfy the court that an actual or threatened breach has occurred on the balance of probabilities.

Whether there is a reasonable prospect of success before a court

Given the expense of legal action, Council will not take such action unless there is a reasonable prospect of success before a court. In making this assessment, Council officers will consider the availability, competence and credibility of witnesses, the admissibility of the evidence, all possible defences, and any other factors, which could affect the likelihood of a successful outcome.

Whether upholding the public interest warrants legal action

The principal consideration in deciding whether to commence legal proceedings is whether to do so is in the public interest. In making this determination, the same factors to be considered when taking enforcement action apply.

The following consideration will assist Council in making the determination:

- the availability of any alternatives to legal action
- whether an urgent resolution is required, (court proceedings may take some time)
- the possible length and expense of court proceedings
- any possible counterproductive outcomes of prosecution
- the effective sentencing options available to the court in the event of a conviction
- whether the proceedings of the consequences of any resulting conviction would be unduly harsh or oppressive.

Time within which to commence proceedings

Council officers must be aware of legislative time limits in which enforcement proceedings must be commenced. Sometimes legal action will be statute barred despite good evidence that unlawful activity as occurred.

Shared enforcement responsibilities

Some reports will raise matters involving shared regulatory responsibilities between Council and other authorities including the Environmental Protection Authority, the NSW Police Force, the Office of Liquor and Gaming NSW, SafeWork NSW, NSW Fair Trading, NSW Food Authority, NSW Health and NSW Crown Lands.

Council recognises that collaboration and cooperation between authorities to address issues of shared regulatory responsibility is the best approach. To this end, where there are shared legislative responsibilities, Council officers will liaise with relevant authorities to establish:

- which authority will take the leading role on any joint investigation

- which activities each authority will carry out
- responsibilities for updating an individual where relevant
- protocols for exchanging confidential information between the relevant authorities

Council will reasonably endeavour to respond to requests for information or assistance on joint regulatory matters in a timely manner.

Role of Council where there is a principal certifier

Council retains its regulatory role and enforcement powers where an accredited certifier has been appointed as the principal certifier (PC). However, if an accredited certifier is appointed as the PC, it is not only Council's responsibility to ensure building and construction compliance.

Private certifiers have limited enforcement powers as the PC. They have the power to issue a written directions notice to the owner or builder to comply with the conditions of consent or rectify any breaches. A copy of any Written Directions Notice issued by a principal certifier must be provided to Council for assessment as to whether Council will enforce the written directions notice by issuing a notice of intention to give an order.

Council and principal certifiers will work together to resolve any issues when they arise to achieve compliance with the development consent or complying development certificate.

Role of Councillors in enforcement

Decision making relating to the investigation of reports alleging unlawful activity and taking enforcement action is the responsibility of appropriately authorised Council officers or the Council itself.

Individual Councillors must not direct staff in their day-to-day activities. Councillors may help individuals who raise concerns with them by satisfying themselves that their Council's policies are being carried out correctly, however, they cannot ignore or alter a policy in order to satisfy the demands of special groups or individuals.

Delegations

Council officers' delegations for taking action under this Policy are included in Council's Delegations Register.

Appendix: Schedule of sample compliance practices

Non complying development/unauthorised works/illegal land use

In the assessment of the unauthorised / non complying works or illegal use, the Council officer shall have regard to the scale of the works and categorise as either “minor” or “major’.

If the site is one controlled by a principal certifier (PC), the complaint should be referred to the PC for management. Council should only act if the PC is found to be negligent in their duties or the PC issues a written directions notice and then refers the matter to Council for the issue of a notice of intention to give an order.

What are minor non complying or unauthorised development works?

a. These may include works that fall within the parameters of Complying Development, but the owner failed to obtain a Complying Development Certificate.

b. These may include works that fall just outside the parameters of Complying Development where the owner has failed to obtain development consent and the associated Construction Certificate.

c. The non-complying works do not substantially alter the development as initially approved and where an application for a Building Information Certificate could be considered.

What are major non complying or unauthorised development works?

a. These works generally include significant alterations and additions to a development where the owner has failed to obtain prior development consent and associated construction certificate, and where there are substantial structural concerns and changes in land use.

b. These works include significant departure from a consent, where the works substantially alter the development as approved.

Regulatory action for minor works

a. For works where owner failed to obtain a Complying Development Certificate:

- Issue a Penalty Infringement Notice
- Require an application for a Building Information Certificate so as to regularise the structure so that it may remain.

b. For works that fall just outside the parameters of Complying Development where the owner has failed to obtain development consent and the associated Construction Certificate:

- Issue a penalty infringement notice.

- Serve a notice of intention to give an order, seeking to have the unauthorised works removed. This gives the recipient the opportunity to make representations as to why the order should not be served or have the contents of the order altered.

- In circumstances where the property owner has indicated they would like to regularise the unauthorised structure, any representations indicating this are referred to a Development Assessment Officer with a request that they carry out an assessment of the works against the heads of consideration as detailed in Section 4.15 of the EP&A Act. (The purpose of this being

to determine if support for the works would have been given if appropriate application had been made. This brings transparency to the regulatory process and provides a sound footing if the matter is to progress to court)

- If the response from the Development Assessment Officer is positive:

  - the owner may be required to undertake any other ancillary works that may be recommended, for example landscaping, installation of privacy screen, opaque glazing etc. (This may be done via the issue of a formal order detailing the required works.)

- If the response from the Development Assessment Officer is negative, orders shall be issued requiring the removal of the unauthorised works or cessation of the unauthorised activity.

- The order shall have due regard for any representations made against the notice of intention to issue an order.

The recipient of the order may either comply with or appeal the terms of the order.

The order should be checked by the appropriate Council officer at the expiration of the period referred to in the order. If the terms of the order are not complied with the matter is to be referred to Council's solicitors for court action.

c. The non complying works do not substantially alter the development as initially approved:

- Issue a penalty infringement notice.
- Issue a notice of intention to give an order, seeking to have the unauthorised works removed. This gives the recipient the opportunity to make representations as to why the order should not be served or have the contents of the order altered.
- Upon issue of the Building Information Certificate, the order is cancelled.
- Orders shall be issued requiring the removal of unauthorised works or cessation of unauthorised activity. The order shall have due regard for any representations made against the Notice of Intention to give an Order.

The recipient of the order may either comply or appeal the terms of the order.

The order should be checked by the appropriate officer at the expiration of the period referred to in the order. If the terms of the order are not complied with, the matter is to be referred to Council's solicitors for court action.

It should be noted that owners of properties where unauthorised works have occurred may choose to lodge an application for a Building Information Certificate in an attempt to regularise the structure so that it may remain. A Building Information Certificate is assessed on individual merit and in accordance with requirements of the specific legislation regarding these certificates.

Regulatory action for major works

For works that include significant alterations and additions to a development where the owner has failed to obtain development consent and associated Construction Certificate, and/or where there are substantial structural concerns, changes in land use, and/or where the works so substantially alter the development as approved:

- Issue a notice of intention to give an order, seeking removal of the unauthorised works or cessation of an unauthorised/illegal activity. This gives the recipient the opportunity to make representations as to why the order should not be served or have the terms of the order altered.

- Prior to/or upon receipt of the representations refer the case to a Development Assessment Officer with a request that they carry out an assessment of the works against the heads of consideration as detailed in Section 4.15 of the EP&A Act. (The purpose of this being to determine the level of compliance, if any, with the relevant DCP, amenity issues and any other legislation applicable, that may affect the works, and a comment if support for the works would have been given if appropriate application had been made. This brings transparency to the regulatory process and provides a sound footing if the matter is to progress with court action.)

- The owner should be requested to supply documentary evidence testifying to the structural adequacy of the works and compliance with Building Code of Australia.

- The order should be issued giving consideration to any representations. The recipient has the ability to comply with the order or appeal the terms of the order in the Land & Environment Court. In the event there is no appeal and the order is not complied with, prosecution action to commence. Generally, Class 4 proceedings seeking orders to remove the unauthorised works and Class 5 proceedings for a monetary penalty are taken in the Land & Environment Court.

General complaints about buildings under construction or demolition

The most common complaints received by Council in respect of building sites relate to noise, dust, hours of work, local traffic problems and concerns with asbestos or unsafe work practices.

If the site is controlled by a private principal certifier (PC), the complaint should be referred to the PC for management. Council should only act if the PC is found to be negligent in their duties, or if the PC issues a written directions order and then refers the matter to Council for consideration of giving an order.

If the matter concerns unsafe work practices or hazardous materials it should be referred to SafeWork NSW.

The following steps should be taken:

- Conduct a field assessment and establish the level of nuisance or non-compliance.
- Issue a verbal direction to cease the offensive activity and make good.
- Issue a POEO Act Clean up Notice.
- Issue a POEO Act Prevention Notice, a statutory administration fee is imposed on this notice. (21 day appeal period is mandatory).
- Issue a penalty infringement notice/s for offences.
- Serve a notice of intention to give an order, seeking to have the nuisance or non-compliance made good. This gives the recipient the opportunity to make representations as to why the order should not be served or have the terms of the order altered.
- Issue the order, having due regard for any representations made against the notice of intention to give an order.

The recipient of the order may either comply or appeal the terms of the order.

The order should be checked by the appropriate officer at the expiration of the period referred to in the order. If non-compliance continues, the matter is to be referred to Council's solicitors for legal action.

Breaches of the Swimming Pool Act

Breaches of this Act present a real threat to the safety of young children within the community, for this reason there is no leniency shown in the application of this legislation. All breaches should be dealt with in the following manner:

- Issue a direction , clearly stating the reasons for the direction and the defects to be corrected.

- Reinspect at expiration of the period referred to in the direction.
- Issue a penalty notice if the order is not complied with.
- Require the direction to be complied with within a further 30 days.
- If non-compliance continues, the responsible officer may refer the matter to Council's Manager of Regulation and Compliance with a recommendation for liaison with Council's lawyers regarding possible prosecution or other regulatory actions.

Unclean, unhealthy or unsafe premises

The Council officer shall have regard for the scale of the noncompliance and the public interest.

Actions may be pursued under the Local Government Act, Food Act, Public Health Act, Swimming Pool Act or Biosecurity Act, depending on the matter at hand.

Matters usually before officers include regulated activities such as food shops, beauty salons, mobile food vendors, boarding houses, cooling towers, and overgrown, dilapidated and neglected premises. Residential premises considered to be occupied in squalor conditions, may require special assistance from external authorities that provide mental health support for occupants as well.

Regulatory action for minor breaches

Minor breaches may include, keeping of animals, defective guttering or downpipe not connected, untidy yard, cultivation of pest species plants, etc.

Generally, the following steps should be taken:

- Conduct field assessment and issue verbal or written direction.
- Provide education as to why the situation is unacceptable and what improvements are expected.
- Send letter of warning and seek co-operation in having the matter attended to.
- Serve a notice of intention to give an order seeking to have the premises reinstated into safe, clean and healthy condition. This gives the recipient the opportunity to make representations as to why the order should not be served or have the terms of the order altered.
- Assess representations made by the recipient of the order terms.
- Issue order having due regard for any representations made against the notice of intention to give an order.
- Non-compliance with an order may result in the Issue of a penalty infringement notice.

Regulatory action for significant breaches

Significant breaches may include broken sewage or stormwater services, overgrown or dilapidated premises, etc.

The following steps should be taken:

- Conduct field assessment and issue verbal or written direction.
- Serve a notice of intention to give an order, seeking to have the premises reinstated into safe, clean and healthy condition. This gives the recipient the opportunity to make representations as to why the order should not be given or have the contents of the order altered.
- Assess representations made by the recipient of the notice.
- Issue the order having due regard for any representations made against the notice of intention to give an order.

The recipient of the order may either comply or appeal the terms of the order.

The order should be checked by the appropriate Council officer at the expiration of the period referred to in the order. If non-compliance continues, the matter is to be referred to Council's legal team for court action. A penalty infringement notice for non-compliance with the order may be issued if considered appropriate, alternatively, Council officers may seek to have the court impose a monetary penalty.

If a person fails to comply with an order, Council officers may wish to carry out the outstanding works. Section 678 of the Local Government Act makes provisions for this but generally this action is taken only with the consent of the Court, in that way Council may recover all expenses incurred by charging as a debt against the property.

Breaches of the Food Act

Council has a responsibility to enforce food safety laws and may take regulatory enforcement action when breaches have occurred. Such action may be as a result of an inspection or from a complaint investigation. Enforcement action is taken in accordance with the NSW Food Authority's publication "Enforcement agency roles and responsibilities."

The overriding consideration in taking enforcement action will always be the protection of the community's health and safety.

Regulating noise impacts from noisy equipment or activities (not including animals)

The key regulatory tools used by Council officers for managing local environmental Noise impact are provided by the Protection of the Environmental Operations Act 1997 (POEO Act) and the POEO (Noise Control) Regulation 2017, and a range of notices, directions orders and penalty notices can be issued in relation to breaches. There are also references to noise in other legislation, which may be applied from time to time depending on the individual circumstances.

Generally speaking, the concerned customer should in the first instance attempt to contact the person responsible for the noise source to advise them of the issue as they may be unaware of a potential noise impact on their neighbours. Should it become necessary for Council officers to become involved, officers will investigate the source of the noise and may undertake a field assessment of the issue which may include the use of a sound level meter.

Should it be determined there is a breach of the relevant legislation, Council officers may employ a number of tools available which may include but is not limited to the following:

- Informal verbal or written warnings and/or provision of educational information - determined at the discretion of the attending officer
- Noise control notice.
- Penalty infringement notices (PINs) - can be issued for any on the spot offence, but generally used if an offender fails to heed a warning or contravenes a noise abatement direction.
- Noise abatement direction .
- Prevention notice - a legal document used to prevent an activity from being carried out in an environmentally unsatisfactory manner. Requires specific actions in the notice to be undertaken. (This notice can also address other pollution or waste problems).
- Prosecution - for failure to comply with a Noise control notice or prevention notice

The decision regarding which of these instruments to use will depend on the individual circumstances of each noise problem and on the judgement of the officer and if necessary on advice of Council's solicitors. There may also be situations where it is necessary to apply a range of tools available to mitigate the noise impact.

Regulating noise issues within multi occupancy developments

Residents that live in multi occupancy developments should contact the building owners corporation. Multi occupancy buildings generally have their own induvial by-laws about noise. The owner's corporation can investigate the noise complaint and can issue a notice to comply with a by-law. If the noise occurs again within 12 months, the owner's corporation can apply to the NSW Civil and Administrative Tribunal (NCAT) for a legally enforceable order to stop it NCAT can also fine the person responsible for making the noise.

Barking dogs

Under the Companion Animals Act 1998 (the Act), a dog may be declared a nuisance if it is found to be "*making a noise, by barking or otherwise, that persistently occurs to such a degree or extent that it unreasonably interferes with the peace, comfort or convenience of any person in any other premises".*

Complaints regarding nuisance dogs will not be accepted on an anonymous basis as Council needs to establish how the animal unreasonably interferes with the peace, comfort or convenience of any person in any other premises.

Complaints concerning barking dogs are often a sign of other significant neighbourhood disputes. Care must be taken by the Council officer to ensure an objective assessment is made. The following steps should be taken.

In circumstances where the occupant of an individual premises is affected by noise from a barking dog, the occupant of that individual premises is encouraged to communicate directly with the owner of the dog, informing them of their concern and seek a resolution to his/her concerns prior to involving the Council.

Generally, Council's authorised officers will consider using their powers under the Companion Animals Act 1998 to issue a nuisance dog order when a barking dog affects at least two unrelated premises and sufficient evidence is gathered to satisfy an officer that the barking of a dog constitutes a nuisance, as defined under the Act.

A numerical standard has been adopted within internal operating procedures to assist Council officers with the investigation of barking dog complaints. The standard being: *"A dog may be considered to be a nuisance if it barks, howls or otherwise makes persistent noise for greater than eight minutes in any one daylight hour or four minutes in any night time hour."*

On receipt of the formal complaint, Council officers will generally take the following steps;

- Undertake an initial site inspection of the identified premises to verify details of the complaint, registration status of the dog and issue a written letter to the owner advising them that Council is in receipt of a formal complaint against their dog, setting out the terms of the alleged nuisance.
- Suggest to the owner recommendations on possible remedial behavioural training that may assist barking nuisance behaviours.
- Provide the complainant a "barking dog diary" to complete. The diary is to be completed by the complainant over a two-week period, signed and returned to Council. If the diary is not returned by the due date, the matter will generally be finalised and will not be re-investigated for a period of six months.
- Assess the satisfactorily completed and returned diary to determine if there is any pattern to the dog's behaviour. Using this information Council's officer will commence independent patrols to gather further evidence in respect of nuisance barking. Evidence gathering may include interviews of other surrounding neighbours.

- If the Council officer finds no evidence of nuisance barking to support the claims within the diary, the matter will be finalised.
- If the Council officer determines that the dog is nuisance barking (as defined by the Act), a nuisance order will be issued and enforced. Nuisance orders are enforceable for a period of six months and the dog owner must ensure that the dog does not bark to cause a nuisance within the six-month period. Fines may apply if the nuisance order is not complied with.

Parking surveillance and enforcement

The principal objective of this activity is to achieve an appropriate balance between public safety, traffic flow and equitable access in the management and regulation of vehicle parking facilities available to the general public, for the benefit of the community and local business and people who frequent the Ku-ring-gai local government area.

Council is responsible for both “on-street” and ‘off-street” parking surveillance. “On-street” is parking on public roads, whilst “off-street” relates to parking within Council managed public car parks or other off road areas.

Council’s rangers carry out regular patrols of public parking areas and roads in the local government area, they also respond to complaints from the public in relation to illegally parked vehicles.

Priorities in this surveillance work include:

- Patrolling on street parking around different school zones, randomly selecting different schools on a daily basis during the school term.
- Patrolling all on street parking restrictions on a daily basis.
- Random, daily surveillance of time limits, paid parking and bay markings in off-street parking areas.
- Surveillance to ensure correct use of bus, taxi and loading zones, as well as no stopping zones, especially around Ku-ring-gai’s major transport hubs and town centres.
- Public education of motorists in respect of their obligations under the Australian Road Rules.

Observed offences are generally photographed by Council’s rangers. The photographs are taken for the purpose of ‘supporting evidence’. The captured images are stored in the combined Revenue NSW and Council’s secure record data base for Penalty Infringement Notice processing and are not available for access by unauthorised persons. Individuals whom are infringed may apply to Council or Revenue NSW for a copy of any photo, if held.

Penalty notices may either be placed on the parked vehicles or posted to the vehicle owner. Ownership details are retrieved from the secure database of “RMS DRIVES .”

Typical offences subject to a penalty notice may include:

- Overstaying sign posted time limits.
- Breaches of on street restrictions applicable to “No Stopping”, Bus, Taxi and Loading zones
- Parking in accessible (disability) parking spaces without the authority to do so or permit not being displayed as set out in the ‘conditions of use’.
- Breaches of on street parking and restrictions around school zones.
- Failure to comply with conditions of off-street parking., including private carparks monitored under contract by Council.
- Failure to pay in designated “paid parking” spaces

Unattended and abandoned vehicles will be administered in accordance with the Public Spaces (Unattended Property) Act 2021. Vehicles legally parked, registered, under 7.5 metres and 4.5 tonnes and parked within close proximity of vehicles owners address, will generally not be investigated.

Penalties for parking offences and all other offences are set by legislation and are administered by the NSW State Government and not by Council.

Details of current NSW legislation can be found on the Internet at the following Web address, http://www.legislation.nsw.gov.au. Interested persons should check the NSW Road Rules 2014 for on street offences and Local Government Act 1993 for off street offences.

The use of discretion

Council's rangers have very limited discretion in their enforcement of signposted or marked restrictions in relation to vehicle parking. Failing to take action in relation to an observed offence may create hazards or risks for the community. In addition, it may expose Council and the rangers concerned to accusations of partiality and, potentially, a claim for damages where an unsafe situation has arisen. Such inaction may also be in breach of Council's Code of Conduct.

Council's rangers should exercise limited discretion, including issuing warnings, where obvious exceptional and mitigating circumstances are apparent to the ranger when observing an offence. Critically, however, public safety must *not* be compromised.

Service agreement with Revenue NSW

Council has a commercial agreement with the Revenue NSW for the administration and processing of all penalty notices issued, as well as the enforcement of outstanding fines and penalty notice amounts.

Under this arrangement, Revenue NSW provides an assessment and review service independent of Council, reducing local administration costs and reducing potential conflicts of interest. Revenue NSW also offers extensive advice to people who have received penalties on relevant issues and appeal options available to them. Guidelines are available at: https://www.revenue.nsw.gov.au. The guidelines include matters considered when reviewing an appeal.

All enquires relating to the appeal of a penalty infringement notice should be directed to Revenue NSW in the first instance.

In the event that a person elects to have the matter determined through the Local Court process, Council's reporting officer will usually attend to give evidence. In the event of a written representation where the recipient of the penalty notice may have raised unusual circumstances, Revenue NSW may seek advice from Council's Compliance and Regulation section and request a review of its decision.

Handling complaints regarding penalty infringement notices

The administration of all offences and penalty notices is managed under an arrangement with Council and Revenue NSW.

Accordingly, a letter attached to all mailed penalty notices issued by Council advises the recipient of the fine to direct all enquiries regarding the penalty notice to that organisation. Council's customer service officers and rangers also give this advice to the public when they receive phone calls or other representations on penalties issued.

Where a member of the public lodges a complaint with Council about the conduct of a Council officer in connection with enforcement of public parking rules, the complaint will be processed in accordance with Council's Complaint Management Policy.

LOCAL APPROVALS POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider and readopt the Ku-ring-gai Local Approvals Policy.
BACKGROUND:	The current Local Approvals Policy, the subject of this report was reviewed and adopted by the previous Council in September 2022. In accordance with section 165(4) of the Local Government Act, 1993, if Council has a Local Approvals Policy in operation prior to the last general election, the new Council must consider and adopt the Policy within 12 months after declaration of the new poll for that election. The general purpose of the Local Approvals Policy is to set the guides that facilitate the approvals process and exemption criteria for various activities and under Section 68 of the NSW Local Government Act 1993 and for other miscellaneous activities.
COMMENTS:	The Ku-ring-gai Local Approvals Policy reflects current legislative requirements. The policy applies to all land within the Ku-ring-gai local government area. Where there is an inconsistency between the Act, Regulation, planning instrument and Local Approvals Policy, the Act or Regulation will prevail.
RECOMMENDATION: (Refer to the full recommendation at the end of this report)	That Council readopt the Ku-ring-gai Local Approvals Policy so as to facilitate the continued assessment of all applications made under Section 68 of the NSW Local Government Act, 1993 and other miscellaneous applications.

PURPOSE OF REPORT

For Council to consider and readopt the Ku-ring-gai Local Approvals Policy.

BACKGROUND

Each council must adopt a policy to supplement and facilitate the approvals process by establishing a criteria for approvals required under Section 68 of the NSW Local Government Act, 1993 and other miscellaneous activities. Ku-ring-gai's inaugural Local Approvals Policy was adopted in 2009.

The current Local Approvals Policy, that is subject of this report, was reviewed and adopted by the previous Council in September 2022. In accordance with Section 165(4) of the NSW Local Government Act, 1993, if a council that has a Local Approvals Policy in operation prior to the last general election, the new council must consider and adopt the policy within 12 months after declaration of the new poll for that election or the policy will automatically be revoked.

The purpose of a Local Approvals Policy is to set the guides that facilitate the approvals process and exemption criteria for various activities under Section 68 of the NSW Local Government Act, 1993 and for other miscellaneous legislation.

COMMENTS

The Ku-ring-gai Local Approvals Policy aims to:

- Assist Council to fully pursue its charter under Section 8 of the Local Government Act, 1993.
- Ensure consistency and fairness in the way the Council deals with applications made under Section 68 of the NSW Local Government Act, 1993.
- Make the Council's policies and requirements for permit approvals readily accessible and understandable to the public.
- Specify the activities and circumstances which may be undertaken without the need for Council approval.
- Specify the criteria Council must consider when determining applications.
- Provide standards for Section 68 activities and other activity approvals.

The Ku-ring-gai Local Approvals Policy reflects current legislative requirements. The policy applies to all land within the Ku-ring-gai local government area. Where there is inconsistency between the Act, Regulation, planning instrument and the Local Approvals Policy, the Act or Regulations will prevail.

INTEGRATED PLANNING AND REPORTING

Leadership and service excellence

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
Ku-ring-gai is a high performing organisation and a strong civic leader. Council builds strategic partnerships	Provide strong leadership and ethical civic leadership to ensure good governance and build and maintain trust and	Review policies, delegations and authorisations to support good decision making and

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
with other council's, government agencies, not for profit and community groups. Council has a focus on innovation and customer service to deliver continuously improving services to the community.	confidence within the community.	compliance with changing legislation and guidelines.

GOVERNANCE MATTERS

The preparation and adoption of a Local Approvals Policy is in line with the provisions of Part 3, Section 158 of the NSW Local Government Act, 1993.

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

There are no specific costs associated with the readoption of this policy. Management actions associated with the implementation of this policy is funded through Council's recurrent budget. Council's current fees and charges schedule includes fees for applications listed within the Local Approvals Policy.

SOCIAL CONSIDERATIONS

There are no social considerations associated with the recommendations in this report.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental considerations associated with the recommendations in this report.

COMMUNITY CONSULTATION

There was no community consultation as Section 161(2) of the Local Government Act, 1992 states that public exhibition of the policy is not required if there are no substantial amendments to the policy. The policy content has not been altered since previous adoption, with the exception of including legislative amendments

INTERNAL CONSULTATION

All departments of Council were advised of the pending review and requested to supply comment as appropriate. Other than some minor comment in regard to legislative changes and input from Council's Community Directorate, regarding the suggestion of removing reference to the naming of individual community events in the Section 68 LGA exemptions table. The suggestion being that

reference should in turn be made of "special or significant community events.". This suggestion was taken on-board and included in the review of the policy.

SUMMARY

Section 158 of the NSW Local Government Act, 1993 sets the criteria for a Local Approvals Policy. Council's inaugural Local Approvals Policy was adopted in 2009. In accordance with Section 165 of the Act, Council must review its policy to ensure it remains current and reflects legislative changes. The policy was thoroughly reviewed and readopted by the previous Council in September 2022. It remains current and in line with various legislation associated with the specific application types within the policy.

In accordance with Section 165(4) of the NSW Local Government Act, 1993, if a council has a Local Approvals Policy in operation prior to the last general election, the new council must consider and adopt the policy within 12 months after declaration of the new poll for that election or the policy is automatically revoked.

So as to ensure the seamless ability of Council to continue business and assess applications made under the NSW Local Government Act and other associated legislation, Council is requested to readopt this policy.

RECOMMENDATION:

That Council readopt the Ku-ring-gai Local Approvals Policy so as to facilitate the continuous assessment and determination of all applications made under Section 68 of the NSW Local Government Act, 1993 and other miscellaneous applications.

Anne Seaton
Manager Compliance & Regulation

Michael Miocic
Director Development & Regulation

Attachments: A1⇩ Draft Local Approvals Policy 2025/000828

Ku-ring-gai Council

Draft Policy

Local Approvals Policy

Version Number 6

Adopted:

Effective:

Local Approvals Policy

Table of Contents

Controlled document information 3
Authorisation details 3
Related document information, standards & references 3
Version history 4
Policy 5
Purpose and objectives 5
Scope 5
Responsibilities 5
The types of activities to which the policy applies 5
Policy statement 8
Part 1 – Exemptions 8
EXEMPTIONS TABLE 9
Part 2 – Criteria that Council must consider when determining applications 13
(a) General criteria for consideration under the regulations 13
Sewage and stormwater drainage activities 13
Discharge waste into sewers; concurrence required 13
Place a building waste container on a road 14
Applications relating to public roads 14
Operation of public car parks 14
Install or operate an amusement device 14
(b) Other applications having criteria not set under the Local Government (General) Regulation 15
Placement of used clothing collection bins within public places 15
Placement of building materials on footways and nature strips 17
Permanent storage of waste bins within or upon a public place 18
Placement of bulk waste dumpsters, skip bins and waste trailers on footways, nature strips and roads 19
Mobile food vans 20
Operating a temporary food stall 21
Works zones 22
Temporary road closures 23
Erection of a hoarding or barricade on council owned land 24
Hoisting, swinging or pumping materials across footway or standing plant on a public roadway 26
Swinging Goods over public roadway or lands from private land – use of tower crane 27
Out of hours work 29
Burning of material on private property 30
Part 3 - Other matters relating to approvals 32
Refund of fees 32
When an approval or exemption lapses 32
Exemptions 32

Controlled Document Information

Authorisation Details

This is a Controlled Document. Before using this document check it is the latest version by referring to Council's Controlled Document Register. Unless otherwise indicated, printed or downloaded versions of this document are uncontrolled.			
Controlled Document Number:	56	**TRIM Record No:**	2022/181180
Controlled Document Type:	Policy		
Controlled Document Name:	Local Approvals		
Version Number:	6		
Department:	Development & Regulation		
Distribution:	Internal and External		
Review Period: Max < 4 years	4 Years	**Next Review Date:**	TBC
Document Status:	Draft		
Approval Type:	Adoption by Council		
Version Start Date:	TBC	**Version End Date:**	TBC

Related Document Information, Standards & References

Related Legislation:	NSW Local Government Act 1993 Local Government (General) Regulation 2021 National Construction Code NSW Protection of the Environment Operations Act 1997 Protection of Environment Operations (Clean Air) Regulation 2021 Access to Neighbouring Lands Act, 2000 NSW Impounding Act 1993 Work Health & Safety Regulation, 2017 Food Act 2003	Chapter 7, Part 1 Part 2 Whole Document Whole Document Whole Document Whole Document Whole Document Whole Document Whole Document
Related Policies (Council & Internal)	Ku-ring-gai Development Control Plan 2021 Ku-ring-gai Compliance Policy Traffic and Transport Policy	
Related Documents - Procedures, Guidelines, Forms, WHS Modules/PCD's, Risk Assessments, Work Method Statements, etc	Prescribed permit application forms for individual activity and Council's annual fees and charges schedule.	

Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	March 2010	24 November 2015	Manager Compliance & Regulation	First version - Inaugural Ku-ring-gai Local Approval Policy, adopted March 2010
2	25 November 2015	11 September 2018	Manager Compliance & Regulation	Additional areas include obtaining permits for: Tower cranes, charity bins and pile burns for bush fire hazard reduction.
3	12 September 2018	19 November 2019	Manager Compliance & Regulation	Readoption by Council within 12 months of election in accordance with legislation.
4	20 November 2019	20 September 2022	Manager Compliance & Regulation	
5	21 September 2022	TBA	Manager Compliance & Regulation	

Policy

Purpose and objectives

This policy has been developed to supplement and facilitate the approvals process by establishing the criteria for specific approvals prescribed under the NSW Local Government Act and for other miscellaneous activities.

The document provides an outline of the matters relevant to obtaining an approval from the Council under the NSW Local Government Act, setting the framework for types of activities and circumstances relevant for such applications. Similarly, the Local Approvals Policy provides the circumstances for exemptions from the need to gain an approval.

The policy aims to;

- Promote an integrated framework for dealing with applications for approval
- Ensure consistency and fairness in the manner in which council deals with applications for approval
- Encourage and assist effective participation of local communities in decision making
- Make council 's policies and requirement for approvals readily accessible and intelligible to the public
- Assist council to fully pursue its charter under section 8 of the local government act
- Apply common or consistent requirements and procedures to all types of approvals
- Establish a system of community participation, which can effectively resolve disputes and conflicts as they arise

Scope

This policy applies to all land within the Ku-ring-gai local government area.

Note: Reference made to any act, regulation, planning instrument, standard or other document, or any authority, agency or the like shall be taken to be a reference to any subsequent or replacement document or authority.

Where there is an inconsistency between the Act or the Regulation and the Local Approvals Policy, the Act or the Regulation will prevail.

Responsibilities

The Director Development and Regulation is the principal person charged with implementation of this policy. Notwithstanding, the policy covers activities across all service areas of Council.

All managers within Council charged with responsibility for administering individual activities mentioned within this document are to ensure compliance with Council's adopted position.

The types of activities to which this policy applies

The policy applies to activities listed in the Table to Section 68 of the NSW Local Government Act

1993 as well as other ancillary activities that Council is delegated to regulate.

Under Section 68, approval by Council is required for the following activities:

Part A - Structures or places of public entertainment	
1.	Install a manufactured home, moveable dwelling or associated structure on land
2.	(Repealed)
3.	(Repealed)
Part B - Water supply, sewerage and stormwater drainage work	
1.	Carry out water supply work
2.	Draw water from a council water supply or a standpipe or sell water so drawn
3.	Install, alter, disconnect or remove a meter connected to a service pipe
4.	Carry out sewerage work
5.	Carry out stormwater drainage work
6.	Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer
Part C - Management of waste	
1.	For fee or reward, transport waste over or under a public place
2.	Place waste in a public place
3.	Place a waste storage container in a public place
4.	Dispose of waste into a sewer of the council
5.	Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility
6.	Operate a system of sewage management (within the meaning of Section 68A)
Part D - Community land	
1.	Engage in a trade or business
2.	Direct or procure a theatrical, musical or other entertainment for the public
3.	Construct a temporary enclosure for the purpose of entertainment
4.	For fee or reward, play a musical instrument or sing
5.	Set up, operate or use a loudspeaker or sound amplifying device
6.	Deliver a public address or hold a religious service or public meeting
Part E - Public roads	
1.	Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
2.	Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road
3.	(Repealed)
Part F - Other activities	
1.	Operate a public car park
2.	Operate a caravan park or camping ground
3.	Operate a manufactured home estate
4.	Install a domestic oil or solid fuel heating appliance, other than a portable appliance
5.	Install or operate amusement devices
6.	(Repealed)

7.	Use a standing vehicle or any article for the purpose of selling any article in a public place
8.	(Repealed)
9.	(Repealed)
10.	Carry out an activity prescribed by the regulations, or an activity of a class or description prescribed by the regulations

The policy is in three parts

Part 1: Exemptions – outlines the circumstances in which a person is not required to obtain a particular approval.

Part 2: General criteria for individual permit activities is the criteria which must be considered when determining applications.

Part 3: Other matters relating to applications and approvals

Policy statement

Part 1 – Exemptions

The exemptions outlined in this document are given in the belief that those activities can function effectively without Council involvement if the operator complies with all appropriate guidelines. The exemptions apply to those activities which are of a minor or common nature, and which have minimal impact. This does not, however prevent a person applying for approval to carry out an exempted activity specified in this part.

It is a condition of exemption that the person carrying out an activity specified in this part must comply with:

i. the relevant exemption circumstances or requirements listed in the exemption table
ii. the relevant performance standards prescribed in the National Construction Code, Building Code of Australia or relevant Australian Standard

The exemption provisions do not apply to buildings or structures proposed to be erected over an existing easement or sewer main.

In relation to exempted activities, a person must give due consideration to the following:

- the amenity of adjoining landowners
- the location of a structure related to site boundaries, sewers, easements, rights or ways, other structures, or the like
- the provision of adequate drainage
- any potential fire risks
- avoiding creating a harbourage for vermin
- structural stability
- external finishes

If subsequent activities involve an increase over and above the exemption circumstances shown in the Exemption Table, approval will be required for the further activity. For example, if a moveable dwelling is to be occupied for more than 60 days in one 12 months standard calendar period and an extension in time for occupation is sought, this would require approval, as the time period exceeds the limits of the exempted activities criteria.

EXEMPTIONS TABLE		
Type of activity	**Exemption circumstances/requirements**	**Advisory note**
Install a manufactured home, moveable dwelling or associated structure on land	• The structure is not located on public land except where the provisions of Section 77of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 takes precedence. • The structure is not occupied for more than 60 days in one 12-months period. • When occupied, all liquid waste shall be drained to a public sewer main or Council approved sewage treatment system. • When occupied, the structure is located a minimum of 2 metres from any side or rear property boundary. • The structure is in the rear yard area will be sufficiently screened by vegetation so as to not be visible from a public street. • Storm waters shall be collected and diverted from any neighbouring property so as not to cause nuisance.	Consideration should be given to location, having regard to the amenity of adjoining occupants and streetscape.
Carry out water supply or sewage works	Prior to works commencing all work must be approved by Sydney Water or their nominee.	Sydney Water is the approval authority within the Ku-ring-gai area.
Carry out stormwater drainage work (This excludes works to existing water courses for which other legislation and policy applies)	• Repairs to existing systems. • Work required in association with development consent where a CC is not required.	Should repair work be required on Council land, consultation with Council officers to obtain necessary ground opening permits or similar should be undertaken prior to works commencing.
For fee or reward, transport waste over or under a public place	The transporting of waste over or under a public place for fee or reward if: The activity is licensed under the NSW Protection of the Environment Operations Act 1997, or	Section 48 of the Local Government (General) Regulation 2021 provides this exemption for circumstances prescribed.

	(ii) the activity is being carried out in the Sydney metropolitan area as defined in Part 3 (Interpretative provisions) of Schedule 1 to that Act, or the waste is being transported through the area of the council and is not being collected or deposited in that area. Note. A person who transports waste for fee or reward in circumstances that do not require a pollution control licence issued by the Environment Protection Authority must comply with the relevant requirements of the Regulations made under the NSW Protection of the Environment Operations Act 1997.	
Place waste in a public place	If it is done in accordance with arrangements instituted by Council via service arrangements to individual properties for waste collection or by way of public litter control and deposits of litter or dog waste in specialty provided bins.	Section 48 of the Local Government (General) Regulation 2021 provides this exemption for circumstances prescribed. NSW Protection of Environment Operations Act, 1997, regulatory and compliance provisions must be observed.
Install a clothing recycling bin	Bins are located only within a building and no interference with required exits, paths of travel and firefighting services.	This exemption does not apply to car park buildings.
Engage in a trade or business on community land	Activity is by a non-profit community- based organisation. Council does not grant permission for stalls or vans to operate at sports fields or parks unless it is associated with an approved community sporting activity. Or, the activity occurs in specially designated areas as determined by Council from time to time or in conjunction with a significant community event. The activity does not involve the sale of unpackaged and potentially hazardous food.	The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 that covers the activities involved and the context in which they will be undertaken. Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken, under the provision of this exemption.

Direct or procure a theatrical, musical or other entertainment for the public on community land	If the entertainment is associated with a current development consent or existing use of public lands. The activity occurs in conjunction with a significant community event, and / or, the activity is by a non-profit community based organisation. The activity does not clash with any other previously booked event on the same land.	If the event contains fireworks, appropriate permission must be gained from SafeWork NSW, and local fire authority to be notified of the event by the organiser. The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 that covers the activities involved and the context in which they will be undertaken. Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken, under the provision of this exemption.
For fee or reward, play a musical instrument or sing on community land	Up to 12 separate performances by any one individual or group may be held in any 12-months period, before a permit is required.	The activity must be held only within pre-determined areas. Persons should consult with Council prior to the activity. Regulatory staff to be alerted to schedule.
Operate a public car park	A public car park may be operated without the prior approval of Council if approval for its erection or operation has already been given by Council in connection with another approval or development consent and the car park complies with any applicable conditions of that approval or development consent.	Section 66 of the Local Government (General) Regulation 2021 provides this exemption for circumstances prescribed.
Construct a temporary enclosure for the purpose of entertainment on community land	If the enclosure is associated with a current development consent or existing use of public lands.	The party erecting the enclosure must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 that covers the context in which the enclosure will be used. Council accepts no liability for any injury or damage associated with the enclosure under the provision of this exemption.
Set up, operate or use a loudspeaker or sound amplifying device on community land	Use must be associated with a current development consent, license or existing use rights for either land use or activity. The activity occurs in conjunction with a special community event.	NSW Protection of Environment Operations Act 1997 and regulatory and compliance provisions must be observed.

	A loudspeaker or sound amplifying device may be set up, operated or used on community land without the prior approval of Council if it is done in accordance with a notice erected on the land by Council or if it is done in the circumstances specified, in relation to the setting up, operation or use as the case may be.	Section 49 of the Local Government (General) Regulation 2021provides this exemption for circumstances prescribed.
Deliver a public address or hold a religious service or public meeting	Use must be associated with a current development consent, or existing use rights for either land use or activity.	NSW Protection of Environment Operations Act 1997 and regulatory and compliance provisions must be observed.
Install a domestic oil or solid fuel heating appliance, other than a portable appliance	A domestic oil or solid fuel heating appliance (other than a portable appliance) may be installed without the prior approval of Council; If details of the appliance are included in plans and specifications for the relevant building approved under Part 4A of the Environmental Planning and Assessment Act 1979, or; The domestic solid fuel heating device is installed to comply with the emission standards of Australian Standard AS4013:2014. The domestic solid fuel heating appliance is installed in accordance with the manufacturer's specifications; the requirements of the Building Code of Australia and Australian Standard AS2918:2018. The appliance is operated in accordance with the requirements of the Protection of the Environment Operations Act 1997. Where the subject premises are located within a designated bushfire prone area, the discharge point of the flue shall be fitted with a copper gauze with openings of a size to prevent the possible discharge of air borne embers that may give rise to a fire external to the house	Section 70 of the Local Government (General) Regulation 2021 provides this exemption for circumstances prescribed.

Install or operate a small amusement device	A small amusement device may be installed or operated without the prior approval of the council if: The ground or other surface on which the device is to be or has been erected is sufficiently firm to sustain the device while it is in operation and is not dangerous because of its slope or irregularity or for any other reason, and The device is not required to be registered under the Work Health and Safety Regulation 2011, and in the case of a device that is to be or is installed in a building, fire egress is not obstructed.	Section 75 of the Local Government (General) Regulation 2021 provides an exemption for small amusement devices. (Further detail included within definitions of this document.) The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 that covers the activities involved and the context in which they will be undertaken.
Use a standing vehicle or any article for the purpose of selling any article in a public place	The activity is undertaken by non-profit community-based organisation. The activity occurs in designated areas as determined by Council from time to time or in conjunction with a special event If food is being sold, then the "food business" must be registered with Council or NSW Food Authority.	The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 that covers the activities involved and the context in which they will be undertaken. Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken, under the provision of this exemption. If food is being sold, the "food business" should notify the Council of their details.

Part 2 – Criteria that Council must consider when determining applications

(a) General criteria for consideration under the regulations

The regulations to the NSW Local Government Act 1993 prescribe a number of matters that must be considered by Council when dealing with an activity application, as detailed under the respective headings below.

Sewage and stormwater drainage activities

Section 13 of the Local Government (General) Regulation 2021 specifies that Council must not approve an application for an approval allowing sewage or stormwater drainage work to be carried out unless it is satisfied that the activity as proposed will comply with applicable standards as set out in the Regulation.

Section 15 of the Local Government (General) Regulation 2021 specifies that Council must consider the following matters when determining applications for sewage and stormwater drainage approvals:

a) the protection and promotion of public health
b) the protection of the environment
c) the safety of its employees
d) the safeguarding of its assets
e) any other matter that it considers to be relevant in the circumstances

Part 2, Subdivision 1 of the Local Government (General) Regulation 2021 specifies mandatory standards, including that such works must comply with any other applicable standards set out or referred to in Part 2 of Schedule 1 and with any other applicable standards or requirements set out or referred to in the Regulation.

Discharge waste into sewers; concurrence required

Section 28 of the Local Government (General) Regulation 2021 specifies that Council must not grant an approval under Section 68 of the Act to discharge trade waste into a sewer unless the Secretary (or the Secretary's nominee) has concurred with the approval.

Place a building waste container on a road

Section 27 of the Local Government (General) Regulation 2021 specifies that Council, in determining an application for approval to place on a road a building waste storage container, must take into consideration any requirements or guidelines relating to the location, size and visibility of building waste storage containers that are notified to Council from time to time by Transport for New South Wales.

Applications relating to public roads

Section 50 of the Local Government (General) Regulation 2021 specifies that Council, in determining an application under Part E of the table to Section 68 of the Act, must take into account:

1) the provisions of the NSW Roads Act 1993, and
2) any relevant standards and policies of public authorities applying to the use of the road, including Council's Traffic and Transport Policy

Operation of public car parks

Section 53 of the Local Government (General) Regulation 2021 specifies that Council, in determining an application for approval to operate a public car park, must take into consideration:

a) the views of Transport for NSW about the application
b) the effect of the car park on the movement of vehicular traffic and pedestrian traffic
c) whether the number of vehicles proposed to be accommodated is appropriate having regard to the size of the car park and the need to provide off-street parking facilities within the car park for the temporary accommodation of vehicles
d) whether the means of ingress and egress and means of movement provided or to be provided within the car park are satisfactory
e) whether there will be adequate provision for pedestrian safety and access for people with disabilities
f) whether the internal design of parking facilities and system of traffic management are satisfactory

g) whether, in the case of a car park that is a building, adequate ventilation is provided or to be provided

h) the Work Health and Safety Act 2011 and the regulations made under that Act as regards the safety of persons who will be employed at the proposed car park or of persons who will go there

i) whether there will be adequate provision for the management of stormwater and the minimisation of stormwater pollution

Install or operate an amusement device

Section 72 of the Local Government (General) Regulation 2021 specifies that Council must not grant an application for an approval to install or operate an amusement device unless it is satisfied:

a) that the ground or other surface on which the device is to be or has been erected is sufficiently firm to sustain the device while it is in operation and is not dangerous because of its slope or irregularity or for any other reason, and

b) that the device is registered under the Work Health and Safety Regulation 2017, and

c) that the device is to be or has been erected in accordance with all conditions (if any) relating to its erection set out in the current certificate of registration issued for the device under that Regulation, and

d) that there exists for the device a current log book as referred to in that Regulation, Chapter 5, Part 5.2, Division 4, Subdivision 2, and

e) that there is in force a contract of insurance or indemnity for the device that complies with Section 74 of the Regulation, which in turn requires a contract of insurance or indemnity that indemnifies to an unlimited extent (or up to an amount of not less than $20,000,000 in respect of each accident) each person who would be liable for damages for death or personal injury arising out of the operation or use of the device and any total or partial failure or collapse of the device against that liability.

(b) Other applications having criteria not set under the Local Government (General) Regulation

Placement of used clothing collection bins in public places

A used clothing collection bin is a semi-portable metal bin of sturdy construction, generally with a weatherproof tilt chute at the top permitting clothing to be deposited, a locked door permitting the charity which owns the bin to empty it, and a graphic display in accordance with the provisions of the NSW Charitable Fundraising Act 1991.

Charities provide valuable services to the local community. Used clothing bins are an important part of fundraising by many charities. The additional benefit of these bins is they encourage recycling of clothing.

Badly managed and poorly located clothing bins can cause problems, including illegal dumping, graffiti and obstruction to pedestrians and vehicles.

The granting of permits will be at the discretion of Council and will be considered on a merit basis.

Application for a permit to stand a used clothing collection bin upon Council land will only be considered after submission of the prescribed form and payment of the prescribed non-refundable application fee. A separate fee and application is applicable for each individual bin.

If approved, an annual placement rental fee will apply for each individual bin.

If a used clothing collection bin is placed on Council property without Council's prior approval, a direction will be given to have the bin removed within seven days. If the bin is not removed, Council will proceed to impound the bin in accordance with the provisions of the Impounding Act 1993.

- Permission may only be granted to bona fide charitable organisations and clothing collected must be sorted and distributed by the charity named on the bin. Each charitable organisation must provide proof of membership to the National Association of Charitable Recycling Organisation (NACRO) or proof that the organisation is a 100% charitable organisation.
- Council approval to locate used clothing bins within Ku-ring-gai is restricted to those organisations that guarantee all clothing proceeds are for welfare services with the clothing collected and sorted and distributed by the charity named on the bin.
- Approval for the location of used clothing bins must be obtained prior to the placement of the bin. Applications for approval shall be made using the prescribed form and payment of the prescribed application fee. The approval will be valid for a period of three years, with a prescribed location annual lease fee applicable. The decision to renew or terminate a permit will take into account the performance of the operator in terms of their compliance obligations.
- No later than 60 days before expiration of the permit, a new application for continued use of the site of the used clothing bin must be made to Council. Council reserves the right to terminate designated used clothing bin locations at any time.
- Council will allow only one bin per charitable organisation at any one site. No more than two bins are to be located together. The number of bins permitted within each location will be determined on a site specific basis, as a general rule, there should only be 1 bin per 1000 m2.
- Bin locations will be supported with adequate patron parking in close proximity, be open to public view and, where necessary, will be well illuminated to discourage vandalism and dumping.
- Council will not permit bins to be located on sites where there is an unreasonable impact on the amenity of the area or the streetscape. Consideration shall be given to the protection of any Council assets, including street trees, furniture, and pavements.
- Council will not allow bins to be located in curtilage areas of local or state listed heritage items, in dedicated car spaces, on top of any service pit or adjacent to fire hydrants, access doors serving electricity or other utility supplies nor in locations that may block sightlines and manoeuvrability for safe circulation of pedestrians, cyclists and motorists.
- Generally, bins will not be permitted on sites containing threatened species or under trees if root zone impacts are likely.

Conditions to be imposed on permit approvals will include:

1. *The party undertaking the activity must maintain a current public liability insurance policy, indemnifying Ku-ring-gai Council with a minimum insured value of $20,000,000, or as prescribed, that covers the activities involved and the context in which they will be undertaken.*
2. *Council accepts no liability for any injury or damage associated with any activity undertaken or purportedly undertaken in connection with such action or activity.*
3. *Clothing bins must be sign written with the name, address and telephone number of the charity controlling the bin, together with any other information required to be displayed by Section 19 of the Charitable Fundraising Act 1991 or recommended by the Best Practice Guideline for Charitable Organisations prepared by the Department of Gaming & Racing.*
4. *Clothing bins must have a label issued by the National Association of Charitable Recycling*

Organisation (NACRO) identifying that the owner is a member of that organisation or clearly labelled that they are a 100% charitable organisation.

5. *Clothing bins must be cleared regularly and the area around the bin to a distance of 3 metres must be maintained in a neat and tidy condition at all times. Failure to remove rubbish and dumped material from around a clothing bin will result in possible termination of occupation rights for the bin at the specific location. Council officers will regularly monitor compliance with all conditions and undertake performance reviews throughout the period that the permit is valid and may terminate the agreement for failure to comply with conditions of the permit.*
6. *The area around the bin shall be cleaned of any discarded clothing or other material at least weekly. Should Council need to clean the area around any bin, Council will seek reimbursement of costs incurred against the permit holder.*
7. *Clothing bins shall be maintained in a presentable state, with regular painting and repair work being undertaken as required. Any graffiti on a clothing bin is to be removed by the permit holder within 14 days of notification by Council.*
8. *Each bin is to have a maximum capacity of 2.2 cubic metres.*
9. *Council may direct the replacement or repair of a damaged clothing bin. Failure to comply with such directions will result in possible termination of occupation rights of the bin at the approved location.*
10. *Council reserves the right to remove any approved clothing bin following ongoing breaches of approval conditions or the location lease agreement. Formal written notification will be provided to the owner of the clothing bin prior to its removal.*
11. *Council may impound clothing bins that have been placed on Council controlled land without prior Council approval. The impounding fee will comprise of the commercial cost of having the bin transported to a pound plus an administration fee and daily storage charge. Council will dispose of the impounded article in accordance with the provisions of the Impounding Act 1993.*
12. *At no time shall a permit holder undertake works to nearby trees, including pruning, trimming, lopping or removal without the prior consent of Council.*

Placement of building materials on footways and nature strips

Landowners and occupiers, from time to time, seek permission to store building and landscaping materials on footways and nature strips immediately outside their properties as they stage construction on site. In such circumstances;

- Council will not permit the storage or placement of building materials and the like on a footway, nature strip, or mall where such materials can be located on the building site.
- Council will not permit the storage of building materials on footways, nature strip, or mall if such may endanger the safety of pedestrians or create a hazard to vehicular traffic.
- No building materials shall be placed on the footway or nature strip until a permit has been obtained from Council.
- Under no circumstances shall building materials or equipment be stored on road shoulders or the carriageway of any street or road.
- Regard is to be had for the protection of Council assets, including street trees, furniture and pavements.
- Generally, storage of materials will not be permitted on land containing threatened species or under trees if there is a likelihood of root zone impact. Where potential impact to trees is identified, regard is to be had for preservation measures, including

imposition of suitable conditions on the permit.

Conditions to be imposed on permit approvals will include;

1. *A clear and unobstructed passage, to allow the free flow of pedestrian traffic, at least 1200mm in width shall be provided along the footway or nature strip.*
2. *All materials shall be neatly stacked and secured and all precautions shall be taken to safeguard the public from danger. Stockpiling of earthen materials shall not exceed 14 days and must be located outside of water courses and have appropriate water diversion measures installed up-slope. Council may require the placement of barriers and/or hazard warning lights to be set up and maintained around the materials at appropriate locations.*
3. *Council may require that the height or width of accumulation or stacks of materials be reduced should it be considered that a danger to pedestrian or vehicular traffic exists.*
4. *The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000, or as prescribed, that covers the activities involved and the context in which they will be undertaken.*
5. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*
6. *At no time shall a permit holder undertake works on nearby trees, including pruning, trimming, lopping or removal without the prior approval from Council.*
7. *Appropriate tree protection measures shall be installed on any tree identified within the zone.*

Permanent storage of waste bins in a public place

Landowners and occupiers seek Council's permission to permanently store waste containers used for domestic or trade waste services on footways, nature strips and roads outside their properties, due to specific difficulties on site such as topography that prevents bins being stored on site, a medical condition that prevents the resident from physically manoeuvring the bins, or in the case of some commercial traders, their being insufficient or non-existent waste storage facilities on site. In such circumstances:

- Council will not permit the permanent storage of a waste container in a public place without the prior approval of Council.
- Council will not permit a waste container to be stored on public land where there is adequate space available on private property or no proof of the resident's physical incapacity is provided.
- Council will not permit the storage of waste containers on public land where such placement may endanger the safety of pedestrians or create a hazard to vehicular traffic.
- Consideration may be given to storage of a waste containers in a public place where there is a medical condition, supported by a doctor`s certificate, that confirms the occupant is unable to physically move a waste container from their private land to the public place for collection.
- Consideration may be given to the storage of a waste container on public land where exceptional site conditions exist that prevent the storage of a waste container on private land.
- Bin type and size that may be considered for approval to place in a public place are 80 litres, 120 litres, 240 litres, 360 litres mobile waste containers and 660 litres, 1.1 cubic metres. 1.5 cubic metres and 3.0 cubic metres waste containers.

Conditions to be imposed on permit approvals will include;

1. *Bin storage is not to impede pedestrian or vehicle traffic.*
2. *The bin storage location is to be kept litter free and located within 3 metres of the residential or business premises.*
3. *Bins are to be regularly cleaned and are not to cause to any odour nuisance.*
4. *The bin's storage location is not to detract from the visual amenity of the streetscape or public place in Council's opinion.*
5. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*
6. *The landowner and/or occupier issued with an approval to store a waste container in a public place shall keep the waste container in a clean and serviceable condition that prevents spillage or discharge of waste from the waste container.*

Placement of bulk waste dumpsters, skip bins and waste trailers on footways, nature strips and roads

Landowners and occupiers, from time to time, seek permission to place bulk waste containers and skip bins on footways, nature strips and roads immediately outside their properties during renovation or building projects. In such circumstances;

- Council will not permit the storage of bulk waste containers or waste trailers on a footway, nature strip, mall, or road shoulder where waste containers or waste trailers can be located on private property.
- Council will not permit the storage of bulk waste containers and waste trailers on footways, or road shoulders etc. if such placement may endanger the safety of pedestrians or create a hazard to vehicular traffic.
- Regard shall be given for the protection of any Council assets, including street trees, furniture and pavements. Where potential issues are identified, consideration is to be given to the imposition of a suitable condition to ensure protection of the asset, including tree protection measures.
- Generally, bulk waste bins and trailers will not be permitted on land containing threatened species or under trees, if potential root zone impacts are identified.
- No bulk waste container or waste trailer shall be placed on the footway, nature strip, mall or road shoulder until a permit has been obtained.
- Acceptable dimensions for waste containers to be placed on road shoulders or footpaths, footways, nature strips or malls are as follows:

Location	Length	Width	Height
On road shoulders	3.0m to 5.4m	1.5m to 2.5m	1.0m to 2.0m
On footpaths, nature strips or malls	2.0m to 5.4m	1.5m to 2.5m	1.0m to 2.0m

Conditions to be imposed on permit approvals will include:

1. *The placement of a waste container or waste trailer on a road shoulder, footway, or mall, shall comply with the following requirements to facilitate the visibility factors:*

    a. *Two rear marking plates, complying with the requirements which apply to heavy vehicles and trailers described in Paragraph 56A of Schedule F of the Motor Traffic*

Regulations shall be fitted to the rear panel of the waste container or waste trailer. Such plates shall be fitted as high as possible one on each side of the rear panel, to give approaching vehicles the earliest possible warning of a containers or trailers presence on the road or footpath.

b. *The waste container or waste trailer shall be placed in such a position to ensure that marking plates are visible to oncoming traffic.*
c. *Reflecting tape shall be fixed and displayed on side panels and rear edges of the waste containers or waste trailers. Such reflecting tape shall be at least 15cm wide and extend the full height of the sections indicated.*
d. *Waste containers or waste trailers shall be of bright colours (e.g. yellow, orange or white) to enable them to be easily discernible particularly during hours of darkness.*
e. *The name, address, and phone number of the owner/supplier of the waste container shall be clearly and permanently marked on the container.*
f. *Waste containers or waste trailers shall be in good condition and in a clean condition prior to placement.*

2. *At no time shall a permit holder undertake works to nearby trees, including pruning, trimming, lopping or removal without the prior approval of Council.*
3. *The waste container or waste trailer shall be removed from the public place at the first available opportunity. Should a space on the building site become available to accommodate the waste container or waste trailer the applicant/user shall make immediate arrangements and have the container relocated to that space.*
4. *All waste stored in the waste container or waste trailer shall not protrude beyond the panels of the containers.*
5. *All waste containers or waste trailers shall be adequately covered to prevent spillage of contents or litter or debris being windblown from the container.*
6. *No pollutive, hazardous, volatile, or explosive materials shall be placed in the container.*
7. *Any spillages of debris or waste materials around the container or trailer shall be immediately swept up and placed in the container.*
8. *No liquid waste shall be placed in the container.*
9. *The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 or as prescribed, that covers the activities involved and the context in which they will be undertaken.*
10. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*

Mobile food vans

A mobile food vending vehicle includes any vehicle from which food is sold. Regulation of mobile food vending vehicles is required to ensure the safety of road users and to minimise the impact to local established food business and any commercial impact that a mobile food vendor would have on such businesses.

Applications shall be made in writing as required in line with legislation for the licencing of a food vending vehicle to operate in the Ku-ring-gai Council local government area and presented at an agreed point and time for inspection by Council's Environmental Health Officer. The purpose of inspection being to determine compliance with the NSW Food Act and Regulations (as amended) plus compliance with all applicable codes for operation and construction of food vending vehicles.

The operation of the food vending vehicle within a public reserve, park, oval or other Council controlled area is not generally permitted unless a separate permit is obtained from Council sports field administrators The permit must be presented to the caretaker of the ground or other authorised officer upon demand. **Note**: Proposed entry to a ground may be denied by Council owing to the particular conditions of hire extended to the principal hirer of the ground or due to local ground conditions and weather events.

Conditions to be imposed on permit approvals include:

1. *Sales from mobile food vans are restricted to local roads only and are prohibited on state, regional and collector roads.*
2. *Vehicles must be designed and constructed so that selling only takes place from the kerbside of the vehicle.*
3. *No flashing or rotating lights will be permitted, except those required under road rules.*
4. *The vehicle is not permitted to use chimes or like devices to attract attention between the hours of 7pm and 7am any day. Chimes or like devices may not be used when the vehicle is stationary.*
5. *The vehicle must not stop on a hill or bend where sight distances is limited, stopping locations should not block driveway entrances to properties.*
6. *The vehicle is not permitted to trade in locations where motorists are forced to park on kerbside, where local parking restrictions apply.*
7. *The vehicle must not create a traffic hazard, obstruction or risk to any users or passer-by.*
8. *Tobacco and alcohol sales are not permitted.*
9. *The business must maintain public liability insurance to a minimum insured value of $20,000,000.*
10. *The design, construction and operation of the mobile food vehicle shall comply with the NSW Food Authority guideline – "Guidelines for Mobile Food Vending Vehicles.*
11. *Food sold from mobile food vehicles is restricted to low-risk food products, such as hot and cold drinks, pre-packaged and pre-prepared food products.*
12. *The vehicle is not permitted to trade on main or arterial roads and are also restricted from trading on "through roads" with a speed limit greater than 50km/h.*
13. *The vehicle must not stop on a hill or bend where sight distance is limited.*
14. *The vehicle must no stop in a location to inhibit access or site lines of driveway entrances to properties.*
15. *The vehicle is not permitted to trade in locations where motorists are forced to park on kerbside land, where parking / standing restrictions apply.*
16. *The vehicle must not create a traffic hazard, obstruction or dangerous situation.*
17. *The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 or as prescribed, that covers the activities involved and the context in which they will be undertaken.*
18. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*

Operating a temporary food stall

Temporary food stalls include tents, marquees and open-air stalls used for the sale of food. Care must be taken at temporary food stalls to keep food safe and protected from sunlight, dust, animals, insects and handling by customers.

Generally, the temporary food stall should be associated with an approved community event or use that is permissible on public land.

Conditions to be imposed on permit approvals will include;

1. *The permit relates only to the erection of a temporary food stall and operation of same stall for the period of the approval.*
2. *The food stall shall be erected in a stable and secure manner, capable of providing adequate ventilation and protection to the food.*
3. *The food stall shall have three sides and a roof made from plastic or vinyl type material. The entire floor of the stall shall be covered with a durable material such as rubber matting which is to be impervious to dust and moisture.*
4. *All counter surfaces shall be finished with a smooth durable surface. The use of plastic table clothes or plastic sheeting is acceptable.*
5. *Open flame BBQ, char grills and cookers using hot coals may be located externally but immediately adjacent to the enclosure must be barricaded to prevent access by the public.*
6. *A portable fire extinguisher of adequate size and appropriate to the purpose shall be located in a convenient, accessible location.*
7. *All food on display shall be either wrapped or packaged, completely enclosed in a suitable display cabinet, protected by a physical barrier, such as perspex sneeze guard or be located so as not to be openly accessible to the public.*
8. *All food shall be stored within the stall at a minimum height of 750mm above the ground and kept sealed, wrapped or in a container until used.*
9. *Any foods given away as samples must be distributed in a supervised manner by the stallholder so as to prevent cross contamination.*
10. *All cooked foods shall be kept at 60 degrees Celsius. All cold foods shall be kept below 5 degrees Celsius.*
11. *All frozen food shall be kept at 18 degrees Celsius.*
12. *An adequate supply of warm water, liquid soap and paper towels is to be available at each food stall. Communal hand washing is not permissible.*
13. *Single use eating, drinking utensils, straws etc. shall be prewrapped or adequately protected from contamination.*
14. *All condiments shall be in squeeze type dispensers or single use sachets.*
15. *The stall shall be provided with a garbage receptacle for the storage of waste generated by the stall. Separate storage of putrescible, paper and recyclables is encouraged.*
16. *Smoking is not permitted inside or at the rear of the stall.*
17. *The permit holder shall notify NSW Food Authority of their intentions of conducting the food stall.*
18. *The permit holder shall maintain a current public liability insurance policy, with a minimum insured value of $20,000,000 or as prescribed, that covers the activities involved and the context in which they will be undertaken.*
19. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*

Works zones

A works zone is often required at construction sites where there is no on- site space for the loading or unloading of material. A works zone must be used in accordance with the Australian Road Rules. Vehicles stopping in the zone must be engaged in construction works in or near the zone and the zone must not be used for the storage of materials and the use of skip bins and/or standing plant.

Works zones are to be mandatory for all construction sites for any works greater than a single dwelling house or works within town centres.

- The establishment and use of work zones must not compromise existing street activities, through maintaining adequate clearances.
- The use of a work zone shall not interfere with or compromise the safety of pedestrians, cyclists or motorists.
- A traffic control plan is to be provided to Council that demonstrates how the proposed works zone will operate and its adequacy.
- In general, works zones will not be approved in No stopping or No parking zones.
- Concurrence and demonstration of a Transport for NSW approval must be obtained if the site is within 50 metres of traffic lights or a main road or if traffic on a State road may be affected.
- Appropriate regard is to be had for designated bus stops and other public utility installations.

Conditions to be imposed on permit approvals will include;

1. *Works zones are to comply with the provisions of the Australian Road Rules (Rule 181) and the Road Transport (Safety and Traffic Management) (Road Rules) Regulation 1999.*
2. *A traffic management plan (TMP) will be required, demonstrating effect of any traffic closures so as to allow vehicles to manoeuvre. The TMP must pay sufficient regard to ensure the continued safety of passing pedestrians, cyclists and motorists.*
3. *The applicant is responsible for installing and maintaining approved works zone signs and at the end of the building work, when, when the work zone is no longer required, for reinstating previous signs. Additional fees may be applicable if signs are reinstated by Council.*
4. *Works zones, of a minimum length of 18 metres are required for most sites, for a minimum period of 10 weeks. All applicable fees must be paid prior to approval being granted.*
5. *Adequate traffic control is to be employed during all stages if the work in accordance with Australian Standards and adopted traffic management plans and traffic control plans.*
6. *The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000, indemnifying Council, that covers the activities involved and the context in which they will be undertaken.*
7. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*
8. *The works zone must be maintained in a clean and tidy condition to the satisfaction of Council's Director Operations. Council reserves the right to levy a fee to reimburse any extraordinary cleaning costs.*

Temporary road closures

Temporary road closures, for occupying part of a road for work related activities, such as cranes and pumps, require approval. Under Section 115 of the NSW Roads Act 1993. In such circumstances:

- A Traffic Management Plan (TMP) will be required to demonstrate how the closure or planned disruption to road users will operate safely and adequately.
- Residents within 50 metres of the proposed closure point must be consulted prior to any closures. Any reasonable concerns raised by residents must be resolved or accommodated by the permit holder. A copy of the consulting correspondence distributed, details of concerns received and how these concerns will be addressed must be forwarded to Council no later than 7 days prior to the road closure.
- The permit holder must obtain a concurrent approval from NSW Police and provide this to Council prior to the road closure.
- Transport for NSW approval must be obtained and provided to Council if the site is within 50 metres of traffic lights or a main road or if traffic on a State road may be affected.

Conditions to be imposed on permit approvals will include.

1. *The applicant must maintain a current public liability insurance policy for the amount of $20,000,000, indemnifying Council in the event of injury to any member of the public.*
2. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*

Erection of a hoarding or barricade on council owned land

All construction sites are to be made secure to prevent unauthorised entry, as a minimum, a securely fixed barricade or Type A hoarding is to be erected. In tis regard;

- All structures are to comply with Safe Work NSW guidelines and appropriate Australian Standards.
- With the exception of town centres, the hoarding may be of open cyclone mesh, a minimum of 2 metres in height, with dust prevention measures in place as appropriate.
- In commercial areas or town centres, the hoardings shall be constructed of solid timber panels, regular in size, a minimum of 16mm in thickness and 2.0metres in height, securely fixed with no protruding bolts and nails, the panelling fixed flush and evenly.
- Solid metal fencing utilised in Type A hoardings may be permitted only when it is new fencing, and it is constructed in a continuous form without open connection points or exposed sharp or jagged edges.
- The remaining footpath widths shall be 1500mm wide. Lesser distances may be permitted in some instances.
- A Type B, overhead protective hoarding shall be erected in the following circumstances:
    - Where the proposed building or demolition works are greater than one storey above footpath level, and less than 4 metres from the street alignment.
    - Where material is to be hoisted over a public way with a commercial or town centre area.
    - Where the height of the building, or the position of the site is such that danger is likely to occur from falling objects; or
    - Where officers of Council deem that a hoarding is necessary for the protection of the public.

Approved hoardings and barricades shall comply with the following conditions and requirements, as appropriate.

1. *A safe pedestrian circulation route, with a pavement free of trip hazards, must be maintained at all times on or adjacent to the footpaths fronting the construction site.*
2. *The use of the roadway for the storage of building materials is not permitted.*
3. *Where it is proposed to install a gate in the panels of the hoarding, the gates shall be constructed to swing inwards only.*
4. *Where any hoarding panel is temporarily removed, the panel must be placed within the boundary of the hoarding.*
5. *Hoardings shall be adequately secured to the site during demolition, excavation or construction work to ensure it does not collapse during adverse weather conditions or because of activities on site.*
6. *The existing footpath levels and gradients shall be maintained at the street alignment of the property.*
7. *Where the site falls towards the street, any sediment controls provided shall be installed independent of the hoarding structure.*
8. *The hoarding shall be installed in a manner that does not impede access to utility service pits or hydrants.*
9. *All existing street signs shall be retained. Should parking restrictions be required, a separate application shall be made to Council's Local Traffic Committee.*
10. *No advertising of any kind shall be affixed to the hoarding. The Builders name and contact details; Principal Certifiers details; and warnings such as "Danger Construction Site Do Not Enter", are acceptable.*
11. *Should a hoarding be erected over a manhole cover, provision shall be made for access to the manhole cover.*
12. *Uprights shall not be inserted into the roadway or footpath but shall be tenoned into sole plates and braced.*
13. *The permit holder shall be responsible to undertake repairs of damage occasioned to Council's infrastructure due to the placement of the hoarding.*
14. *Lighting connected to mains power supply is to be provided in Type B hoardings to ensure the enclosed passageway is well lit for pedestrians and equal to the levels and distribution pattern of the existing street lighting in the area. Where pedestrian hazards associated with the hoarding are present, significantly higher lighting levels are required. All lighting associated with hoardings must not impact on surrounding traffic.*
15. *In Type B hoardings, the underside of the deck is to be lined and be impenetrable to water. A suitable drainage system is to be provided discharging rainwaters to Council's drainage system or other approved discharge point. The roofs of sheds are to slope inwards to the site or be provided with appropriate drainage. No waters will be permitted to discharge onto a footpath so as to cause a nuisance to pedestrians or to unretained excavated materials.*
16. *All site offices and work sheds are to be located onsite. Where this is not possible, a Type B hoarding is to be erected to facilitate this requirement. Sheds placed above Type B hoardings are to be tied down to the deck by suitable structural fixings and certified by a structural engineer. The Type B hoarding is to be provided with a boarding material to conceal the office sheds from public vision.*
17. *Upon removal of all hoardings, Council's footpath, roadway and ancillary infrastructure assets such as litter bins, public seating and signage is to be restored fully to its original condition.*

18. *All trees situated on Council's reserve or adjacent to the proposed hoarding are to be identified upon the plans submitted for approval. The design of the hoarding, such as location of posts, counter weights, crossings, overhead decking etc is to ensure impact on these trees is avoided or minimised.*
19. *No tree cutting, lopping or removal to enable the construction of the hoarding is permitted without the consent of Council.*
20. *Where impact of trees is identified due to the hoarding, preservation measures will be required depending on the circumstances. Such measures may include the provision of irrigation; tree protection measures and increased natural light through a modified hoarding design.*
21. *Sheds situated above a Type B hoarding are to be provided with at least one stair exit to the ground. For hoardings greater than 30 metres in length, two exits are to be provided. The distance to alternative exits must not be greater than 80 metres. The width of the corridors, passageways or stairs must be at least 750mm.At least one easily accessible portable fire extinguisher must be provided in the site office.*
22. *The hoardings are to have all advertising material not associated with the development removed within 48 hours of detection or Council direction to remove. A notice "Bill posters will be prosecuted" is to be affixed to the hoarding structure at regular intervals. Advertising upon the hoarding is subject to a Development Application to Council. In the event of non-compliance with these requirements to remove advertising posters, Council reserves the right to remove or paint over the posters and invoice the applicant for actual costs incurred by Council.*
23. *Graffiti is to be removed or painted over on all hoarding structures within 48 hours of detection or Council notification. Hoardings must be provided with appropriate coverings to assist in graffiti removal or measures to reduce the occurrence of graffiti. In the event of non-compliance with these requirements, Council reserves the right to remove or paint over the graffiti and invoice the applicant for costs incurred by Council.*
24. *Erection of hoardings may only occur during Council's normal adopted hours for building works and as contained in conditions of development consent.*
25. *Type B hoardings erected for longer than six months are to be re certified by the applicant's inspecting structural engineer to ensure the structural integrity of the erected structure has been maintained. A certificate of structural integrity is to be forwarded to Council within one week of the six-month anniversary of the structure being erected.*
26. *The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000, or as prescribed that covers the activities involved and the context in which they will be undertaken.*
27. *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*

Hoisting, swinging or pumping materials across footway or standing plant on a public roadway

Section 68 of the NSW Local Government Act makes provision for a permit to be issued for hoisting goods and materials across a footway or standing plant on a public roadway. Generally, permits relate to mobile cranes and concrete pump trucks.

When considering an application, regard is to be had to:

- The location of the proposed plant.
- The potential effect on the amenity of neighbours.
- Whether approval from the local police, Transport for NSW or Local Traffic Committee is

required if full or partial road closure is proposed.

- The traffic control plan.
- The method of providing protection / pedestrian access during the proposed works.
- The protection of any Council assets, including street trees, furniture and pavements. Where potential issues are identified, consideration should be given to the imposition of a suitable condition to ensure protection of the asset, including tree protection measures

Conditions to be imposed on permit approvals will include;

1) *The permit holder shall be responsible and accept responsibility to undertake repairs of damage occasioned to Council's infrastructure as a direct result of the prescribed activity.*
2) *The section of the public thoroughfare over which materials are being hoisted is to be partially barricaded off and the area policed by responsible persons to monitor the movement of the equipment/materials and direct pedestrians in a safe manner.*
3) *Council assets, including street trees, furniture, pavements must be protected at all times. At no time shall a permit holder undertake works on nearby trees, including pruning, trimming, lopping or removal without the prior consent of Council.*
4) *Where concrete pump conduits or similar are proposed to be laid across a footpath, a ramped timber crossing free of trip hazards, is to be constructed over the entire width of the footpath to ensure safe pedestrian flow.*
5) *A safe pedestrian circulation route, with a pavement free of trip hazards, must be maintained at all times on or adjacent to the footpaths fronting the construction site.*
6) *Signboards with suitable wording shall be displayed at each end of the barriers, warning the public of the imminent danger.*
7) *The use of the roadway for the storage of building materials is not permitted.*
8) *Traffic control personnel and signage shall be in place at all times. This shall be in accordance with AS 1742.3-1996.*
9) *In the event the plant is required for a longer period than stated on the application form, the extended period will attract additional fees in accordance with Council's Schedule of Fees and Charges. The additional fees shall be paid to Council prior to the extended period commencing.*
10) *The party undertaking the activity must maintain a current public liability insurance policy, with a minimum insured value of $20,000,000, or as prescribed that covers the activities involved and the context in which they will be undertaken.*
11) *Council accepts no liability for any injury or damage associated with any activity undertaken, or purportedly undertaken in connection with such action or activity.*

Swinging goods over public roadway or lands from private land – use of a tower crane

Tower cranes are typically erected on the land being the subject of development consent and have a long boom or jib which, when angled out from the cabin of the crane, is used to lift and deliver materials bought to the construction site from ground level to higher levels. Tower cranes generally have a counterweight, which may also extend horizontally to balance the boom.

The nature of operation of tower cranes means that, in some cases at certain times, the boom or counterweight may, due to the physical boundaries of the development site, need to extend over adjoining land in the course of construction.

Additionally, booms are not usually tethered when not in use, allowing their free movement in

accord with prevailing wind conditions so as not to create a potential wind loading failure.

The projection of the boom or counterweight over the boundary line of an adjoining property gives rise to legal issues and practical problems for developers, builders and adjoining owners and residents.

In NSW, the Access to Neighbouring Land Act 2000 includes provision for a builder or developer to make application to a court to obtain an order facilitating the over sail of a crane onto neighbouring adjoining land should voluntary agreement not be reached.

It is expected that the majority of applications for tower cranes could be managed via this Local Approvals Policy, with developers completing the prescribed application form and paying the required rental fee.

When considering an application for the deployment of a tower crane, regard is to be had for:

- The swing arc of the proposed tower crane.
- The potential effect on the amenity of nearby neighbours and any permission gained from such landowners. (Note: the applicant should be advised to gain consent from affected landowners or seek an order from the local court under the provisions of the Access to Neighbouring Land Act, 2000).
- Whether approval is required from the local police, Transport for NSW or Local Traffic Committee if full or partial road closure is proposed at any time.
- The traffic control plan
- Concurrent Safe Work NSW approval.
- The method of providing protection / pedestrian access during the proposed works.
- The protection of any Council assets including street trees, furniture, pavements.

Conditions to be imposed on permit approvals will include:

1. *The permit holder must obtain consent from private property owners if the crane swings or hoists goods over private land. Such consent or order from Local Court must be obtained prior to this permit being relied upon.*
2. *Council is indemnified against all claims arising from any associated works. Public Liability insurance of a minimum $20 Million is required.*
3. *The applicant and workers on site must obey any direction from the Police and/or Council Officers immediately in the event of an emergency.*
4. *The permit holder must submit to Council a restoration order for any damaged footway or roadway. Full costs must be borne by the permit holder.*
5. *Any proposed variations or extensions of time for the permit are subject to a fresh application with prior public consultation and payment of a further application fee.*
6. *The permit holder must obtain and hold any relevant approvals from Safe Work NSW.*
7. *The permit holder must obtain and hold any relevant approvals from NSW Police local area command.*
8. *The permit holder must develop and implement a Traffic Control Plan (TCP) to control pedestrian and traffic safety. Barriers are required to guide pedestrian and safe passage around the site. Yellow flashing lights are required on top of the barricade stands between sunset and sunrise.*
9. *The permit holder must obtain an approval from Transport for NSW if the site is within 75 metres of traffic lights or adjacent to a main road.*
10. *The permit holder must ensure that work being carried out does not pose any risks to passing pedestrians.*
11. *Prior to mobilisation and operation of heavy construction equipment on site, the permit*

holder must complete assessment by engaging a suitably qualified and registered engineer to certify that the operation and movement of the equipment will not cause any adverse structural impact or failure of adjoining structures, retaining walls or property.

12. *The permit holder must carry out proper assessment of site to identify all utilities to endure adequate clearance prior to installation and operation of the tower crane. The permit holder shall co-ordinate with all relevant utility providers as necessary.*

Out of hours work

From time to time, work on construction sites is required to be undertaken outside the hours prescribed by development consent conditions. This includes but is not limited to delivery of large plant and equipment on vehicles having specific Transport for NSW restrictions regarding permissible hours of transport, pouring and finishing of large concrete slabs and works required to be undertaken due to extreme safety risks or extenuating circumstances.

Out of hours works permits are not designed to assist in accelerated work programs, demolition and excavation works, with the exception of the delivery of large plant to assist in such process.

When considering an application for out of hours work, regard is to be had to:

- The location of the site.
- The potential effect on the amenity of near neighbours.
- Any potential traffic problem that may arise due to a lane or road closure, particularly in peak traffic times.
- The specific reason why the work cannot be undertaken during normal working hours, such should generally relate to public amenity or safety reasons, engineering constraints such as size of concrete slab, Transport for NSW requirements regarding size of delivery vehicles and times they may travel on roadways.
- The consideration that has been given to minimise the impact and inconvenience on near dwellings, churches and businesses within 100 metres of the site.

Conditions to be imposed on permit approvals will include:

1) *Activity on site shall proceed only after sufficient measures have been taken to ensure that no unreasonable impact on near neighbours is caused by way of noise, vibration, or light spill.*
2) *This permit will be immediately cancelled without notice should public or residential amenity be detrimentally affected.*
3) *A copy of the permit approval must be maintained on site and produced as requested by the Police or Council officers.*
4) *The permit holder shall inform all residences, institutions and businesses with a 200 metres radius of the development site of the times the works will be conducted by way of a letterbox drop at least five days prior to the works taking place.*
5) *In the event the works are urgent due to mechanical failure, the residents, institutes and businesses with a 200 metres radius of the development site shall be informed by the permit holder of the times the works will be conducted by way of personal service of the notification immediately following receipt of the permit approval.*
6) *The permit holder must not carry out notification to surrounding residents or occupants unless Council has first granted a permit.*
7) *All effort shall be taken by the responsible person organising the activity to ensure all works are undertaken within the approved extended hours. Any works undertaken outside the approved extended hours window will be considered unauthorised and may be subject to penalty*

infringement notice/s

Burning of material on private property

The burning of any material in the open or in an incinerator within the Ku-ring-gai Council Area is generally prohibited under Part 3 of the *Protection of the Environment Operations (Clean Air) Regulation 2021* except in accordance with a specialty approval that can be gained for the burning of vegetation material that has grown on the property for which the permit relates, under the provisions of Part 2 of Schedule 1 of the *Protection of the Environment Operations (Clean Air) Regulation 2021.*Some exceptions apply, for example small cooking fires on private property .

Permit applications for open or incinerator burns will generally only be considered for the purpose of bush fire hazard reduction if done under the authority of a Bush Fire Hazard Reduction Certificate (HRC) issued by NSW Rural Fire Service.

- Applications to Council for an open burning permit will only be considered for land which exhibits extreme access difficulty due to its location or topography.
- An approval will only extend to the burning of dead, dry, piled vegetation matter. Piles must be constructed in accordance with NSW Rural Fire Service Standards for Pile Burning.
- Approvals will not be valid or issued during the statutory bush fire danger period (generally 1 October to 31 March).
- Approvals will be automatically suspended on days when the Air Quality Index (AQI) of the Sydney metropolitan area is greater than 100 or if a “no burn day” is declared by the EPA.
- A permit application will only be considered after submission of the prescribed form.
- Applicants will acknowledge that an officer of Council will attend the site for purpose of evaluation if such evaluation is warranted. The site may be re-inspected at any time.
- Any approval will be valid for a period of 1 calendar month and will be non-transferrable.
- Successful applicants must also obtain a Fire Permit (free of charge) from Fire and Rescue NSW prior to the commencement of burning.

Approval will not be given for

- The burning of vegetation that was cleared in association with a Development Consent or Complying Development Certificate.
- The burning of any standing vegetation.
- The burning of general garden waste, such as grass clippings, leaves, other compostable garden debris, soft green weeds or green wood.
- The burning of logs over 150 mm in diameter.

Standard conditions to be imposed on open burning approval will include;

1. *The approval is valid only for the burning of dead, dry vegetation material that has originated on the property. No further material can be added to the approved burn.*
2. *The pile must be constructed in accordance with the NSW Rural Fire Service Standards for Pile Burning.*
3. *The following material must not be burnt:*

    a. plastics
    b. rubber
    c. tyres
    d. coated wire

e. paint containers and residues
f. solvent containers and residues
g. treated timber

4. *The permit holder, after having received an open burning approval, must also obtain a Fire Permit (free of charge) from Fire and Rescue NSW prior to the commencement of burning. Contact Gordon Fire Station (Ph. 9449 9834).*
5. *The permit holder must ensure that burning is conducted with the intent of preventing or minimising air pollution at all times. Prior to burning, the permit holder must determine the Air Quality Index (AQI) for the Sydney Region either by contacting the NSW Environment Protection Authority (Ph. 131 555) or checking online at http://www.environment.nsw.gov.au/AQMS/aqi.htm*
6. *The approval will be automatically suspended if:*
   - the AQI is greater than 100
   - a total fire ban or "no burn day" is declared
   - the associated Fire Permit is suspended for any reason
   - the Fire Danger Index (FDI) is greater than 24 for the area that is covered by the Hazard Reduction Certificate.
7. *The permit holder must be present at the site of the fire from the time it is lit until such time as it is extinguished.*
8. *The permit holder must ensure that sufficient water is available to extinguish the fire at any time.*
9. *The approval is not valid during the statutory Bush Fire Danger Period for the Ku-ring-gai Local Government Area (generally 1 October to 31 March but may be varied by declaration from NSW RFS).*
10. *All burning activities must be conducted between the hours of 11am to 3pm.*
11. *The approval holder must notify the occupiers and or owners of all properties within 50 metres at least 24 hours prior to commencing the burn. This includes vacant land, public land (e.g. roads, Council or NPWS reserves) and properties separated by roads and/or waterways. The notice may be either written or verbal and must include details of the location, purpose and time of fire proposed to be lit.*
12. *The permit holder must contact the NSW Rural Fire Service (ph: 9883 2000) and Fire and Rescue NSW State Communications Centre (ph: 9319 7000) at least 15 minutes prior to the commencement of burning.*
13. *Burning of a pile outside the dates of approval validity or of material not complying with the specified criteria will be the subject of an infringement notice.*
14. *Any residual waste from the burning is to be disposed of in an environmentally acceptable manner. On completion of the burn, the area should be maintained in a condition that minimises the emission of ash and prevents sediment or ash being washed into downstream waters.*

Part 3 Other matters relating to approvals

Refund of fees

In certain circumstances where an application is not fully processed by Council, an applicant may be eligible for refund of fees. Refund requests must be made by the applicant in writing. Such requests will be determined in accordance with the table below.

Full refund

- Applications withdrawn by the applicant immediately after lodgement, prior to any administrative processing taking place (other than receipting of fees).

50% Refund

- Applications withdrawn by the applicant prior to their determination by Council.

Standard conditions

The Local Government (General) Regulation 2021 prescribes standard conditions for activity approvals involving public entertainment, sewage and stormwater drainage. The Local Government (Manufactured Home Estate, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2021 prescribes standard conditions for approvals for caravan parks and camping grounds.

The standard conditions prescribed by the Regulation are quite detailed and they have not been reproduced within this document. Copies of the Regulation are available at http://www.legislation.nsw.gov.au/

When an approval or exemption lapses

An approval under Section 68 of the NSW Local Government Act 1993 or Section 4.53 of the Environmental Planning and Assessment Act 1979 lapses five years after the date from which the approval operates, unless:

1) The approval states otherwise; or
2) The activity has been physically substantially commenced within the meaning of the applicable act.

An extension of an approval may be granted under section 4.54 of the EP&A Act if:

1) A request is received by Council in writing prior to the date on which the approval would have lapsed;

Exemptions

Any exemption under this Local Approvals Policy or the Regulations has no effect unless all the specified conditions of the exemption are met. Any breach of the conditions would mean that the exemption provisions no longer apply to the activity or activities involved.

Exemption provisions within the Local Approvals Policy cease to have effect once the policy lapses.

Application forms

Copies of Ku-ring-gai's Local Approval Application forms may be found at **http://www.krg.nsw.gov.au**

Definitions

amusement device means an amusement device that is high risk plant within the meaning of clause 6 of Schedule 1 to the *Work Health and Safety Act 2011*, and includes any other device that is declared by the regulations to be an amusement device for the purposes of referenced within the NSW Local Government Act

Small amusement device means an amusement device that is designed primarily for the use of children 12 years of age or under and includes such amusement devices as mini ferris wheels, battery operated cars and miniature railways but, in the case of rotating amusement devices, includes only those devices that have a maximum rotation of 14 revolutions per minute.

approval means an approval that is in force under for purposes referenced in the NSW Local Government Act.

building code of Australia means the document, published by or on behalf of the Australian Building Codes Board, that is prescribed for purposes of this definition by the regulations, together with—

(a) the amendments made by the Board and prescribed by the regulations, and

(b) the variations approved by the Board in relation to New South Wales and prescribed by the regulations, and

(c) the variations prescribed by the regulations.

Council has the same meaning as it has in the *NSW Local Government Act 1993*.

development consent means consent under Part 4 of the Environmental Planning & Assessment Act, 1979, to carry out development and includes, unless expressly excluded, a complying development certificate.

occupier includes a tenant or other lawful occupant of premises, not being the owner.

owner has the same meaning as in the NSW Local Government Act 1993.

public land means any land (including a public reserve) vested in or under the control of the council, but does not include—
(a) a public road, or

(b) land to which the *Crown Land Management Act 2016* applies, or

(c) a common, or

(d) a regional park under the *National Parks and Wildlife Act 1974*.

public road means a road which the public are entitled to use.

sewerage work means the construction, alteration, extension, disconnection, removal, ventilation, flushing, cleansing, maintenance, repair, renewal or clearing of any sewerage service pipes or fittings or fixtures communicating or intended to communicate, directly or indirectly, with (a) a septic tank, an effluent or a sullage disposal system

stormwater drainage work means the construction, alteration, extension, disconnection, removal, maintenance, repair, renewal, flushing, cleansing or clearing of any stormwater drain communicating or intended to communicate, directly or indirectly, with any stormwater channel of a council.

waste means—
(a) effluent, being any matter or thing, whether solid or liquid or a combination of solids and liquids, which is of a kind that may be removed from a human waste storage facility, sullage pit or grease trap, or from any holding tank or other container forming part of or used in connection with a human waste storage facility, sullage pit or grease trap, or

(b) trade waste, being any matter or thing, whether solid, gaseous or liquid or a combination of solids, gases and liquids (or any of them), which is of a kind that comprises refuse from any industrial, chemical, trade or business process or operation, including any building or demolition work, or

(c) garbage, being all refuse other than trade waste and effluent,

and includes any other substance defined as waste for the purposes of the *Protection of the Environment Operations Act 1997*, and a substance is not precluded from being waste merely because it is capable of being refined or recycled

Item GB.11 **FY00623/8**
4 September 2025

INVESTMENT REPORT AS AT 31 AUGUST 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To present Council's investment portfolio performance for August 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 August 2025 was $1,529,000, against the budget of $1,374,000 giving a year-to-date favourable variance of $155,000.
RECOMMENDATION:	That the summary of investments performance for August 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 August 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.

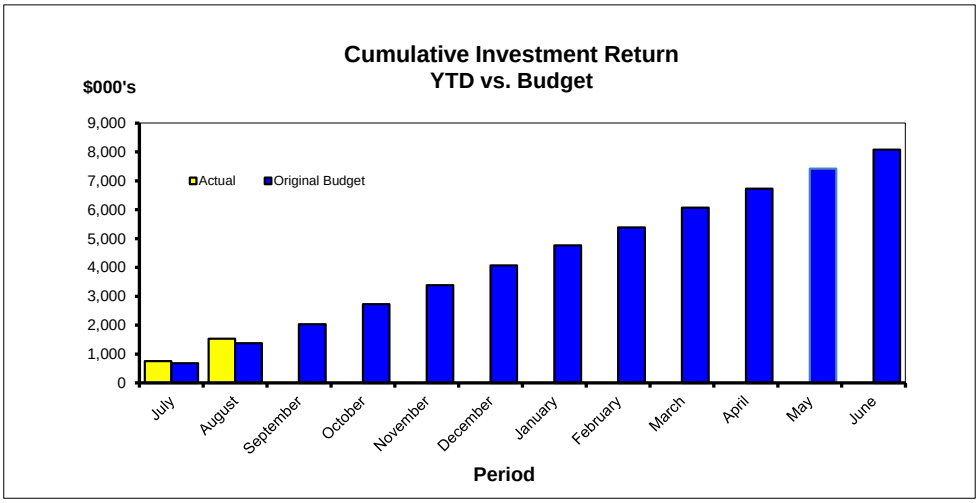
Performance Indicator & Policy Targets	Indicator	Details
Portfolio Performance vs. Benchmark	✔	Council's investment performance aligned with the Industry benchmark
Monthly Investment Income vs. Budget	✔	Council's income from investments exceeded monthly budget
Investment Policy Compliance:		
Legislative 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 August 2025 is $1,529,000, compared to the budget of $1,374,000, resulting in a favourable year-to-date variance of $155,000.

$000's	Aug-25 Year To Date
Investment Return	1,529
Budget	1,374
Variance	155

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 31August 2025 was $198,818,000 compared to $186,924,000 at the end of July 2025. The net cash inflow of $11,894,000 was mainly due to the first instalment of 2025/26 rates income.

During the month, four investments have matured, six new investments were made.

Investment Name	Investment Rating (S&P)	New/Re-Investments $' 000	Investments Matured/Sold $' 000	Interest Rate %
Commonwealth Bank 3 Year Fixed Senior Note	AA-	0	3,500	4.20
Suncorp Bank 3 Year Fixed Senior Note	A+	0	2,000	4.40
National Australia Bank 1 Year Term Deposit	AA-	0	6,000	5.00
Bank of Queensland 3 Year Term Deposit	BBB+	0	4,000	4.50
ING Bank 5 Year Covered FRN	AAA	2,000	0	90 Day BBSW + 0.78
Bank of China 6 Month Term Deposit	A	5,000	0	4.16
Heartland 1 Year Term Deposit	BBB	2,000	0	4.20
Beyond Bank 6 Month Term Deposit	BBB+	8,000	0	4.25
Bank of China 3 Month Term Deposit	A	4,000	0	4.11
Bank of China 4 Month Term Deposit	A	4,000	0	4.11
TOTAL		**25,000**	**15,500**	

Investment Performance against Industry Benchmark

Overall, the investment performance in August 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 AUG 2025 YTD Return %	Annualised Industry Benchmark %	Variance %
At Call/Cash/Term Deposits/FRNs (Benchmark is AusBond Bank Bill Index)	4.62	3.72	0.90

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

Table 2 - Investments Portfolio Summary during August 2025

Investment Portfolio and Performance during the month

Investment Name	Investment Rating	Invested at 31-Aug-2025 $000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Aug-2025 $000's	Maturity
At Call/Cash Account**							
Westpac At-Call	AA-	3,147	0.00	0.00	1.58	3,147	At Call
Westpac Bank Deposit Max-I Investment	AA-	9,064	0.28	3.12	4.56	9,064	At Call
Westpac Bank Deposit Transport NSW Grant (LCH)	AA+	63	0.05	0.69	0.03	63	At Call
Sub Total		**12,274**				**12,274**	
Term Deposits							
Rabobank Australia 6 Month Term	A	4,000	0.35	4.33	2.01	4,000	Nov-25
Bank of China 3 Month Term Deposit	A	4,000	0.34	4.11	2.01	4,000	Nov-25
AMP Bank 6 Month Term Deposit	BBB+	6,000	0.36	4.45	3.02	6,000	Nov-25
AMP BANK 5 Month Term Deposit	BBB+	4,000	0.35	4.30	2.01	4,000	Dec-25
Bank of China 4 Month Term Deposit	A	4,000	0.34	4.11	2.01	4,000	Jan-26
Heartland Bank 6 Month Term Deposit	BBB	6,000	0.36	4.35	3.02	6,000	Jan-26
Bank of China 6 Month Term Deposit	A	5,000	0.34	4.16	2.51	5,000	Feb-26
Beyond Bank 6 Month Term Deposit	BBB+	8,000	0.35	4.25	4.02	8,000	Feb-26
Bank of Queensland 3 Year Term Deposit	A-	5,000	0.40	4.95	2.51	5,000	Feb-26
ING Bank 1 Year Term Deposit	A	4,000	0.38	4.66	2.01	4,000	Mar-26
ING Bank 3 Year Term Deposit	A	5,000	0.43	5.30	2.51	5,000	Jun-26
Judo Bank 1 Year Term Deposit	BBB	6,000	0.35	4.30	3.02	6,000	Jul-26
P&N Bank 3 Year Term Deposit	BBB+	5,000	0.45	5.50	2.51	5,000	Jul-26
Heartland 1 Year Term Deposit	BBB	2,000	0.34	4.20	1.01	2,000	Aug-26
Westpac 5 Year Term Deposit	AA-	4,000	0.21	2.50	2.01	4,000	Feb-27
Rabobank Australia 3 Year Term Deposit	A	5,000	0.42	5.12	2.51	5,000	May-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.50	1,000	Sep-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.50	1,000	Sep-27
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.51	5,000	Feb-28
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.20	2.51	5,000	Jun-28
Rabobank Australia 5 Year Term Deposit	A	5,000	0.42	5.20	2.51	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.15	3.02	6,000	Feb-29
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.51	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A	3,000	0.44	5.35	1.51	3,000	Apr-29
Rabobank Australia 5 Year Term Deposit	A	6,000	0.40	4.85	3.02	6,000	Aug-29
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.10	3.02	6,000	Feb-30
Rabobank Australia 5 Year Term Deposit	A	4,000	0.41	5.02	2.01	4,000	Mar-30
Rabobank Australia 5 Year Term Deposit	A	4,000	0.38	4.70	2.01	4,000	Apr-30
Rabobank Australia 5 Year Term Deposit	A	5,000	0.37	4.55	2.51	5,000	Jun-30
Rabobank Australia 5 Year Term Deposit	A	6,000	0.38	4.70	3.02	6,000	Jul-30
Sub Total		**139,000**				**139,000**	

	Investment Rating	Invested at 31-Aug-2025 $000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Aug-2025 $000's	Maturity
Mystate Bank 3 Year Senior FRN	BBB+	1,500	0.42	5.18	0.75	1,500	Oct-25
Suncorp-Metway Ltd 3 Year Fixed Covered Bond	AAA	2,200	0.41	4.96	1.11	2,243	Oct-25
Bendigo Bank 5 Year FRN	A-	1,700	0.35	4.29	0.86	1,701	Dec-25
Suncorp-Metway Limited 5 Year FRN	AA-	4,500	0.37	4.65	2.26	6,121	Jan-27
Commonwealth Bank 5 Year Fixed Senior Note	AA-	3,496	0.37	4.55	1.76	3,545	Aug-27
AMP Bank 3 Year FRN	BBB+	3,400	0.42	5.09	1.71	3,456	Aug-27
ANZ Bank 5 Year Senior FRN	AA-	800	0.39	4.74	0.40	800	Mar-28
Bank of Queensland 5 Year Floating Covered Bond	AAA	1,750	0.42	5.10	0.88	1,771	May-28
Mutual Bank 3 Year Floating Bond	BBB	3,000	0.75	5.35	1.51	3,000	May-28
Bendigo Bank 5 Year Floating Covered Bond	AAA	2,800	0.40	4.95	1.41	2,843	Jun-28
Suncorp Metway 5 Year Floating Covered Bond	AAA	3,000	0.40	4.92	1.51	3,038	Jul-28
Commonwealth Bank of Australia 5 Year Senior FRN	AA-	5,000	0.39	4.79	2.51	5,058	Aug-28
ANZ 5 Year FRN Senior	AA-	4,200	0.39	4.74	2.11	4,245	Sep-28
Rabobank Australia 5 Year Fixed MTNs	A	4,000	0.42	5.15	2.01	4,122	Feb-29
Suncorp Metway 5 Year Fixed MTNs	AA-	1,598	0.40	4.89	0.80	1,665	Mar-29
Rabobank Australia 5 Year Senior MTN	A	2,600	0.38	4.78	1.31	2,631	Jul-29
ING Bank 5 Year Covered FRN	AAA	2,000	0.37	4.46	1.01	2,000	Jul-29
Sub Total		**47,544**				**49,739**	
Total Portfolio		**198,818**		**4.58***	**100.00**	**201,013**	
Matured/Traded Investments - Weighted YTD Average Return (%)				**4.86**			
Weighted Average Overall Return Year To date (%)				**4.62**			

** Weighted average returns.*

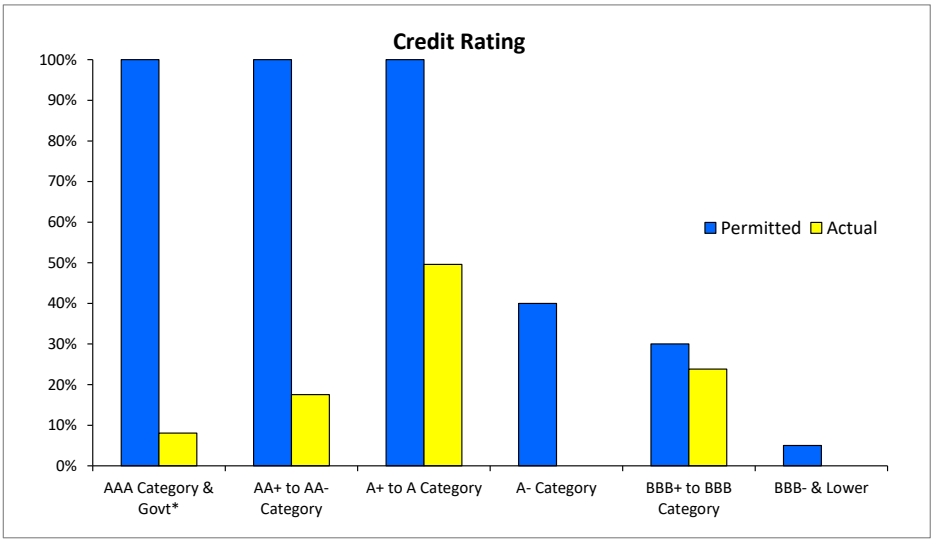
*** Funds in at-call/short term accounts are working funds kept for the purpose of meeting short term cash outflow requirements. At-call investments portfolio is being monitored on a regular basis to ensure funds are reinvested at higher rates when opportunities arise, whilst also keeping and adequate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

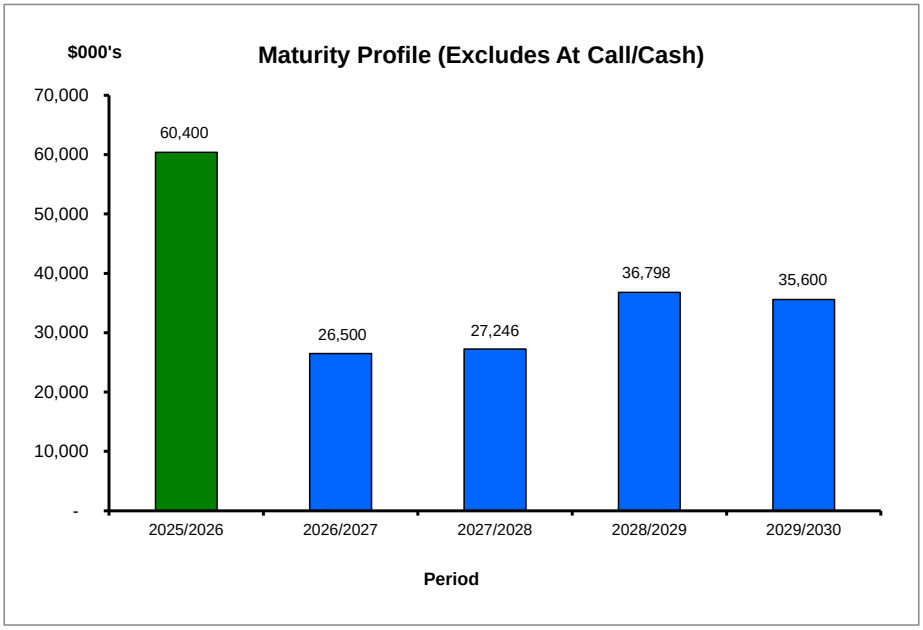
Investment by Credit rating and Maturity Profile

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%	8%	92%
AA+ to AA- Category	100%	18%	82%
A+ to A Category	100%	50%	50%
A- Category	40%	0%	40%
BBB+ to BBB Category	30%	24%	6%
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 August 2025:

- Council's total cash and investment portfolio was $198,818,000, a net cash inflow of $11,894,000 mainly due to the first instalment of 2025/26 rates income.

- The net return on investments for the financial year to the end of August 2025 is $1,529,000, compared to the budget of $1,374,000, resulting in a favourable year-to-date variance of $155,000.

Item GB.11 **FY00623/8**
4 September 2025

RECOMMENDATION:

That:

A. The summary of investments and performance for August 2025 be received and noted.

B. The Certificate of the Responsible Accounting Officer be noted and the report adopted.

Tony Ly
Financial Accounting Officer

Mette Kofoed
Acting Manager Finance

Angela Apostol
Director Corporate

DRAFT GENERAL AND SPECIAL PURPOSE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To present to Council the Draft Financial Statements for the year ended 30 June 2025 for certification and referral to Council's external auditor, the Audit Office of NSW and report on the budgetary position as at 30 June 2025.
BACKGROUND:	In accordance with Section 413(2)(C) of the Local Government Act 1993, Council must prepare a statement on the General and Special Purpose Financial Reports as to its opinion on the reports prior to formally referring them to the auditor. Analyses of the financial performance of the Council for the year ended 30 June 2025 are also provided in this report.
COMMENTS:	The Draft Financial Statements show an operating surplus of $22m including capital grants and contributions. If capital grants and contributions are excluded, the operating surplus is $3.95m and when considered with other financial indicators it demonstrates that Council is currently in a satisfactory financial position. The Operating surplus is a non-cash indicator, it represents the increase in Council's equity and excludes capital expenditure. This surplus is used for capital works and reserves for future expenditure.
RECOMMENDATION:	A. That Council receive and certify the Draft Financial Statements for the year ended 30 June 2025. B. That the Draft Financial Statements be referred to Council's external auditor, the Audit Office of NSW to provide an opinion on the Financial Statements ended 30 June 2025 and to report to Council. C. That the Draft Financial Statements ended 30 June 2025 be certified by the Mayor, Deputy Mayor or

one other Councillor, the General Manager and the Responsible Accounting Officer in accordance with Section 413(2)(C) of the Local Government Act 1993 and the Local Government Code of Accounting Practice and Financial Reporting.

D. That 21 October 2025 be fixed as the date for the meeting to adopt the audited Financial Statements and the audit reports for the year ended 30 June 2025 as required by Section 419 of the Local Government Act 1993.

PURPOSE OF REPORT

To present to Council the Draft Financial Statements for the year ended 30 June 2025 for certification and referral to Council's external auditor, the Audit Office of NSW and report on the budgetary position as at 30 June 2025.

BACKGROUND

The Draft General and Special Purpose Financial Statements for the year ended 30 June 2025 have been completed, audited and due to be finalised by Council's external auditor, the Audit Office of NSW. These financial reports have also been endorsed by the Audit, Risk and Improvement Committee on 4 September 2025.

COMMENTS

The endorsement of these statements is required before referral to audit to formalise the external audit of the Financial Statements. The Draft Financial Statements for the year ended 30 June 2025 are attached to this report (Attachment A1).

Annual Financial Statements Process

The process that Council must follow in the production, audit, adoption and the advertising of the Financial Statements is prescribed in detail by the Local Government Act 1993. The following timetable will allow these processes to be satisfied and for the Financial Statements to be adopted by Council.

Timeframe	Deliverable
23 September 2025	**Ordinary Meeting of Council – 2024/25 Draft Financial Statements** presented to Council seeking Council to resolve to certify the draft statements and formally refer them to the auditor (Section 413 - LG Act 1993).
24 September 2025 (TBC)	**External Auditor's Report** - Auditor's report anticipated to be received by Council and Financial Statements submitted to the Office of Local Government.
29 September -5 October 2025	**Draft Financial Statements placed on public exhibition**. Public advertising notifies that the Financial Statements are available on Council's website. The advertisement also advises that the Financial Statements will be formally presented to Council on 21 October 2025 and submissions will be received until 28 October 2025. (Section 418, 420 – LG Act 1993)
21 October 2025	**Ordinary Meeting of Council – Final adoption**. Auditor's report on the Financial Statements formally presented to Council. Council considers a response to any public submissions received to date on the Financial Statements.
28 October 2025	**Closing date for public submissions on the Financial Statements**. All submissions received must be referred to Council's auditor for consideration (Section 420 – LG Act 1993).

The Draft Financial Statements for the year ended 30 June 2025 have been prepared in accordance with the Local Government Act 1993 (as amended) and Regulations made thereunder, the Australian Accounting Standards and professional pronouncements and the current Local

Government Code of Accounting Practice and Financial Reporting. The Draft Financial Statements comprise the following reports:

- General Purpose Financial Statements (independently audited)
- Special Purpose Financial Statements (independently audited)
- Special Schedules

Financial Performance and Position of Council as at 30 June 2025

The comments below provide highlights of Council's financial performance during 2024/25 and position as at 30 June 2025. It must be noted that, even though external auditors have audited the reports, the financial results for 2024/25 are still draft and are subject to final audit opinion.

Attachment A1 to this report includes the Draft Financial Statements for the year ended 30 June 2025.

A summary of the financial results from the Draft Financial Statements is presented below:

Income Statement $'000	Actual 2025	Actual 2024
Income from Continuing Operations	182,600	175,959
Expenses from Continuing Operations	160,603	154,272
Net Operating Result for the Year	**21,997**	**21,687**
Net Operating Result for the year before Grants and Contributions for Capital purposes	3,954	1,511

Statement of Financial Position $'000	Actual 2025	Actual 2024
Current Assets	101,761	127,377
Non-Current Assets	2,971,273	2,873,893
Total Assets	**3,073,034**	**3,001,270**
Current Liabilities	58,545	53,474
Non-Current Liabilities	22,754	26,176
Total Liabilities	**81,299**	**79,650**
Net Assets	2,991,735	2,921,620
Total Equity	**2,991,735**	**2,921,620**

Statement of Cash Flows $'000	Actual 2025	Actual 2024
Net Cash Flow from Operating Activities	35,648	48,626
Net Cash Flow used in Investing Activities	(43,129)	(46,930)
Net Cash Flow from Financing Activities	(3,313)	(3,273)
Net increase/(decrease) in Cash	**(10,794)**	**(1,577)**
Plus: Cash at beginning of year	11,587	13,164
Cash at end of Year	**793**	**11,587**
Plus: Investments on hand at end of year	195,140	201,034
Total Cash & Investments	**195,933**	**212,621**

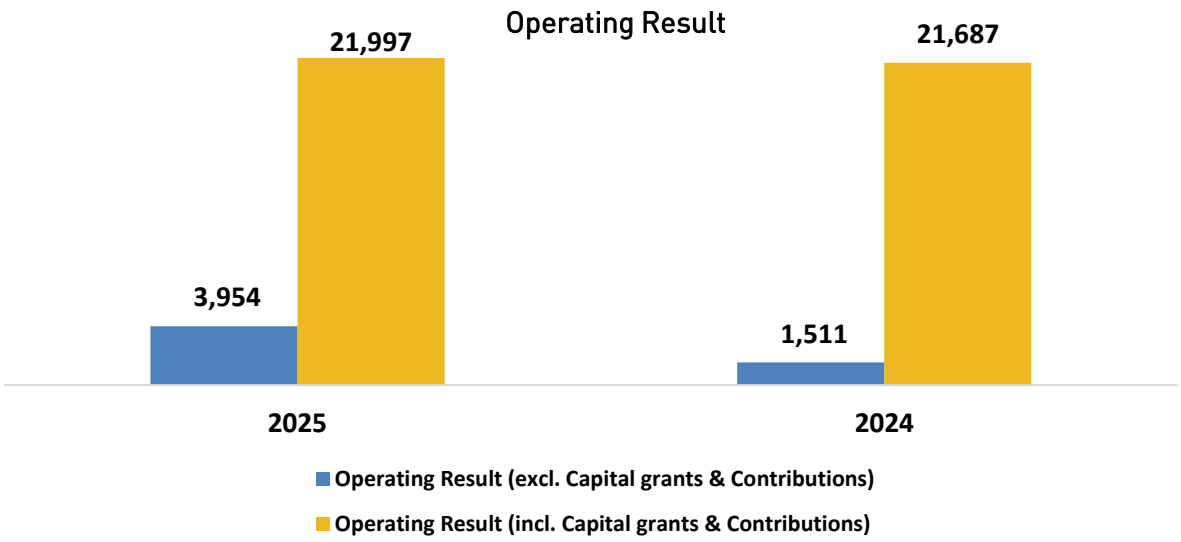
RESULTS FOR THE YEAR

Operating Result

Council's net operating result for the 2024/25 financial year is disclosed in the Income Statement. Council's operating result is satisfactory.

For the financial year ended 30 June 2025 Council had an operating surplus of $21.9m, including capital grants and development contributions dedicated for specific purposes (ie capital projects). When the capital revenue is excluded, the operating surplus remains at $3.95m compared to $1.51m in the previous year (2023/24). This is mainly due to a higher net gain from disposal of assets ($3.6m), partly offset by lower financial assistance grants (future year allocation). In addition, increases in materials and contract costs were partially offset by higher interest income.

The operating result (shown separately as including and excluding capital grants and contributions) for the last two financial years is provided in the chart below.



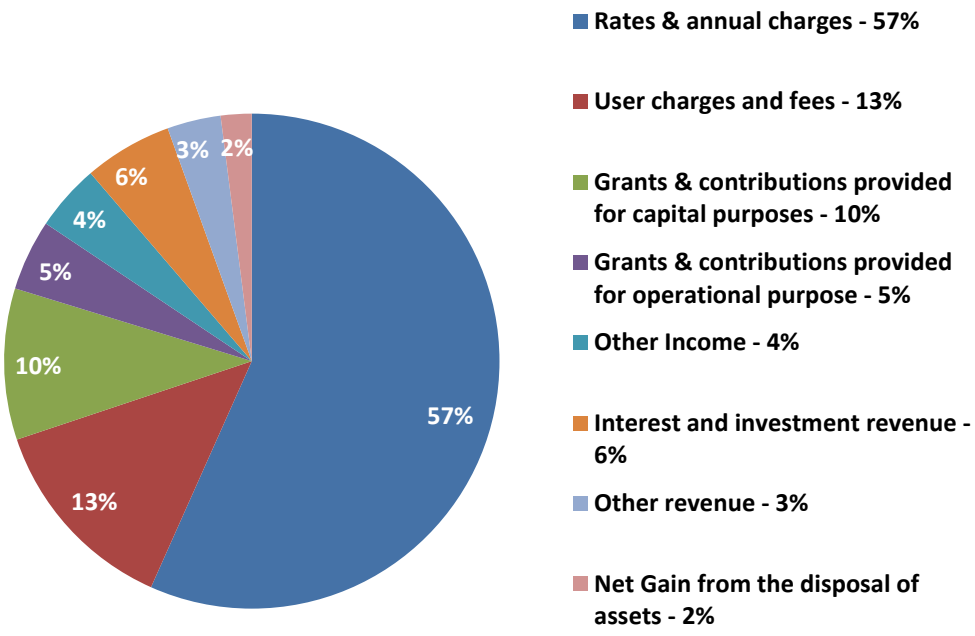
The Income Statement below sets out the results for the year by revenue and expenditure items and the variance from previous year.

Income Statement
for the year ended 30 June 2025

	2025 $'000	2024 $'000	Incr/(Decr) $'000	Incr/(Decr) %
Revenue				
Rates & annual charges	103,479	98,307	5,172	5%
User charges and fees	24,097	22,959	1,138	5%
Other revenue	6,394	6,330	64	1%
Grants & contributions provided for operational purpose	8,459	9,982	(1,523)	(15%)
Grants & contributions provided for capital purposes	18,043	20,176	(2,133)	(11%)
Interest and investment revenue	10,530	9,321	1,209	13%
Other Income	7,923	8,884	(961)	(11%)
Net Gain from the disposal of assets	3,675	0	3,675	0%
	182,600	**175,959**	**6,641**	4%
Expenses				
Employee benefits and on-costs	51,963	49,119	2,844	6%
Materials and contracts	75,053	71,750	3,303	5%
Borrowing costs	1,173	1,322	(149)	(11%)
Depreciation, amortisation and impairment	27,062	25,949	1,113	4%
Other expenses	5,352	5,062	290	6%
Net losses from the disposal of assets	0	1,070	(1,070)	(100%)
	160,603	**154,272**	**6,331**	4%
Surplus/ (Deficit) from continuing operations	**21,997**	**21,687**	**310**	1%
Net Surplus/(Deficit) for the year excluding capital grants & contributions	**3,954**	**1,511**	**2,443**	162%

REVENUE ITEMS

During the 2024/25 financial year Council received $182.60m in income compared to $175.96m, an increase of 3.8%. The income from continuing operations was derived from the following sources:



Rates & Annual Charges

Rates and annual charges contributed $103.48m compared to $98.31m in 2023/24. Rates income, including special levies, increased by a total of 5.3% from the last financial year which is generally in line with the increase in the rate peg

User Charges & Fees

User Charges and Fees totalled $24.10m compared to $22.96m in 2023/24, an increase of 5.0%. This category of income mainly includes regulatory/statutory fees, sports fields and community facilities hire. The increase from the previous financial year was mainly due to higher activity in building regulation, work zone income, certificates (buildings and land), access crossings, the art centre, halls, holiday programs, sports fields and tennis courts. This is partially offset by lower revenue from golf courses, restoration charges, the Thomas Carlyle Children Centre and rezoning fees.

Other Revenue

Other revenue includes income from parking fines, statutory fines and other type of income not included in fees and charges. Revenue in this category increased by 1% from previous year to $6.39m from $6.33m in 2023/24, The increase was mainly driven by a one-off settlement relating to the repayment of TfNSW funding for the LVH project, along with higher infrastructure bond administration fees and aged care and wildflower garden program fees. These gains were partly offset by lower revenue from parking fines, other fines from development compliance, tree preservation, area rangers, legal recoveries for development assessment, dog registrations, and non-domestic recycling.

Capital Grants and Contributions

During 2024/25 a total of $18.04m was received compared to $20.18m (2023/24) in capital grants and contributions. This is a decrease of 10.6% on the previous financial year FY23/24 mainly due to lower development contributions and reduced funding for recreation, culture, and road repair

program and road safety, partly offset by a non-cash contribution from the RFS during the year in the form of a dedicated building valued at $2.7m.

Interest and Investment Revenue

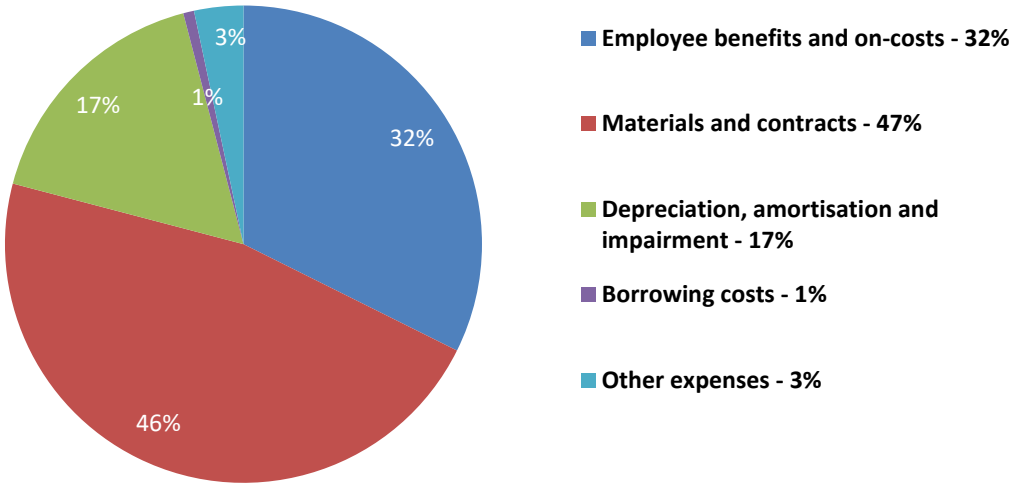
A total of $10.53m compared to $9.32m in 2023/24 was received from interest revenue. The increase is mainly due to higher interest rates on term deposits and other investments in 2024/25. Total Cash and Investments at the end of the financial year totalled $196m with an average return of 4.83% p.a. for the financial year outperforming the average of 4.36% the year before.

Other Income

Other Income includes fair value increment on investment property (non-cash) and rental income. Total income in this category decreased by $0.96m, mainly due to timing of rental income recognition from community and commercial property portfolio (i.e. childcare facilities). This is offset by a favourable result on sports ground lease payments and higher community hall leasing ($245k).

EXPENDITURE ITEMS

Total Operating Expenses for the financial year ended 30 June 2025 were $160.60m, compared to $154.27m in 2023/24, this is an increase of 4.1% on the previous financial year.



Employee Benefits and On-costs

Employee Costs include salaries and wages, ELE entitlements superannuation, workers compensation, FBT and other minor expenses. Employee costs were $51.96m compared to $49.12m in 2023/24, which is an increase of 5.8% on the previous financial year. The increase is in line with the labour award, performance increases and higher superannuation and workers compensation insurance.

Materials & Contracts

Materials & Contracts is the largest category of expenditure representing 47% of the total expenditure. A total of $75.05m compared to $71.75m in 2023/24 was spent on Materials and Contracts, an increase of 4.6% on the previous financial year. The rise was driven by CPI-related increases in contractor fees, raw materials, and consumables. Additional cost increases were recorded for computer software charges, electricity, legal expenses relating to planning and development, postage, subscriptions, and publications. A one-off election costs were also recorded. These increases were partly offset by reductions in training costs, other legal expenses, and family day care services (the latter partially offset by lower related income)

Borrowing Costs

Borrowing costs totalled $1.17m compared to $1.32m in 2023/24. The saving is mainly due to reduced principal as a result of ongoing repayments.

Depreciation and Amortisation

Depreciation expense totalled $27.06m compared to $25.95m in 2023/24. A 4.3% increase as result of a larger asset portfolio value from additional assets and portfolio indexation.

Other Expenses

These expenses are those which are not part of the day-to-day operations of Council and typically include write downs of financial assets, donations, contributions and levies payable to other levels of government. Other Expenses amounted to $5.35m. A 5.7% increase compared to previous financial year, primarily due to a decrement of $0.3m in the fair value of the investment property.

CASH AND INVESTMENTS

Cash and investments amounted to $195.93m at the end of the financial year as compared with $212.62m in 2023/24, a cash outflow of $16.69m. This is mainly due to repayment of grant funding to Transport NSW and property acquisitions.

Externally restricted Cash

Externally restricted cash and investments are restricted in their use by externally imposed requirements and consisted of unexpended development contributions (Section 7.11), domestic waste management charges, unexpended grants, and other special levies. At the end of the year the total amount of restricted funds was $117.52m, a decrease of $30m from the previous year of $147.43m mainly due to large projects expenditure funded by development contributions (St Ives Indoor Sports Centre), repayment of Transport NSW funding and property acquisitions.

Internally Restricted Cash

Internally restricted cash and investments include those funds the uses of which are restricted by resolution of Council to reflect future plans and identified program of works and are Council's reserves. These reserves totalled $64.84m, a net increase of $4.8m from the year before. This rise is mainly due to additional carry overs for unfinished projects at the end of financial year and proceeds from asset sales.

Unrestricted Cash and Investments are funds available for day-to-day operations of Council. This is relatively healthy at $13.58m for 2024/25. This is steady from the previous year after adjusting for the timing of milestone payment for the St Ives Indoor Sports Centre in July 2025.

PERFORMANCE MEASUREMENT INDICATORS

The performance ratios have been prescribed by the Code of Accounting Practice in previous years, however, have been eliminated from the reporting period to 30 June 2025. These ratios are therefore not reported in the current draft Financial Statements; however, the ratios are a useful measure of Council's performance and are presented in this report for information.

The infrastructure assets ratios listed in "Report on Infrastructure Assets" are Building & Infrastructure Renewal Ratio, Infrastructure Backlog Ratio, Asset Maintenance Ratio and Cost to bring assets to agreed service level. All financial ratios except for all Infrastructure assets ratios and Outstanding rates ratio have achieved or outperformed identified benchmarks.

The results of the financial indicators, including asset ratios, providing previous year comparison is detailed in the table below.

Financial Indicators	2024/25	2023/24	Benchmark
Operating Performance Ratio Total Operating Revenue (excl Capital grants & Contrib) - Operating Expense Total Operating Revenue (excl Capital grants & Contributions)	0.36%	1.65%	>0%
Own Source Operating Revenue Ratio Total Operating Revenue (excl all Grants & Contrib., gain/loss on assets) Total Operating Revenue	85.19%	82.86%	>60%
Unrestricted Current Ratio Current Assets (less all External Restrictions) Current Liabilities (less Specific Purpose Liabilities)	2.94	4.00	>1.5x
Debt Service Cover Ratio Operating Result before capital (excl. interest & depreciation) Principal repayments plus borrowing costs	6.42	6.49	>2x
Rates, Annual charges, Interest outstanding Percentage Rates, Annual charges Outstanding Rates, Annual Charges Collectible	5.65%	5.18%	<5%
Cash Expense Cover Ratio (months) Current Years Cash & Cash Equivalents (incl. Term Deposits) Payments from cash flow of operating and financing activities x12	11.50	12.56	>3 months
Infrastructure Asset Ratios - Special Schedules	**2024/25**	**2023/24**	**Benchmark**
Building & Infrastructure Renewal Ratio Asset Renewals (Building & Infrastructure) Depreciation, Amortisation & Impairment	58.39%	86.91%	>=100%
Infrastructure Backlog Ratio Estimated cost to bring assets to a satisfactory condition Net carrying value of Infrastructure Assets	7.89%	9.12%	<2%
Asset Maintenance Ratio Actual Asset Maintenance Required Asset Maintenance	89.93%	91.94%	>100%
Cost to agreed service level Estimated cost to bring assets to an agreed service level Gross Replacement cost	10.65%	12.81%	

Operating Performance Ratio

This ratio measures Council's achievement of containing operating expenditure within operating revenue. It is important to distinguish that this ratio is focussing on operating performance and hence capital grants and contributions, fair value adjustments and net gain or loss on sale of assets are excluded. The benchmark is greater than (0%).

The Performance Ratio at 0.36% (compared to 1.65% in 2023/24) is above the benchmark (>0%) which means that Council can contain operating expenditure (excluding capital grants and

contributions) within its operating revenue. The decrease from the previous year is mainly due to a combination of reduced operating grants, increased materials and contract costs, and higher depreciation.

Own Source Operating Revenue

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions. Council's financial flexibility improves the higher the level of its own source revenue. The Own Source Operating Revenue of 85.19% (compared to 82.86% in 2023/24). The benchmark is greater than 60%.

Council's Own Source Operating Revenue Ratio has remained stable and above the benchmark of (>60%) in the last four years. Council has sufficient level of fiscal flexibility, in the event of being faced with unforeseen events.

Unrestricted Current Ratio

The Unrestricted Current Ratio is designed to represent Council's ability to meet short term obligations as they fall due. The benchmark is greater than 1.5 times.

Council's Unrestricted Current Ratio is above the benchmark of >1.5x and has been outperforming benchmark for the last five years. The ratio of 2.94x decreased compared to 4.00x in 2023/24, mainly due a decrease in current assets combined with an increase in short-term obligations (higher payables mainly due to milestone payment for St Ives Indoor Sport Centre). At this ratio Council's liquidity is good and it can readily pay its debts as they fall due.

Debt Service Cover Ratio

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments. The benchmark is greater than 2x.

The Debt Service Cover Ratio of 6.42x (compared to 6.49x in 2023/24) has decreased from the previous year mainly due to decreased operating results driven by lower operating grants revenue and higher operating costs.

Rates, Annual Charges, Interest & Extra Outstanding Percentage

The purpose of this ratio is to assess the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts.

Council's ratio of 5.65% (compared to 5.18% in 2023/24) is more than the benchmark of "less than 5%". An increase in outstanding rates from the previous year is mainly due to a timing factor from additional new property unit developments remaining unsettled at year end combined with a number of ratepayers entering payment plans during the period. Council is monitoring this ratio to identify the underlying causes and take action to prevent it from increasing.

Cash Expense Cover Ratio

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow. Council's Cash Expense Cover Ratio of 11.50mths (compared to 12.56mths in 2023/24) is satisfactory and above benchmark of "greater than 3 months". The small decrease from previous year's is primarily due to an increase in payments required for higher operating costs and a reduction in cash and cash equivalents following the repayment of unspent project grant to TfNSW. Despite the decrease, the result is considered satisfactory and

remains well above the industry benchmark of 3 months, indicating that Council continues to maintain a strong liquidity position.

INFRASTRUCTURE ASSETS RATIOS

Building and Infrastructure Renewal Expenditure

This indicator assesses Council's rate at which buildings and infrastructure assets are being renewed against the rate at which they are depreciating. The ratio of 58.39% (compared to 86.91% in 2023/24) is below previous year, mainly due to timing of renewal works not completed during the financial year and carried forward to the following year. Despite the incomplete renewal projects, the renewal ratio remains below benchmark. Council is focusing on appropriate asset standards for renewal and maintenance of its assets and will continue to prioritise renewal capital works projects and is currently exploring a special rate variation to fund infrastructure.

Infrastructure Backlog Ratio

Council achieved a backlog ratio of 7.89% (compared to 9.12% in 2023/24), slightly improved from the previous year, mainly due to reassessment of the road assets, where the condition ratings were reviewed and better than projected. In addition, contractor rates were also updated from Council's latest tenders, which were lower than previous rates. When applied, this resulted in a lower overall valuation, despite rising construction costs in the broader market.

The infrastructure backlog remains above benchmark and Council is proactively addressing this in its asset funding strategy and long-term financial plan and is currently exploring a special rate variation to fund infrastructure backlog.

Asset Maintenance Ratio

The ratio calculates how much Council is spending on maintenance of its assets as opposed to how much is required. The benchmark is greater than 100%. A ratio of below 100% indicates that the Council is slightly short of investing enough funds within the year to ensure assets reach their useful lives. The ratio at 89.93% decreased slightly compared to 91.94% in 2023/24 due to an increase in infrastructure maintenance costs and a larger asset portfolio from indexation. The shortage in Council's asset maintenance funding is reflected in the AMS and LTFP with recommended future funding options.

Cost to agreed level of service

The cost to bring to level of service is an estimate of the cost to renew the current assets in unsatisfactory condition. The proportion of outstanding renewal works compared to the total value of Council's infrastructure assets was 10.65% (compared to 12.81% in 2023/24). The ratio is lower than the previous year mainly due to the reassessment of road and transport assets.

OTHER ACCOUNTING TREATMENTS AND ADJUSTMENTS

Infrastructure Assets Revaluation

Council performs a comprehensive revaluation on its infrastructure assets on a 5-year cycle. This is due to the large size and complexity of the current asset's portfolio. Each year, however, Council assesses the carrying amount of assets to ensure that it does not differ materially from the fair value. During 2024/25 financial year, Council performed a comprehensive revaluation on Roads including Kerb and Gutter, Bridges, Footpaths, Car parks and other traffic facilities. Council staff also assessed the carrying amount of all other asset classes to ensure that it does not differ

materially from the fair value. As a result, there was a $48 million fair value increase in carrying value of all infrastructure asset classes, including community, Crown, and operational land.

- Operational land – $2.6m
- Community land – $11.8m
- Crown Land - $2.8m
- Land under roads – $0.2m
- Buildings - $7.6m; swimming pool - $0.5m
- Car Parks - $3.1m
- Drainage – $4.0m
- Roads – $0.2m
- Bulk earthworks - $1.2m
- Bridges -$3.3m
- Footpaths - $15.5m
- Open space/ recreational assets - $1.4m

The decrease in fair value of road assets overall is resulting from a combination of reduced asphalt unit rates, grant funding reducing back log condition and good engineering practice by applying most appropriate treatment methods.

Further details are provided in note D2-1 Fair Value measurement.

BUDGETARY POSITION AS AT 30 JUNE 2025

The section below analyses Council's overall financial performance against revised budget for the year ended 30 June 2025.

The operating result including capital items for the 2024/25 financial year was a surplus of $21.9m compared to a revised budgeted surplus of $15.5m resulting in a positive variance of $6.5m. This variance includes capital income (grants and contributions), net gain on asset disposal and incomplete operational projects that are carried forward to the current financial year. When these are excluded the net operating result from Council's operations is an unfavourable true variance of $104k. This is mainly due to an overrun in materials and contracts partially offset by favourable interest on investments, additional user charges and fees (tennis court fees, access crossing fees and other fees), as detailed in this report.

Capital & Operational Projects

Actual expenditure for capital and operational projects for the period ending 30 June 2025 is $76m against the annual revised budget of $94m, resulting in a variance of $18m. The variance is largely due to incomplete works which were carried forward and additional grants received to fund various projects. Carried forward expenditure was reported to Council on 19 August 2025.

Table 1

Ku-Ring-Gai Council
September Budget Review Statement
Operating and Capital Budget Review Statement
Period: 01/07/2024 - 30/06/2025

('$000)	ORIGINAL Budget 2024/25	Approved Carried Forwards	Council Resolution By Separate Report*	September Review	December Review	March Review	Revised Budget 2024/25	ACTUAL YTD 2024/25	Variance	Adopted Carried Forward	True Variance
Income											
Rates and Annual Charges	103,059						103,059	103,479	-420		-420
User Charges and Fees	23,174			25	22	20	23,241	24,097	-856		-856
Other Revenues	13,749			373			14,122	14,317	-196		-196
Interest & Investments Income	7,094				2,027		9,121	10,530	-1,409		-1,409
Operating Grants & Contributions	9,839			382		174	10,395	8,459	1,936		1,936
Total Income	**156,914**			**780**	**2,049**	**194**	**159,938**	**160,882**	**-944**		**-944**
Expenses											
Employee Costs	51,124			200			51,324	48,922	2,402		2,402
Materials & Contracts	62,849			139	250	-100	63,138	68,212	-5,074		-5,074
Interest Expense	1,277						1,277	1,173	104		104
Other Expenses	5,947		14				5,961	5,237	724		724
Depreciation	27,884						27,884	27,062	822		822
Operating Projects Expense	7,632	6,330	20	-770	59	144	13,415	9,997	3,418	-3,443	-26
Total Expenses	**156,714**	**6,330**	**34**	**-431**	**309**	**44**	**162,998**	**160,603**	**2,395**	**-3,443**	**-1,048**
Net Operating Result	**200**	**-6,330**	**-34**	**1,211**	**1,740**	**150**	**-3,061**	**279**	**-3,339**	**3,443**	**104**
Capital Grants & Contributions	1,985	2,492		-566		3,040	6,951	6,580	371		371
Development Contributions	11,590						11,590	11,463	127		127
Net Gain on Asset Disposal								3,675	-3,675		-3,675
Net Operating Result incl Capital income	**13,775**	**-3,838**	**-34**	**645**	**1,740**	**3,190**	**15,481**	**21,996**	**-6,516**	**3,443**	**-3,073**
Adjust: Depreciation, FV adjustments & Non Cash items	27,884						27,884	24,629	3,255		3,255
Adjust: Book Value of Assets Sold								4,855	-4,855		-4,855
Cash Available to Fund Projects	**41,659**	**-3,838**	**-34**	**645**	**1,740**	**3,190**	**43,365**	**51,480**	**-8,116**	**3,443**	**-4,673**
Funding											
Net Reserves											
Net Reserves Funding	18,700	60,031		-50,218	-1,239	13,010	40,284	16,254	24,030	-28,442	-4,412
Cash from Borrowings											
Total Capital Funding	**60,360**	**56,193**	**-34**	**-49,573**	**501**	**16,200**	**83,649**	**67,735**	**15,914**	**-24,999**	**-9,084**
Capital Expenditure											
New Assets	21,385	35,220		-24,448	65	15,504	47,729	46,205	-1,521	10,045	8,524
Asset Replacement & Upgrades	35,592	20,975		-24,925	826	696	33,163	20,006	-13,157	14,954	1,797
Loan Repayments	3,281						3,281	3,281			
Total Capital Expenditure (incl. Loan repaym.)	**60,258**	**56,195**		**-49,373**	**891**	**16,200**	**84,173**	**69,492**	**-14,678**	**24,999**	**10,321**
Net Working Capital Change	**100**		**-34**	**-200**	**-390**		**-524**	**-1,757**	**1,236**		**1,236**

Major Budget Variations

The table below provides comments for major budget variations in operational budget and funding movements after allowing for adopted carried forward expenditure.

Table 2

Major Operating Budget Variations (after Proposed Carried Forward Expenditure by Resource Group)

Period: 01/07/2024 - 30/06/2025

Income	Increase/ Decrease	True Variance '$000	Comments
Rates and Annual Charges	☑	-420	Favourable mainly due domestic waste annual charges.
User Charges and Fees	☑	-856	Increase mainly due to higher revenue from access crossing fees ($507k) partly offset by contractors, development assessment revenue ($492k), tennis fees ($254k), golf course fees ($294k) . This is partly offset by trade waste ($350k) and art centre fees ($232k).
Other Revenue	☑	-196	Favourable mainly due to retained contribution from TfNSW LVH grant , investment property (828 Pacific Hwy) rental income . Partly offset by a timing variation on community leasing income and decreased parking fines
Interest & Investment Income	☑	-1,409	Increase due to larger than budgeted investment portfolio and better interest rates.
Operating Grants & Contributions	☒	1,936	Decrease mainly due to reduced advance payment for the financial assistance grant ($1.47m), childcare subsidy, reclassification of a capital grant and other minor variations
Net Increase in Income	☑	**-944**	
Expenditure			
Employee Costs	☑	2,402	Decrease across the organisation due to vacancies and reduced sick leave taken. The savings are partly offset by increased agency costs (in Materials & Contracts ($1.5m))
Materials & Contracts	☒	-5,074	Unfavourable mainly due to domestic waste collection & disposal costs ($1.8m) partly reduced by additional DWM income (restricted), increases in IT software licence fees and additional software ($637k), additional agency costs ($1.5m) fully offset by savings in employee costs and other contractor costs (street sweeping, restorations, trade services). This is partly offset by favourable street lighting costs ($435k), advertising ($185k) and legal costs ($231k).
Interest Expense	☑	104	Increase due to charges in finance leases.
Other Expenses	☑	724	Favourable mainly due to lower than budget emergency services levy
Depreciation	☑	822	Decrease due to lower than expected impact on depreciation following drainage revaluation 2023-24 and later than expected completion of recreational facility projects.
Operating Projects Expense	☒	-26	Overrun due to unbudgeted expenditure on various operating projects partly funded from savings in other projects
Net Increase in Expense	☒	**-1,048**	
Total Variance Operating Result		**104**	

Table 3

Operating and Capital Budget Variations by Resource Group

Period: 01/07/2024 - 30/06/2025

Capital Funiding	Favourable/ Unfavourable	True Variance '$000	Comments
Operating Result Before Capital Items	☒	104	
Capital Grants & Contributions	☒	371	Mainly due to budgeted grants yet to be received.
Development Contribution (S7.11)	☒	127	Variance is due to less than anticipated section 7.11 contributions.
Net Gain on Asset Disposal	☑	-3,675	Gain mainly due to disposal of a number of properties during the year.
Adjust: Depreciation and Other Non Cash items	☒	3,255	Add back depreciation, non-cash decrement of investment property, partly offset by non-cash contribution (building RFS) .
Adjust: Book Value of Assets Sold	☑	-4,855	Book value of assets disposed.
Capital Income & Operating Variance	☑	**-4,673**	

Funding Movements	**Transfer To / From**	**$000**	**Comments**
Net Reserves Funding	From	-4,412	Mainly due to carried forward expenditure for incomplete works at the end of year and funds transferred to unrestricted for major project milestone payment (For details on unrestriced and restricted cash please refer to note C1-3 in attached draft financial statements).
Capital Expenditure	☒	10,321	Unfavourable mainly due to major proect milestone achieved earlier than expected and grant funded projects carried forward.
Net Working Capital Change	☒	**1,236**	

Note : Due to rounding totals may not add up precisely.

Cash and Investments position

Restricted funds are invested in accordance with Council's Investment Policy. Total investments portfolio as at end of June 2025 was $195m. Closing balances of Council's reserves as at end of June are provided below. It must be noted that these reserves include carried forward expenditure for incomplete works from 2024/25.

Table 4

Quarterly Budget Review Statement

Cash and Investments Balances

Period: 01/07/2024 - 30/06/2025

$000	Opening Balance at 01/07/2024	Approved Original Budget 2024/25		Approved Carried Forwards	Council Resolution By Separate Report	September Review	December Review	March Review	Revised Budget 2024/25	ACTUAL YTD
		Expenditure	Income							
Externally Restricted										
Infrastructure Levy*		-3,447	3,447							1,582
Environmental Levy	4,171	-3,886	3,596	-3,187		2,028			2,722	3,822
Devel[t] Contribution (S7.11)	116,023	-32,291	15,032	-33,223		38,230	1,239	-12,796	92,214	102,003
Unexpended Grants	12,163	-2,741	2,120	-2,486					9,056	1,645
Domestic Waste	9,372			-169					9,203	7,892
External Loans	5,697			-5,697		2,897			2,897	570
Total - Externally Restricted	**147,426**	**-42,365**	**24,196**	**-44,761**		**43,155**	**1,239**	**-12,796**	**116,093**	**117,514**
Intern. Projects Reserves	54,338	-16,263	16,776	-15,123		7,008		-214	46,522	59,684
Intern. Liabilities Reserves - incl. Asset Sale Reserve	5,733	-2,018	353	-146		55			3,976	5,159
Total Restricted	**207,496**	**-60,646**	**41,325**	**-60,030**		**50,218**	**1,239**	**-13,010**	**166,592**	**182,358**
Unrestricted Funds	5,156		100		-34	-199	-390		4,633	13,142
Total Cash & Investments	**212,653**	**-60,646**	**41,425**	**-60,030**	**-34**	**50,020**	**849**	**-13,010**	**171,225**	**195,500**

Capital & Operational Projects Summary

Actual expenditure for capital and operational projects for the period ending 30 June 2025 is $76m against the annual revised budget of $94m, resulting in a variance of $18m. The variance is largely due to incomplete projects which have been adopted to be carried forward by Council at the Ordinary Meeting of Council on 19 August 2025.

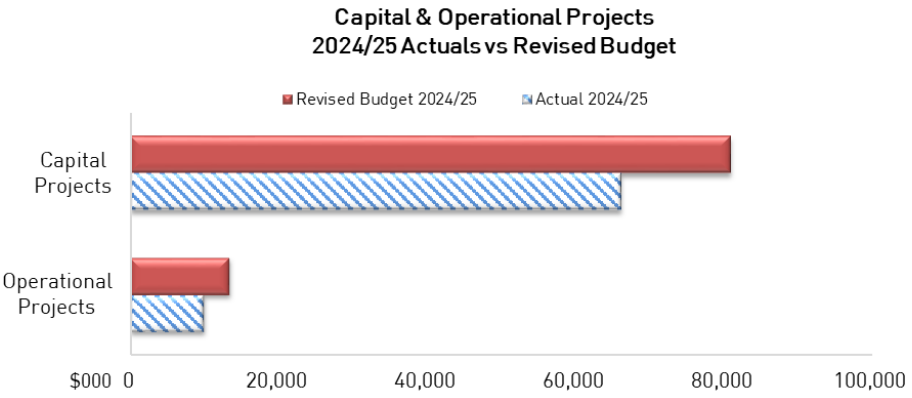
The table and chart below show the annual actual projects expenditure against annual revised budget for the year ended 30 June 2025.

Table 5

Capital and Operational Projects Expenditure

Projects Category $000	Actual 2024/25	Revised Budget 2024/25	Variance at 30 June 2025*	Proposed Carried Forward Expenditure*
Operational Projects	9,997	13,415	-3,418	3,443
Capital Projects	66,214	80,892	-14,678	24,999
Total Project	**76,211**	**94,307**	**-18,096**	**28,442**

*Note: The variance betw een the remaining budget and the carried forw ard amount is largely due to $11m in expenditure brought forw ard into June 2025, primarily for an early milestone payment on the St Ives indoor Sports project ($8.3m) and the early completion of land acquisition.



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.	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

In accordance with Section 413(2)(C) of the Local Government Act 1993, Council must prepare a statement on the General & Special Purpose Financial Reports as to its opinion on the reports prior to referring them to audit.

The Draft Financial Statements for the year ended 30 June 2025 have been prepared in accordance with the Local Government Act 1993 (as amended) and Regulations made thereunder, the Australian Accounting Standards and professional pronouncements and the Local Government Code of Accounting Practice and Financial Reporting.

It should be noted that the Financial Statements are presented to Council in draft form at this stage. These draft Financial Statements are audited in accordance with Sections 415, 416 and 417 of the Local Government Act 1993. Upon finalisation of the audit, the Financial Statements and the audit report will be presented to Council in accordance with Sections 418 and 419 of the Local Government Act 1993. It is intended that the public meeting will be conducted at the Ordinary Meeting of Council on 21 October 2025.

RISK MANAGEMENT

Council is financially sound which positions it well to deal with unforeseen events as they arise. The Financial Statements are audited by the external auditors who, amongst other things, form an opinion on the Financial Statements whether.

- the Council's accounting records have been kept in accordance with the requirements of the Local Government Act 1993, Chapter 13 part 3 Division 2; and

- the Financial Statements:
  - have been presented in accordance with the requirements of this Division;
  - are consistent with the Council's accounting records;
  - present fairly the Council's financial position, the results of its operations and its cash flows; and
  - are in accordance with applicable Accounting Standards and other mandatory professional reporting requirements in Australia.

- all information relevant to the conduct of the audit has been obtained; and

- there are no material deficiencies in the accounting records or financial statements that the auditors have become aware of during the course of the audit.

FINANCIAL CONSIDERATIONS

Council's net operating result for the financial year ended 30 June 2025 is a surplus of $22m including Grants and Contributions for capital purposes. After adjusting for Capital Grants and

Contributions, the net operating surplus was $3.95m. This surplus is available for reinvestment in capital works.

All financial ratios except for all infrastructure assets ratios and outstanding rates ratio have achieved or outperformed identified benchmarks.

Council's liquidity position is good with an unrestricted current ratio of 2.94x which is above the benchmark of >1.5x. An adequate liquidity position allows Council to meet its short-term liabilities when they fall due and provide a prudential buffer against adverse events.

SOCIAL CONSIDERATIONS

Not applicable.

ENVIRONMENTAL CONSIDERATIONS

Not applicable.

COMMUNITY CONSULTATION

The draft Financial Statements will be on public exhibition from 29 September 2025. The Financial Statements will be formally tabled to Council on 21 October 2024. Submissions from the public will be received until 28 October 2025 and any comments received will be referred to the external auditor.

INTERNAL CONSULTATION

All departments have been consulted on the end of year financial results for 2024/25.

The draft Financial Statements for the year ended 30 June 2025 have been endorsed by the Audit, Risk & Improvement Committee on 4 September 2025.

SUMMARY

The purpose of this report is to present to Council the Draft Financial Statements for the year ended 30 June 2025 for certification and referral to Council's external auditor, the Audit Office of NSW.

The Draft Financial Statements have been prepared in accordance with:

- Local Government Act 1993 (as amended) and Regulations made thereunder
- The Australian Accounting Standards and professional pronouncements
- Local Government Code of Accounting Practice and Financial Reporting

In accordance with Section 413(2)(C) of the Local Government Act 1993, Council must prepare a statement on the General & Special Purpose Financial Reports as to its opinion on the reports prior to referring them to audit.

On 21 October 2025 the audited financial reports, together with the auditor's reports, will be tabled to Council for adoption.

RECOMMENDATION:

E. That Council receive and certify the Draft Financial Statements for the year ended 30 June 2025.

F. That the Draft Financial Statements be referred to Council's external auditor, the Audit Office of NSW to provide an opinion on the Financial Statements ended 30 June 2025 and to report to Council.

G. That the Draft Financial Statements ended 30 June 2025 be certified by the Mayor, Deputy Mayor or one other Councillor, the General Manager and the Responsible Accounting Officer in accordance with Section 413(2)(C) of the Local Government Act 1993 and the Local Government Code of Accounting Practice and Financial Reporting.

H. That 21 October 2025 be fixed as the date for the meeting to adopt the audited Financial Statements and the audit reports for the year ended 30 June 2025 as required by Section 419 of the Local Government Act 1993.

Ann Wang
Financial Accountant

Mette Kofoed
Acting Manager Finance

Angela Apostol
Director Corporate

Attachments: A1⇩ Draft KRG Annual Financial Statements 2025 2025/275603

Draft Annual Financial Statements

Ku·ring·gai Council

For the year ended 30 June 2025

Ku-ring-gai Council

ANNUAL FINANCIAL STATEMENTS

for the year ended 30 June 2025

Ku-ring-gai will be an inclusive and connected community, where our natural environment and heritage are valued, working towards a sustainable future.

Ku-ring-gai Council

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2025

Ku-ring-gai will be an inclusive and connected community, where our natural environment and heritage are valued, working towards a sustainable future.

Ku-ring-gai Council

General Purpose Financial Statements

for the year ended 30 June 2025

Contents Page

Understanding Council's Financial Statements 3

Statement by Councillors and Management 4

Primary General Purpose Financial Statements:

Income Statement 5
Statement of Comprehensive Income 6
Statement of Financial Position 7
Statement of Changes in Equity 8
Statement of Cash Flows 9

Notes to the Financial Statements 10

Independent Auditor's Reports:

On the Financial Statements (Sect 417 [2]) 66
On the Financial Statements (Sect 417 [3]) 67

Ku-ring-gai Council

General Purpose Financial Statements

for the year ended 30 June 2025

Understanding Council's Financial Statements

Introduction

Each year, individual Local Governments across New South Wales are required to present a set of audited financial statements to their council and community.

What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2025.

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

About the Councillor/Management Statement

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

About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

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

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

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

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

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

About the Notes to the Financial Statements

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

About the Auditor's Reports

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

In NSW the auditor provides 2 audit reports:

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

Who uses the Financial Statements?

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

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements. Council is required to forward an audited set of financial statements to the Office of Local Government.

Ku-ring-gai Council

General Purpose Financial Statements
for the year ended 30 June 2025

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

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993* (NSW) (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements issued by the Australian Accounting Standards Board,
- the *Local Government Code of Accounting Practice and Financial Reporting*.

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

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

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

Signed in accordance with a resolution of Council made on 23 September 2025.

Christine Kay
Mayor
23 September 2025

Kim Wheatley
Deputy Mayor
23 September 2025

David Marshall
General Manager
23 September 2025

Mette Kofoed
Responsible Accounting Officer
23 September 2025

Ku-ring-gai Council

Income Statement

for the year ended 30 June 2025

Original unaudited budget 2025	$ '000	Notes	Actual 2025	Actual 2024
103,236	Rates and annual charges	B2-1	**103,479**	98,307
23,174	User charges and fees	B2-2	**24,097**	22,959
6,082	Other revenues	B2-3	**6,394**	6,330
9,471	Grants and contributions provided for operating purposes	B2-4	**8,459**	9,982
13,575	Grants and contributions provided for capital purposes	B2-4	**18,043**	20,176
7,171	Interest and investment income	B2-5	**10,530**	9,321
7,666	Other income	B2-6	**7,923**	8,884
–	Net gain from the disposal of assets	B4-1	**3,675**	–
170,375	**Total income from continuing operations**		**182,600**	175,959
	Expenses from continuing operations			
50,657	Employee benefits and on-costs	B3-1	**51,963**	49,119
70,907	Materials and services	B3-2	**75,053**	71,750
1,277	Borrowing costs	B3-3	**1,173**	1,322
5,948	Other expenses	B3-5	**5,352**	5,062
–	Net loss from the disposal of assets	B4-1	**–**	1,070
128,789	**Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets**		**133,541**	128,323
41,586	**Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets**		**49,059**	47,636
27,884	Depreciation, amortisation and impairment of non financial assets	B3-4	**27,062**	25,949
13,702	**Operating result from continuing operations**		**21,997**	21,687
13,702	Net operating result for the year attributable to Council		**21,997**	21,687
127	**Net operating result for the year before grants and contributions provided for capital purposes**		**3,954**	1,511

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

Ku-ring-gai Council

Statement of Comprehensive Income

for the year ended 30 June 2025

$ '000	Notes	2025	2024
Net operating result for the year – from Income Statement		**21,997**	21,687
Other comprehensive income:			
Amounts which will not be reclassified subsequent to operating result			
Gain on revaluation of IPP&E	C1-7	**48,118**	138,249
Total other comprehensive income for the year		**48,118**	138,249
Total comprehensive income for the year attributable to Council		**70,115**	159,936

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

Ku-ring-gai Council

Statement of Financial Position

as at 30 June 2025

$ '000	Notes	2025	2024
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	**793**	11,587
Investments	C1-2	**78,998**	94,697
Receivables	C1-4	**15,191**	15,063
Inventories	C1-5	**257**	276
Non-current assets classified as held for sale	C1-6	**–**	2,850
Other		**6,522**	2,904
Total current assets		**101,761**	127,377
Non-current assets			
Investments	C1-2	**116,142**	106,337
Receivables	C1-4	**42**	71
Infrastructure, property, plant and equipment (IPPE)	C1-7	**2,802,842**	2,714,777
Investment property	C1-8	**50,500**	50,734
Intangible assets		**462**	567
Right of use assets		**1,285**	1,407
Total non-current assets		**2,971,273**	2,873,893
Total assets		**3,073,034**	3,001,270
LIABILITIES			
Current liabilities			
Payables	C2-1	**36,718**	23,433
Contract liabilities	C2-2	**5,371**	14,069
Lease liabilities		**29**	36
Borrowings	C2-3	**3,338**	3,281
Employee benefit provisions	C2-4	**13,089**	12,655
Total current liabilities		**58,545**	53,474
Non-current liabilities			
Lease liabilities		**1,477**	1,549
Borrowings	C2-3	**20,979**	24,317
Employee benefit provisions	C2-4	**298**	310
Total non-current liabilities		**22,754**	26,176
Total liabilities		**81,299**	79,650
Net assets		**2,991,735**	2,921,620
EQUITY			
Accumulated surplus		**1,016,414**	994,417
IPPE Revaluation Surplus		**1,975,321**	1,927,203
Total equity		**2,991,735**	2,921,620

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

Ku-ring-gai Council

Statement of Changes in Equity

for the year ended 30 June 2025

$ '000	Notes	2025 Accumulated surplus	2025 IPPE revaluation reserve	2025 Total equity	2024 Accumulated surplus	2024 IPPE revaluation reserve	2024 Total equity
Opening balance at 1 July		**994,417**	**1,927,203**	**2,921,620**	972,730	1,788,954	2,761,684
Opening balance		**994,417**	**1,927,203**	**2,921,620**	972,730	1,788,954	2,761,684
Net operating result for the year		**21,997**	**–**	**21,997**	21,687	–	21,687
Net operating result for the period		**21,997**	**–**	**21,997**	21,687	–	21,687
Other comprehensive income							
– Gain on revaluation of IPP&E	C1-7	**–**	**48,118**	**48,118**	–	138,249	138,249
Total comprehensive income		**21,997**	**48,118**	**70,115**	21,687	138,249	159,936
Closing balance at 30 June		**1,016,414**	**1,975,321**	**2,991,735**	994,417	1,927,203	2,921,620

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

Ku-ring-gai Council

Statement of Cash Flows

for the year ended 30 June 2025

Original unaudited budget 2025	$ '000	Notes	Actual 2025	Actual 2024
	Cash flows from operating activities			
	Receipts:			
103,577	Rates and annual charges		**102,786**	97,602
23,174	User charges and fees		**26,678**	24,574
7,094	Interest received		**10,282**	8,479
23,414	Grants and contributions		**15,043**	31,398
–	Bonds, deposits and retentions received		**4,314**	4,444
7,666	Rental Income		**7,923**	8,875
3,683	Fines		**2,867**	3,379
2,247	Other		**12,263**	11,757
	Payments:			
(50,226)	Payments to employees		**(51,691)**	(49,275)
(64,034)	Payments for materials and services		**(78,809)**	(78,903)
(1,277)	Borrowing costs		**(1,173)**	(1,322)
(7,822)	Bonds, deposits and retentions refunded		**(3,802)**	(3,397)
(5,907)	Contributions/levies to other levels of government		**(5,046)**	(5,062)
–	Other		**(5,987)**	(3,923)
41,589	**Net cash provided in operating activities**	F1-1	**35,648**	48,626
	Cash flows from investing activities			
	Receipts:			
118,185	Sale of investments		**116,700**	124,850
–	Proceeds from sale of IPPE		**8,530**	2,690
	Payments:			
(100,002)	Purchase of investments		**(108,300)**	(123,195)
–	Transfer of term deposits		**(2,498)**	(2,400)
–	Purchase of investment property		**(72)**	(334)
(56,828)	Payments for IPPE		**(57,490)**	(48,529)
–	Purchase of intangible assets		**1**	(12)
(38,645)	**Net cash from investing activities**		**(43,129)**	(46,930)
	Cash flows from financing activities			
	Payments:			
(3,281)	Repayment of borrowings		**(3,281)**	(3,227)
(65)	Principal component of lease payments		**(32)**	(46)
(3,346)	**Net cash flow from financing activities**		**(3,313)**	(3,273)
(402)	**Net increase (decrease) in cash and cash equivalents**		**(10,794)**	(1,577)
21,115	Cash and cash equivalents at beginning of year		**11,587**	13,164
20,713	Cash and cash equivalents at end of year	C1-1	**793**	11,587
108,697	plus: Investments on hand at end of year	C1-2	**195,140**	201,034
129,410	Total cash, cash equivalents and investments		**195,933**	212,621

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

Ku-ring-gai Council

Contents for the notes to the Financial Statements for the year ended 30 June 2025

A About Council and these financial statements 12
A1-1 Basis of preparation 12

B Financial Performance 14

B1 Functions or activities 14
B1-1 Functions or activities – income, expenses and assets 14
B1-2 Components of functions or activities 15

B2 Sources of income 16
B2-1 Rates and annual charges 16
B2-2 User charges and fees 17
B2-3 Other revenues 18
B2-4 Grants and contributions 19
B2-5 Interest and investment income 22
B2-6 Other income 22

B3 Costs of providing services 23
B3-1 Employee benefits and on-costs 23
B3-2 Materials and services 24
B3-3 Borrowing costs 24
B3-4 Depreciation, amortisation and impairment 25
B3-5 Other expenses 25

B4 Gains or losses 27
B4-1 Gains or losses from the disposal of assets 27

B5 Performance against budget 28
B5-1 Material budget variations 28

C Financial position 29

C1 Assets we manage 29
C1-1 Cash and cash equivalents 29
C1-2 Financial investments 29
C1-3 Restricted and allocated cash, cash equivalents and investments 29
C1-4 Receivables 31
C1-5 Inventories 32
C1-6 Non-current assets classified as held for sale 32
C1-7 Infrastructure, property, plant and equipment 33
C1-8 Investment properties 36

C2 Liabilities of Council 37
C2-1 Payables 37
C2-2 Contract Liabilities 37
C2-3 Borrowings 39
C2-4 Employee benefit provisions 40

D Risks and accounting uncertainties 44
D1-1 Risks relating to financial instruments held 44
D2-1 Fair value measurement 47
D3-1 Contingencies 58

Ku-ring-gai Council

Contents for the notes to the Financial Statements for the year ended 30 June 2025

E People and relationships 59

E1 Related party disclosures 59

E1-1 Key management personnel (KMP) 59

E1-2 Councillor and Mayoral fees and associated expenses 60

E2 Other relationships 60

E2-1 Audit fees 60

F Other matters 61

F1-1 Statement of Cash Flows information 61

F2-1 Commitments 62

F3-1 Events occurring after the reporting date 62

F4 Statement of developer contributions 63

F4-1 Summary of developer contributions 63

F4-2 Developer contributions by plan 64

A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 23 September 2025.
Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The material accounting policy information related to these financial statements are set out below. Accounting policies have been consistently applied to all the years presented, unless otherwise stated.

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

Council is a not for-profit entity for the purpose of preparing these financial statements.

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

Historical cost convention

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

Significant accounting estimates and judgements

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

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

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

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

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

(i) estimated fair values of investment properties refer Note C1-8,
(ii) estimated fair values of infrastructure, property, plant and equipment refer Note C1-7,
(iii) employee benefit provisions refer Note C2-4.

Significant judgements in applying the Council's accounting policies

i. Impairment of receivables - refer Note C1-4.
ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 Revenue from Contracts with Customers and / or AASB 1058 Income of Not-for-Profit Entities – refer to Notes B2-2 – B2-4.

Monies and other assets received by Council

The Consolidated Fund

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

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

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

- general purpose operations
- water service

continued on next page ...

A1-1 Basis of preparation (continued)

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and other assets received by the Council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies. Trust monies and other assets subject to Council's control have been included in these reports.

Goods and Services Tax (GST)

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

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

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

Volunteer services

Council makes use of volunteers for library services, community events, programs etc. These services have not been recognised in the Financial Statements as they are not significant and cannot be measured reliably.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2025 reporting period. Council has not applied any pronouncements before its operative date in the annual reporting period beginning 1 July 2024.

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

New accounting standards adopted during the year

The following new standard is effective for the first time at 30 June 2025:

- **AASB 2022-10** ***Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities.***

There is not expected to be significant impact on the Councils' reported financial position. Council has reviewed its fair value methodology and confirmed that it complies with the guidance in AASB 2022-10, using the information and resources in Appendix E of the Code.

B Financial Performance

B1 Functions or activities

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

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

	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
$ '000	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Functions or activities										
Access, Traffic and Transport	**3,865**	3,722	**2,635**	2,450	**1,230**	1,272	**953**	982	**601,232**	8,658
Community, People and Culture	**16,267**	14,640	**28,442**	27,467	**(12,175)**	(12,827)	**5,717**	3,336	**174,762**	162,009
Leadership and Governance	**99,317**	90,407	**31,590**	29,470	**67,727**	60,937	**3,688**	4,673	**403,181**	414,914
Local Economy and Employment	**–**	3	**206**	210	**(206)**	(207)	**–**	2	**13,027**	12,432
Natural Environment	**25,245**	25,237	**33,658**	32,204	**(8,413)**	(6,967)	**182**	777	**14,649**	14,118
Places, Spaces and Infrastructure	**37,906**	41,950	**64,072**	62,471	**(26,166)**	(20,521)	**15,962**	20,388	**1,866,183**	2,389,139
Total functions and activities	**182,600**	175,959	**160,603**	154,272	**21,997**	21,687	**26,502**	30,158	**3,073,034**	3,001,270

B1-2 Components of functions or activities

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

Access, Traffic and Transport
This theme is about ensuring that access and connection to, from and within Ku-ring-gai provides safe, reliable and affordable public and private travel, transport and infrastructure.
Service provided under this theme - Traffic and transport strategy and research, Road safety, Engineering design, Civil works and maintenance.

Community, People and Culture
This theme is about creating a healthy, safe, and diverse community that respects our history and celebrates our differences in a vibrant culture of learning.
Services provided under this theme – Children's services, Youth services, Aged services, Disability services, Cultural development, Community events, Libraries and Art Centre, Community health, Safety and wellbeing programs, Community facilities and halls management, Sports grounds and parks bookings and Emergency management support.

Leadership and Governance
This theme is about ensuring that Ku-ring-gai is well led, managed and supported by an ethical organisation which delivers projects and services to the community by listening, advocating and responding to their needs.
Services provided under this theme – Financial management, Integrated planning and reporting, Property and asset management, Revenue accounting, Governance, Procurement, Risk management, Customer services, Communication, Community engagement, Human Resources, Information Management, Administration, Records and Civic support.

Local Economy and Employment
This theme is about creating sustainable economic and employment opportunities through vital, attractive local and neighbourhood centres, business innovation and use of technology.
Services provided under this theme – Economic and social development, Marketing and Events coordination.

Natural Environment
This theme is about working together as a community to protect and enhance our special natural environment and resources.
Services provided under this theme – Environment Levy programs and initiatives, Corporate sustainability program, Biodiversity and bushland management programs, Bush fire management program, Water conservation, reuse and water quality management program, Environmental education and sustainable living programs, Environmental volunteering program, Climate change adaptation program, Energy management program, Waste management, recycling and education.

Places, Spaces and Infrastructure
This theme is about creating a range of well planned, clean and safe neighbourhoods and public spaces designed with a strong sense of identity and place.
Services provided under this theme – Urban design and planning, Heritage planning, Development assessment, Development compliance and regulation, Open space projects, Landscape design, Drainage works and maintenance, Strategic asset management, Building asset works and maintenance, Parks and sports field works maintenance, Tree preservation and maintenance.

B2 Sources of income

B2-1 Rates and annual charges

$ '000	2025	2024
Ordinary rates		
Residential	**36,785**	34,745
Business	**5,457**	5,140
Less: pensioner rebates	**(583)**	(568)
Pensioner rate subsidies received	**202**	215
Total ordinary rates	**41,861**	39,532
Special rates		
Environmental levy	**3,604**	3,325
Infrastructure levy	**32,986**	31,053
Less: pensioner rebates	**(170)**	(161)
Total special rates	**36,420**	34,217
Annual charges (pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Domestic waste management services	**24,333**	23,711
Stormwater management services	**1,027**	1,025
Section 611 charges	**76**	65
Less: pensioner rebates	**(386)**	(388)
Pensioner annual charges subsidies received:		
– Domestic waste management	**148**	145
Total annual charges	**25,198**	24,558
Total rates and annual charges	**103,479**	98,307

Council has used 2022 year valuations provided by the NSW Valuer General in calculating its rates.

Material accounting policy information

Rates and annual charges are recognised as revenue when the Council obtains control over the assets comprising these receipts which is the beginning of the rating period to which they relate.

Prepaid rates are recognised as a financial liability until the beginning of the rating period.

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

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are in substance a rates payment.

B2-2 User charges and fees

$ '000	Timing	2025	2024
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s608)			
Building regulation	2	**3,217**	2,663
Certificates	2	**1,019**	807
DA advertising fees	2	**3**	2
Driveway application fees	2	**692**	712
Outstanding notices	2	**140**	155
Regulatory application fees	2	**759**	593
Tree preservation charges	2	**79**	84
Total fees and charges – statutory/regulatory		**5,909**	5,016
(ii) Fees and charges – other (incl. general user charges (per s608))			
Art centre	2	**489**	428
Golf courses (Gordon and Turramurra)	2	**2,510**	2,653
Halls	2	**568**	491
Holiday activities	2	**544**	479
Leaseback fees – Council vehicles	2	**504**	496
Library	2	**44**	35
Restoration charges	2	**1,263**	1,474
Nursery and wildflower garden	2	**52**	46
Parks	2	**1,724**	1,484
Showground	2	**168**	168
Swimming centre	2	**5,683**	5,352
Tennis courts	2	**1,088**	936
Thomas Carlyle children centre and family day care	2	**742**	908
Trade waste charges	2	**2,029**	2,107
Other	2	**780**	886
Total fees and charges – other		**18,188**	17,943
Total other user charges and fees		**24,097**	22,959
Total user charges and fees		**24,097**	22,959
Timing of revenue recognition for user charges and fees			
User charges and fees recognised over time (1)		**–**	–
User charges and fees recognised at a point in time (2)		**24,097**	22,959
Total user charges and fees		**24,097**	22,959

Material accounting policy information

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

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

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

B2-3 Other revenues

$ '000	Timing	2025	2024
Fines – parking	2	**1,993**	2,101
Fines – other	2	**874**	1,278
Legal fees recovery – other	2	**150**	228
Commissions and agency fees	2	**6**	6
Credit card surcharge	2	**340**	291
Dog registration fees	2	**67**	114
Domestic waste other income	2	**253**	246
Other	2	**1,336**	647
Licence income	2	**759**	736
Program fees	2	**205**	171
Recycling income (non-domestic)	2	**411**	512
Total other revenue		**6,394**	6,330

Timing of revenue recognition for other revenue

Other revenue recognised over time (1)	**–**	–
Other revenue recognised at a point in time (2)	**6,394**	6,330
Total other revenue	**6,394**	6,330

Material accounting policy information for other revenue

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

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

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

B2-4 Grants and contributions

$ '000	Notes	Timing	Operating 2025	Operating 2024	Capital 2025	Capital 2024
General purpose grants and non-developer contributions (untied)						
General purpose (untied)						
Current year allocation						
Financial assistance		2	**731**	151	**–**	–
Payment in advance - future year allocation						
Financial assistance		2	**2,466**	3,980	**–**	–
Amount recognised as income during current year			**3,197**	4,131	**–**	–
Special purpose grants and non-developer contributions (tied)						
Cash contributions						
Previously specific grants:						
Pensioners' rates subsidies:						
Community care		2	**164**	89	**–**	–
Community centres		2	**1,993**	2,170	**–**	–
Environmental protection		1	**145**	724	**4**	120
Library		2	**373**	329	**247**	605
NSW rural fire services		2	**201**	141	**–**	–
Recreation and culture		1	**–**	352	**2,608**	3,452
Storm/flood damage			**90**	–	**–**	50
Road repair program and road safety		2	**1,045**	777	**523**	1,189
Street lighting		2	**324**	317	**–**	–
Transport		2	**40**	79	**460**	444
Contribution to works		2	**887**	873	**–**	12
Total special purpose grants and non-developer contributions – cash			**5,262**	5,851	**3,842**	5,872
Non-cash contributions						
Dedications			**–**	–	**2,738**	–
Total other contributions – non-cash			**–**	–	**2,738**	–
Total special purpose grants and non-developer contributions (tied)			**5,262**	5,851	**6,580**	5,872
Total grants and non-developer contributions			**8,459**	9,982	**6,580**	5,872
Comprising:						
– Commonwealth funding			**2,385**	7,237	**569**	4,855
– State funding			**6,074**	2,745	**6,011**	1,017
			8,459	9,982	**6,580**	5,872

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B2-4 Grants and contributions (continued)

$ '000	Notes	Timing	Operating 2025	Operating 2024	Capital 2025	Capital 2024
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):	F4					
Cash contributions						
S 7.11 – contributions towards amenities/services		2	**–**	–	**11,463**	14,304
Total developer contributions – cash			**–**	–	**11,463**	14,304
Total developer contributions			**–**	–	**11,463**	14,304
Total contributions			**–**	–	**11,463**	14,304
Total grants and contributions			**8,459**	9,982	**18,043**	20,176
Timing of revenue recognition						
Grants and contributions recognised over time (1)			**–**	233	**–**	1,299
Grants and contributions recognised at a point in time (2)			**8,459**	9,749	**18,043**	18,877
Total grants and contributions			**8,459**	9,982	**18,043**	20,176

Unspent grants and contributions

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

$ '000	Operating 2025	Operating 2024	Capital 2025	Capital 2024
Operating & Capital grants				
Unspent funds at 1 July	**12,163**	14,001	**–**	–
Add: operating grants recognised as income in the current period but not yet spent	**4,376**	6,056	**–**	–
Less: Funds received in prior year but revenue recognised and funds spent in current year	**(14,894)**	(7,894)	**–**	–
Unexpended and held as externally restricted assets (operating & capital grants)	**1,645**	12,163	**–**	–
Contributions				
Unspent funds at 1 July	**116,023**	107,808	**–**	–
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	**22,588**	14,305	**–**	–
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	**(36,608)**	(6,090)	**–**	–
Unspent contributions at 30 June	**102,003**	116,023	**–**	–

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B2-4 Grants and contributions (continued)

Material accounting policy information

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

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

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

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

Capital grants

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

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

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

Developer contributions

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

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

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

Other grants and contributions

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

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

B2-5 Interest and investment income

$ '000	2025	2024
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	**417**	308
– Cash and investments	**10,113**	9,013
Total interest and investment income	**10,530**	9,321
Interest and investment income is attributable to:		
Unrestricted investments/financial assets:		
Overdue rates and annual charges (general fund)	**417**	308
General Council cash and investments	**2,186**	2,101
Restricted investments/funds – external:		
Developer contributions		
– Section 7.11	**5,442**	4,815
Restricted investments/funds – internal:		
Internally restricted assets	**2,485**	2,097
Total interest and investment revenue recognised	**10,530**	9,321

Material accounting policy information

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

B2-6 Other income

$ '000	2025	2024
Fair value increment on investments		
Fair value increment on investments through profit and loss	**8**	9
Total fair value increment on investments	**8**	9
Rental income		
Investment properties		
Lease income relating to variable lease payments not dependent on an index or a rate	**3,132**	3,095
Total investment properties	**3,132**	3,095
Other lease income		
Community and Commercial rental	**4,783**	5,780
Total other lease income	**4,783**	5,780
Total rental income	**7,915**	8,875
Total other income	**7,923**	8,884

B3 Costs of providing services

B3-1 Employee benefits and on-costs

$ '000	2025	2024
Salaries and wages	**39,682**	38,278
Employee leave entitlements (ELE)	**7,066**	6,491
Superannuation	**5,227**	4,939
Workers' compensation insurance	**1,483**	1,074
Fringe benefit tax (FBT)	**235**	262
Other	**106**	114
Total employee costs	**53,799**	51,158
Less: capitalised costs	**(1,836)**	(2,039)
Total employee costs expensed	**51,963**	49,119

Material accounting policy information

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

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

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

Council participates in a Defined Benefit Plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note C2-4 for more information.

B3-2 Materials and services

$ '000	Notes	2025	2024
Advertising		**242**	238
Audit Fees	E2-1	**108**	105
Bank charges		**361**	370
Commissions and management fees		**575**	486
Computer software charges		**3,576**	2,743
Conferences		**120**	113
Contractor costs		**49,569**	48,558
Corporate events		**51**	72
Councillor and Mayoral fees and associated expenses	E1-2	**490**	477
Family day care (child care assistance)		**603**	663
Election expenses		**867**	–
Electricity and heating		**1,339**	1,143
External plant hire		**191**	203
Insurance		**2,350**	2,128
Insurance excess		**47**	83
Lease expense		**237**	243
Other expenses (Security services, Operating projects)		**2,351**	2,470
Postage		**345**	255
Rate issue costs		**58**	70
Raw materials and consumables		**3,661**	3,619
Rental rebates		**1,858**	1,840
Street lighting		**1,818**	1,791
Subscriptions and publications		**419**	365
Sydney water		**389**	373
Telephone and communications		**519**	464
Training costs (other than salaries and wages)		**281**	378
Valuation fees		**242**	235
Vehicle registration		**218**	216
Legal expenses:			
– Legal expenses: planning and development		**1,779**	1,597
– Legal expenses: other		**140**	174
Expenses from leases of low value assets		**249**	278
Total materials and services		**75,053**	71,750

Material accounting policy information
Expenses are recorded on an accruals basis as the council receives the goods or services.

B3-3 Borrowing costs

$ '000	2025	2024
Interest bearing liability costs		
Interest on leases	**72**	79
Interest on loans	**1,101**	1,243
Total interest bearing liability costs expensed	**1,173**	1,322
Total borrowing costs expensed	**1,173**	1,322

Material accounting policy information
Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

B3-4 Depreciation, amortisation and impairment

$ '000	Notes	2025	2024
Depreciation and amortisation			
Plant and equipment		**1,616**	1,553
Office equipment		**133**	169
Furniture and fittings		**52**	35
Land improvements (depreciable)		**159**	158
Infrastructure:	C1-7		
– Buildings – non-specialised		**132**	127
– Buildings – specialised		**3,820**	3,619
– Other structures		**1,030**	979
– Roads		**9,436**	8,918
– Bridges		**257**	250
– Footpaths		**1,326**	1,217
– Stormwater drainage		**4,543**	4,512
– Swimming pools		**39**	34
– Other open space/recreational assets		**3,688**	3,559
Right of use assets		**75**	97
Other assets:			
– Library books		**652**	619
Intangible assets		**104**	103
Total depreciation and amortisation costs		**27,062**	25,949
Total depreciation, amortisation and impairment costs expensed		**27,062**	25,949

Material accounting policy information

Depreciation and amortisation
Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives.

Impairment of non-financial assets
Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

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

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

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

B3-5 Other expenses

$ '000	Notes	2025	2024
Fair value decrement on investment properties			
Fair value decrement on investment properties		**306**	–
Total fair value decrement on investment properties	C1-8	**306**	–
Other			
Contributions/levies to other levels of government			
– Department of planning levy		**484**	480

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B3-5 Other expenses (continued)

$ '000	Notes	2025	2024
– Emergency services levy (includes FRNSW, SES, and RFS levies)		**4,270**	4,349
Donations, contributions and assistance to other organisations (Section 356)		**292**	233
Total other expenses		**5,352**	5,062

Material accounting policy information
Other expenses are recorded on an accruals basis as the Council receives the goods or services.

B4 Gains or losses

B4-1 Gains or losses from the disposal of assets

$ '000	Notes	2025	2024
Plant and equipment	C1-7		
Proceeds from disposal – plant and equipment		**1,742**	1,190
Less: carrying amount of plant and equipment assets sold and written off		**(1,387)**	(1,074)
Net gain on disposal		**355**	116
Infrastructure Assets	C1-7		
Proceeds from disposal – infrastructure		**–**	–
Less: carrying amount of infrastructure and other assets sold and written off		**(284)**	(1,261)
Net loss on disposal		**(284)**	(1,261)
Financial Assets	C1-2		
Proceeds from disposal/redemptions/maturities – financial assets		**116,700**	124,850
Less: carrying amount of financial assets sold/redeemed/matured		**(116,700)**	(124,850)
Net gain on disposal		**–**	–
Non-current assets classified as 'held for sale'	C1-6		
Proceeds from disposal – non-current assets 'held for sale'		**5,700**	1,500
Less: carrying amount of 'held for sale' assets sold/written off		**(3,048)**	(1,425)
Net gain on disposal		**2,652**	75
Operational Land			
Proceeds from disposal – land assets		**1,088**	–
Less: carrying amount of land assets sold/written off		**(136)**	–
Net gain on disposal		**952**	–
Net gain/(loss) from disposal of assets		**3,675**	(1,070)

Material accounting policy information
The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 18 June 2024 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

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

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

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

$ '000	2025 Budget	2025 Actual	2025 Variance		
Revenues					
Operating grants and contributions	9,471	8,459	(1,012)	(11)%	U
Mainly due to anticipated grants yet to be received.					
Capital grants and contributions	13,575	18,043	4,468	33%	F
Favourable mainly due to unbudgeted grants and developer contributions partly offset by grants and contributions to be received.					
Interest and investment revenue	7,171	10,530	3,359	47%	F
Favourable variance mainly due to a combination of higher than budgeted interest rates and larger investment portfolio.					
Expenses					
Other expenses	5,948	5,352	596	10%	F
Favourable variance mainly due to emergency services levy being lower than anticipated.					
Statement of cash flows					
Cash flows from investing activities	(38,645)	(43,129)	(4,484)	12%	U
Mainly due to increased investments in new and renewal of Infrastructure, Property, Plant and Equipment.					

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

$ '000	2025	2024
Cash on hand and at bank	**793**	11,587
Total cash and cash equivalents	**793**	11,587

Reconciliation of cash and cash equivalents

Total cash and cash equivalents per Statement of Financial Position	**793**	11,587
Balance as per the Statement of Cash Flows	**793**	11,587

C1-2 Financial investments

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Debt securities at amortised cost				
Long term deposits	**66,798**	**76,000**	77,300	63,000
FRN's (with maturities > 3 months)	**12,200**	**40,142**	17,397	43,337
Total	**78,998**	**116,142**	94,697	106,337
Total financial investments	**78,998**	**116,142**	94,697	106,337
Total cash assets, cash equivalents and investments	**79,791**	**116,142**	106,284	106,337

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

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

Classification
Council classifies its financial assets into the following categories – those measured at:

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

Financial assets are not reclassified subsequent to their initial recognition.

(a) Amortised cost
Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

C1-3 Restricted and allocated cash, cash equivalents and investments

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C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

$ '000	2025	2024
(a) Externally restricted cash, cash equivalents and investments		
Total cash, cash equivalents and investments	**195,933**	212,621
Less: Externally restricted cash, cash equivalents and investments	**(117,514)**	(147,425)
Cash, cash equivalents and investments not subject to external restrictions	**78,419**	65,196
External restrictions		
External restrictions – included in liabilities		
External restrictions included in cash, cash equivalents and investments above comprise:		
Specific purpose unexpended grants – general fund	**974**	10,905
External restrictions – included in liabilities	**974**	10,905
External restrictions – other		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	**102,005**	116,023
Specific purpose unexpended grants (recognised as revenue) – general fund	**671**	1,258
Infrastructure levy	**1,581**	–
Environmental levy	**3,822**	4,170
Other (External Loan)	**570**	5,697
Domestic waste management	**7,891**	9,372
External restrictions – other	**116,540**	136,520
Total external restrictions	**117,514**	147,425

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

$ '000	2025	2024
(b) Internal allocations		
Cash, cash equivalents and investments not subject to external restrictions	**78,419**	65,196
Less: Internally restricted cash, cash equivalents and investments	**(64,843)**	(60,071)
Unrestricted and unallocated cash, cash equivalents and investments	**13,576**	5,125
Internal allocations		
At 30 June, Council has internally allocated funds to the following:		
Employees leave entitlement	**3,269**	3,182
Carry over works	**11,321**	6,357
Deposits, retentions and bonds	**670**	670
Infrastructure and facilities	**38,309**	38,975
FAG received in advance	**2,466**	3,980
Other	**8,808**	6,907
Total internal allocations	**64,843**	60,071

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

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C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

$ '000	2025	2024
(c) Unrestricted and unallocated		
Unrestricted and unallocated cash, cash equivalents and investments	**13,576**	5,125

C1-4 Receivables

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Rates and annual charges	**5,515**	**39**	4,806	55
Interest and extra charges	**620**	**3**	468	16
User charges and fees	**2,178**	**–**	2,813	–
Accrued revenues				
– Interest on investments	**2,999**	**–**	2,890	–
– Other income accruals	**1,692**	**–**	1,738	–
Government grants and subsidies	**33**	**–**	1,205	–
Net GST receivable	**2,191**	**–**	1,181	–
Other debtors	**1**	**–**	–	–
Total	**15,229**	**42**	15,101	71
Less: provision for impairment				
User charges and fees	**(38)**	**–**	(38)	–
Total provision for impairment – receivables	**(38)**	**–**	(38)	–
Total net receivables	**15,191**	**42**	15,063	71

There are no restrictions applicable to the above assets.

Material accounting policy information

(i) Rates and annual charges outstanding are secured against the property.

(ii) Doubtful rates debtors are provided for where the value of the property is less than the debt outstanding.
An allowance for other doubtful debts is made when there is objective evidence that a receivable is impaired.

(iii) Please refer to Note D1-1 for issues concerning credit risk and fair value disclosures.

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

When estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

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

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

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

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C1-4 Receivables (continued)

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

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

C1-5 Inventories

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
(i) Inventories at cost				
Stores and materials	**208**	**–**	225	–
Trading stock	**49**	**–**	51	–
Total inventories at cost	**257**	**–**	276	–
Total inventories	**257**	**–**	276	–

C1-6 Non-current assets classified as held for sale

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Non-current assets held for sale				
Land assets	**–**	**–**	2,850	–
Total non-current assets held for sale	**–**	**–**	2,850	–
Total non-current assets classified as held for sale	**–**	**–**	2,850	–

C1-7 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2024			Asset movements during the reporting period									At 30 June 2025		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Transfers	Other adjustments	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	48,269	–	48,269	5,483	18,505	–	–	(7,995)	–	(43)	–	–	64,219	–	64,219
Plant and equipment	18,613	(7,007)	11,606	3,020	–	(1,387)	(1,616)	1	–	–	–	–	18,762	(7,138)	11,624
Office equipment	1,903	(1,326)	577	774	–	–	(133)	–	–	–	–	–	2,677	(1,459)	1,218
Furniture and fittings	897	(548)	349	136	19	–	(52)	10	–	–	–	–	1,062	(600)	462
Land:															
– Operational land	331,127	–	331,127	–	20,169	(136)	–	36	(182)	–	(2,647)	–	348,367	–	348,367
– Community land	982,360	–	982,360	–	–	–	–	–	–	–	–	11,788	994,148	–	994,148
– Crown land	230,334	–	230,334	–	–	–	–	–	–	–	–	2,764	233,098	–	233,098
– Land under roads (post 30/6/08)	2,310	–	2,310	–	–	–	–	–	–	–	–	27	2,337	–	2,337
Land improvements – depreciable	7,744	(6,461)	1,283	25	923	–	(159)	80	–	–	–	–	8,772	(6,620)	2,152
Infrastructure:															
– Buildings – non-specialised	8,249	(3,498)	4,751	–	5,478	–	(132)	13	–	–	–	249	13,989	(3,630)	10,359
– Buildings – specialised	199,115	(85,369)	113,746	1,838	2,257	–	(3,820)	121	30,923	–	–	7,570	242,666	(90,031)	152,635
– Other structures (Car Parks)	56,753	(9,474)	47,279	108	73	–	(1,030)	129	(30,815)	–	–	3,122	25,111	(6,245)	18,866
– Roads	635,623	(244,124)	391,499	4,415	607	–	(9,436)	3,614	1,787	–	(221)	–	654,807	(262,542)	392,265
– Bridges	17,591	(6,220)	11,371	400	–	–	(257)	513	–	–	–	3,274	23,681	(8,380)	15,301
– Footpaths	93,015	(27,318)	65,697	276	1,207	–	(1,326)	108	(2,345)	–	–	15,517	108,039	(28,905)	79,134
– Bulk earthworks (non-depreciable)	89,421	–	89,421	–	–	–	–	–	431	–	–	1,150	91,002	–	91,002
– Stormwater drainage	511,921	(235,255)	276,666	445	98	–	(4,543)	618	–	–	–	4,037	517,019	(239,698)	277,321
– Swimming pools	3,870	(121)	3,749	–	–	–	(39)	–	–	–	–	55	3,924	(159)	3,765
– Other open space/recreational assets	161,006	(62,962)	98,044	1,209	598	(284)	(3,688)	2,752	19	–	–	1,433	166,058	(65,975)	100,083
Other assets:															
– Library books	9,945	(6,636)	3,309	798	–	–	(652)	–	–	–	–	–	10,743	(7,288)	3,455
– Other	1,030	–	1,030	–	1	–	–	–	–	–	–	–	1,031	–	1,031
Total infrastructure, property, plant and equipment	3,411,096	(696,319)	2,714,777	18,927	49,935	(1,807)	(26,883)	–	(182)	(43)	(2,868)	50,986	3,531,512	(728,670)	2,802,842

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

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C1-7 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2023			Asset movements during the reporting period										At 30 June 2024		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Transfers	Other adjustments	Transfer (to) 'held for sale' category	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	43,718	–	43,718	4,830	16,217	–	–	(16,436)	–	(60)	–	–	–	48,269	–	48,269
Plant and equipment	16,902	(6,174)	10,728	3,080	407	(1,056)	(1,553)	–	–	–	–	–	–	18,613	(7,007)	11,606
Office equipment	2,102	(1,350)	752	–	–	(18)	(169)	12	–	–	–	–	–	1,903	(1,326)	577
Furniture and fittings	672	(513)	159	225	–	–	(35)	–	–	–	–	–	–	897	(548)	349
Land:																
– Operational land	331,588	–	331,588	–	–	–	–	–	(17,700)	–	(2,850)	–	20,089	331,127	–	331,127
– Community land	972,360	–	972,360	–	–	–	–	–	17,700	–	–	(7,700)	–	982,360	–	982,360
– Crown land	230,334	–	230,334	–	–	–	–	–	–	–	–	–	–	230,334	–	230,334
– Land under roads (post 30/6/08)	2,462	–	2,462	–	–	–	–	–	–	–	–	(152)	–	2,310	–	2,310
Land improvements – depreciable	7,744	(6,303)	1,441	–	–	–	(158)	–	–	–	–	–	–	7,744	(6,461)	1,283
Infrastructure:																
– Buildings – non-specialised	9,207	(4,251)	4,956	–	5	(385)	(127)	–	–	–	–	–	302	8,249	(3,498)	4,751
– Buildings – specialised	187,713	(83,574)	104,139	3,703	684	–	(3,619)	1,890	–	–	–	–	6,949	199,115	(85,369)	113,746
– Other structures (car parks)	53,128	(8,727)	44,401	1,279	–	–	(979)	1,238	–	–	–	–	1,340	56,753	(9,474)	47,279
– Roads	606,750	(237,326)	369,424	5,340	942	–	(8,918)	7,038	–	–	–	–	17,673	635,623	(244,124)	391,499
– Bridges	17,069	(5,970)	11,099	–	–	–	(250)	–	–	–	–	–	522	17,591	(6,220)	11,371
– Footpaths	85,388	(26,232)	59,156	1,005	2,891	–	(1,217)	2,063	–	–	–	–	1,799	93,015	(27,318)	65,697
– Bulk earthworks (non-depreciable)	86,818	–	86,818	–	–	–	–	–	–	–	–	–	2,603	89,421	–	89,421
– Stormwater drainage	447,965	(260,361)	187,604	773	–	–	(4,512)	853	–	–	–	–	91,948	511,921	(235,255)	276,666
– Swimming pools	3,404	(510)	2,894	483	–	–	(34)	296	–	–	–	–	110	3,870	(121)	3,749
– Other open space/recreational assets	154,599	(60,956)	93,643	2,764	260	(876)	(3,559)	3,046	–	–	–	–	2,766	161,006	(62,962)	98,044
Other assets:																
– Library books	9,209	(6,016)	3,193	735	–	–	(619)	–	–	–	–	–	–	9,945	(6,636)	3,309
– Other	1,030	–	1,030	–	–	–	–	–	–	–	–	–	–	1,030	–	1,030
Total infrastructure, property, plant and equipment	3,270,162	(708,263)	2,561,899	24,217	21,406	(2,335)	(25,749)	–	–	(60)	(2,850)	(7,852)	146,101	3,411,096	(696,319)	2,714,777

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

continued on next page ...

C1-7 Infrastructure, property, plant and equipment (continued)

Material accounting policy information

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

When infrastructure, property, plant and equipment is acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

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

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their carrying amount, net of their residual values, over their estimated remaining useful lives as follows:

Plant and equipment	Years	**Stormwater assets**	Years
Office equipment	10	Pits	120 to 150
Office furniture	2 to 10	Pipes	80 to 150
Computer equipment	4 to 10		
Vehicles	10 to 20	**Other infrastructure assets**	
Other plant and equipment	3 to 20	Bulk earthworks	NA
		Swimming pools	100
		Recreation assets	7 to 150
Transportation assets			
Road surface	10 to 100	**Other Asset**	
Road pavements	75 to 105	Other Asset (Art Works)	NA
Road structures	10 to 120	Library Books	10
Bridge	25 to 100		
Other structure (Car Park)	10 to 110	**Buildings**	
Kerb and Gutter	60 to 110	Buildings	25 to 100
Footpaths	40 to 100		

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

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

Land under roads

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

Council has elected not to recognise land under roads acquired before 1 July 2008 in accordance with AASB 1051 Land Under Roads.

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

Crown reserves

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

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

Rural Fire Service assets

Under Section 119 of the Rural Fire Services Act 1997 (NSW), "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

These Rural Fire Service assets are recognised as assets of the Council in these financial statements.

C1-8 Investment properties

$ '000	2025	2024
Owned investment property		
Investment property on hand at fair value	**50,500**	50,734
Total owned investment property	**50,500**	50,734
Owned investment property		
At fair value		
Opening balance at 1 July	**50,734**	50,400
Acquisitions	**72**	334
– Net gain (loss) from fair value adjustments	**(306)**	–
Closing balance at 30 June	**50,500**	50,734

C2 Liabilities of Council

C2-1 Payables

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Goods and services – operating expenditure	**11,334**	**–**	7,241	–
Goods and services – capital expenditure	**10,590**	**–**	1,983	–
Security bonds, deposits and retentions	**14,378**	**–**	13,866	–
Other	**416**	**–**	343	–
Total payables	**36,718**	**–**	23,433	–

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

$ '000	2025	2024
Payables – Loans, security bonds, deposits and retentions	**14,881**	12,829
Total payables	**14,881**	12,829

C2-2 Contract Liabilities

$ '000	Notes	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	**587**	**–**	10,808	–
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	**387**	**–**	97	–
Total grants received in advance		**974**	**–**	10,905	–
User fees and charges received in advance:					
Upfront fees	(iii)	**1,226**	**–**	1,016	–
Other		**3,171**	**–**	2,148	–
Total user fees and charges received in advance		**4,397**	**–**	3,164	–
Total contract liabilities		**5,371**	**–**	14,069	–

Notes

(i) Council has received funding to construct assets including sporting facilities, bridges, library and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.The reduction in the current year balance is attributable to the repayment of unspent grant funding to Transport for NSW.

Contract liabilities relating to restricted assets

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Externally restricted assets				
Unspent grants held as contract liabilities	**974**	**–**	10,905	–

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C2-2 Contract Liabilities (continued)

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Contract liabilities relating to externally restricted assets	**974**	**–**	10,905	–
Total contract liabilities relating to restricted assets	**974**	**–**	10,905	–
Total contract liabilities relating to unrestricted assets	**4,397**	**–**	3,164	–
Total contract liabilities	**5,371**	**–**	**14,069**	**–**

Revenue recognised that was included in the contract liability balance at the beginning of the period

$ '000	2025	2024
Grants and contributions received in advance:		
Operating grants (received prior to performance obligation being satisfied)	**19**	223
Total revenue recognised that was included in the contract liability balance at the beginning of the period	**19**	223

Significant changes in contract liabilities
The decrease in current year contract liability is primarily atrributable to the repayment of unspent grant funds to Transport for NSW.

C2-3 Borrowings

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Loans – secured [1]	3,338	20,979	3,281	24,317
Total borrowings	3,338	20,979	3,281	24,317

(1) Loans are secured over the general rating income of Council. Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note D1.

Borrowings relating to restricted assets

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Total borrowings relating to restricted assets	3,338	20,979	3,281	24,317
Total borrowings	3,338	20,979	3,281	24,317

(a) Changes in borrowings arising from financing activities

	2024		Non-cash movements				2025
$ '000	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	27,598	(3,281)	–	–	–	–	24,317
Lease liability	1,585	(79)	–	–	–	–	1,506
Total liabilities from financing activities	29,183	(3,360)	–	–	–	–	25,823

(b) Financing arrangements

$ '000	2025	2024
Total facilities		
Total financing facilities available to Council at the reporting date are:		
Credit cards	150	150
Total financing arrangements	150	150
Drawn facilities		
Financing facilities drawn down at the reporting date are:		
– Credit cards	132	150
Total drawn financing arrangements	132	150
Undrawn facilities		
Undrawn financing facilities available to Council at the reporting date are:		
– Credit cards	18	–

Material accounting policy information

Borrowing costs are expensed, except to the extent that they are incurred during the construction of qualifying assets.

Borrowings are classified as current liabilities unless Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

continued on next page ...

C2-4 Employee benefit provisions

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Annual leave	**3,838**	**–**	3,768	–
Sick leave	**92**	**–**	91	–
Long service leave	**9,159**	**298**	8,796	310
Total employee benefit provisions	**13,089**	**298**	12,655	310

Employee benefit provisions relating to restricted assets

Refer to Note C1-3 for restricted assets (internal) related to provisions.

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

$ '000	2025	2024
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employee benefits	**8,495**	8,179
	8,495	8,179

Description of and movements in provisions

	ELE provisions			
$ '000	Annual leave	Sick leave	Long service leave	Total
2025				
At beginning of year	**3,768**	**91**	**9,106**	**12,965**
Additional provisions	**3,448**	**1**	**1,550**	**4,999**
Payments	**(3,378)**	**–**	**(1,199)**	**(4,577)**
Total ELE provisions at end of year	**3,838**	**92**	**9,457**	**13,387**
2024				
At beginning of year	3,873	268	8,873	13,014
Additional provisions	3,312	(172)	1,637	4,777
Payments	(3,417)	(5)	(1,404)	(4,826)
Total ELE provisions at end of year	3,768	91	9,106	12,965

C2-4 Employee benefit provisions (continued)

Material accounting policy information

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

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

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

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

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

Defined benefit superannuation contribution plans
Council participates in an employer-sponsored defined benefit superannuation scheme, the Industry Defined Benefit Plan under Active Super – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a “multi-employer fund” for purposes of AASB 119 *Employee benefits*.

Council makes contributions to the defined benefit section at rates determined by the Scheme’s Trustee on the advice of the Scheme’s Actuary. The Local Government Superannuation Scheme, now merged with the Local Authorities Superannuation Fund, is a multi-employer plan. Sufficient reliable information is not available to account for the Scheme as a defined benefit plan in accordance with AASB119 because the assets to the Scheme are pooled together for all Councils. Accordingly, Council accounts for contributions as if they were to a defined contribution plan.

In relation to further disclosure below, under item d (iii) the expected contributions by Council to the Fund for the next annual reporting period are $79,226.76. Based on a Past Service Liabilities methodology, for item (d) (iv) the share of any funding surplus or deficit that can be attributed to Council is 0.72%.

Contributions to the defined benefit section of the Scheme are recognised as an expense when they become payable. Council’s obligations are limited to the contributions made, and there is no legal or constructive obligation to pay further amounts.

The amount of employer contributions to the defined benefit section of the Fund and recognised as an expense for the year ending 30 June 2025 was $253,422.50. The last formal valuation of the Fund was undertaken by the Fund Actuary, Richard Boyfield FIAA as at 30 June 2024.

Council received further disclosure requirements under paragraph 148 of the AASB119 which are detailed below:
(a) a description of the funding arrangements, including the method used to determine the entity’s rate of contribution and any minimum funding requirements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current standard employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Member; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

continued on next page ...

C2-4 Employee benefit provisions (continued)

* For 180 Point Members, Employers are required to contribute 9.0% of salaries for the year ending 30 June 2024 (increasing to 9.5% in line with the increase in the Superannuation guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of $20 million per annum for 1 January 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2024. Given the funding position of the Fund as at 30 June 2024, it was recommended to cease these past service contribution effective 1 January 2025.

The adequacy of contributions is assessed at each actuarial investigation which will be conducted annually, the next of which is due effective 30 June 2025.

(b) A description of the extent to which the entity can be liable to the plan other entities' obligations under the terms and conditions of the multi-employer plan.

As stated above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding past service contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the entity.

(c) A description of any agreed allocation of a deficit or surplus on:

- *Wind-up the plan*

  There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

- *The entity's withdrawal from the plan*

There is no provision for allocation of any surplus which may be present at the date of withdrawal of any employer.

(d) Given the entity accounts for that plan as if it were defined contribution plan in accordance with paragraph 34, the following information:

(i) the fact that the plan is a defined benefit plan

We confirm the plan is a defined benefit plan.
(ii) the reason why sufficient information is not available to enable the entity to account for the plan as a defined benefit plan.

See earlier section on "AASB 119 accounting observations".

(iii) The expected contributions to the plan for the next annual reporting period.

(iv) Information about any deficit or surplus in the plan that may affect the amount of future contributions, including the basis used to determine that deficit or surplus and the implications, if any, for the entity.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2025 is:

Employer reserves only*	$millions	Asset Coverage
Assets	2,197.6	
Past Service Liabilities	2,092.0	105.0%
Vested Benefits	2,130.4	103.2%

*excluding member accounts and reserves in both assets and liabilities.

The key economic long term assumptions used to calculate the present value of accrued benefit are:

Investment return	6.0% per annum
Salary inflation	3.5% per annum
Increase in CPI	2.5% per annum

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group. Please note that the estimated employer reserves

continued on next page ...

C2-4 Employee benefit provisions (continued)

financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review will be completed by December 2025.

(v) An indication of the level of participation of the entity in the plan compared with other participating entities.

An employer's share of any funding surplus or deficit (see cover letter) that can be attributed to each organisation provides an indication of the level of participation of that employer compared with other employers in the Pooled Employer sub-group. Given that the funding position of the Fund as at 30 June 2024, it was recommended that these past service contributions cease effective 1 January 2025.

D Risks and accounting uncertainties

D1-1 Risks relating to financial instruments held

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

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

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

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

$ '000	**Carrying value 2025**	Carrying value 2024	**Fair value 2025**	Fair value 2024
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	**793**	11,587	**793**	11,587
Receivables	**15,233**	15,134	**15,233**	15,134
Investments				
– Debt securities at amortised cost	**195,140**	201,034	**198,792**	204,766
Total financial assets	**211,166**	227,755	**214,818**	231,487
Financial liabilities				
Payables	**36,718**	23,433	**36,718**	23,433
Loans/advances	**24,317**	27,598	**24,317**	27,598
Total financial liabilities	**61,035**	51,031	**61,035**	51,031

Fair value is determined as follows:

- **Cash** and **cash equivalents**, **receivables**, **payables** – are estimated to be carrying value that approximates market value.
- **Borrowings** and **held-to-maturity** investments – are based upon estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- **Payables** – exclude payments received in advance.

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

Council's finance area manages the cash and Investments portfolio with the assistance of independent advisors.

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

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Market risk – interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council also seeks advice from independent advisors before placing any funds in cash equivalents and investments.

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

continued on next page ...

D1-1 Risks relating to financial instruments held (continued)

(a) Market risk – interest rate and price risk

$ '000	2025	2024
The following represents a summary of the sensitivity of Council's Income Statement and accumulated surplus (for the reporting period) due to a change in either the price of a financial asset or the interest rates applicable.		
It is assumed that the change in interest rates would have been constant throughout the reporting period.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	**523**	607
Impact of a 10% movement in price of investments		
– Equity / Income Statement	**5,234**	6,073

(b) Credit risk

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

The major risk associated with these receivables is credit risk – the risk that debts due and payable to Council may not be repaid in full.

Council manages the credit risk by monitoring outstanding debts and employing stringent debt recovery procedures.

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

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

A profile of Council's receivables credit risk at balance date follows:

Credit risk profile

Receivables – rates and annual charges

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$ '000	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
2025				
Gross carrying amount	**–**	**5,515**	**39**	**5,554**
2024				
Gross carrying amount	–	4,806	55	4,861

Receivables - non-rates and annual charges and contract assets

$ '000	Not yet overdue	Overdue debts 0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	Total
2025						
Gross carrying amount	**755**	**5,418**	**1,137**	**1,032**	**1,375**	**9,717**
2024						
Gross carrying amount	1,477	3,928	1,039	588	3,279	10,311

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D1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

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

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities can be utilised as required.

The contractual undiscounted cash outflows (i.e.principal and interest) of Council's payables and borrowings are set out in the maturity table below:

$ '000	Weighted average interest rate	Subject to no maturity	payable in: ≤ 1 Year	1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2025							
Payables	**0.00%**	**14,378**	**–**	**–**	**–**	**14,378**	**36,718**
Borrowings	**4.75%**	**–**	**3,338**	**17,439**	**3,540**	**24,317**	**24,317**
Total financial liabilities		**14,378**	**3,338**	**17,439**	**3,540**	**38,695**	**61,035**
2024							
Payables	0.00%	13,866	–	–	–	13,866	23,433
Borrowings	5.23%	–	3,281	13,719	10,598	27,598	27,598
Total financial liabilities		13,866	3,281	13,719	10,598	41,464	51,031

D2-1 Fair value measurement

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

– Infrastructure, property, plant and equipment
– Investment property

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

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

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

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

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

		Fair value measurement hierarchy					
		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
$ '000	Notes	2025	2024	2025	2024	2025	2024
Investment property	C1-8						
Investment properties		**50,500**	50,743	**–**	–	**50,500**	50,743
Total investment property		**50,500**	50,743	**–**	–	**50,500**	50,743
Infrastructure, property, plant and equipment	C1-7						
Operational Land		**–**	–	**348,367**	331,127	**348,367**	331,127
Community Land		**–**	–	**994,148**	982,360	**994,148**	982,360
Land Under Roads		**–**	–	**2,337**	2,310	**2,337**	2,310
Land Improvements Depreciable		**–**	–	**2,152**	1,283	**2,152**	1,283
Stormwater Drainage		**–**	–	**277,321**	276,666	**277,321**	276,666
Structure (Car Parks)		**–**	–	**18,866**	47,279	**18,866**	47,279
Buildings – Non Specialised		**–**	–	**10,359**	4,751	**10,359**	4,751
Buildings – Specialised		**–**	–	**152,635**	113,746	**152,635**	113,746
Furniture & Fittings		**–**	–	**462**	349	**462**	349
Library Books		**–**	–	**3,455**	3,309	**3,455**	3,309
Office Equipment		**–**	–	**1,218**	577	**1,218**	577
Plant & Equipment (e.g. Fleet & Small Plant)		**–**	–	**11,624**	11,606	**11,624**	11,606
Crown Land		**–**	–	**233,098**	230,334	**233,098**	230,334
Other (Artworks, Sculptures)		**–**	–	**1,031**	1,030	**1,031**	1,030
Roads and Bulk earthworks		**–**	–	**339,321**	355,226	**339,321**	355,226
Bridges		**–**	–	**15,301**	11,371	**15,301**	11,371
Footpaths		**–**	–	**79,134**	65,697	**79,134**	65,697
Kerb & Gutter		**–**	–	**118,503**	112,379	**118,503**	112,379
Road Structure & Street Furniture		**–**	–	**25,443**	13,315	**25,443**	13,315
Recreational Facilities		**–**	–	**100,083**	98,044	**100,083**	98,044
Swimming Pools		**–**	–	**3,765**	3,749	**3,765**	3,749
Total infrastructure, property, plant and equipment		**–**	–	**2,738,623**	2,666,508	**2,738,623**	2,666,508

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D2-1 Fair value measurement (continued)

		Fair value measurement hierarchy					
		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
$ '000	Notes	**2025**	2024	**2025**	2024	**2025**	2024
Non-current assets classified as held for sale	C1-6						
Land Asset		**–**	–	**–**	2,850	**–**	2,850
Total NCA's classified as held for sale		**–**	–	**–**	2,850	**–**	2,850

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D2-1 Fair value measurement (continued)

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

Valuation techniques

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

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

Investment property

Council obtains an independent valuation of its investment property on a regular basis. The best evidence of fair value is the current price in an active market for similar assets. The following information is used where necessary;

- Current prices in an active market for different types of properties or similar properties in a less active market.
- Income that may arise out of renting the property based on direct capitalisation method.

The investment property held by Council has been valued by the valuer using valuation techniques that are appropriate and for which sufficient data was available to measure fair value, maximising the use of observable inputs (Level 2 inputs) and minimising unobservable inputs (Level 3 inputs) (based on the per square metres).

The market approach was used to value the investment property. It was valued on 30 June 2025 by Nicholas Brady AAPI, Certified Practising Valuer.

Infrastructure, property, plant and equipment (IPPE)

Community Land
Assets within the “Community Land” class are Council owned Community Land, and Community Land under Council's control, care, and management. Council’s community land was revalued in 2022/23, based on the most recent Unimproved Capital Value (UCV), provided by the Valuer General.

Currently all Council assets in this asset class are based on UCV, however, should Council have an asset in future for which an UCV is not provided, the replacement cost will be used. Replacement cost will be based on average unit rates for similar properties, land use, dimensions, land size and shape, which are not considered observable based on market evidence, therefore, placing the whole asset class in Level 3. Valuation techniques remained the same for this reporting period.

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of community land were indexed by 1.2%, in alignment with reported in the NSW Valuer General's report.

Crown Land
Crown Reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated. Crown Land was revalued in 2022/23, based on the most recent Unimproved Capital Value (UCV), provided by the Valuer General .

Currently, Crown Land is valued on the UCV, however, should Council have an asset in future for which an UCV is not provided, the replacement cost will be used. Replacement cost will be based on average unit rates for similar properties, land use, dimensions, land size and shape, which are not considered observable based on market evidence, therefore, placing the whole asset class in Level 3. Valuation techniques remained the same for this reporting period.

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of crown land were indexed by 1.2%, in alignment with reported in the NSW Valuer General's report.

Operational Land
Council’s operational land includes all of Council's land classified as operational land under Local Government Act 1993. The total area of land at the time of the last revaluation was 101,505m^2. Council’s operational land is valued regularly with a comprehensive valuation completed and revalued every five years. Operational land was valued in 2022/23 by Nicholas Brady AAPI, Certified Practising Valuer. Council's operational land was valued at market value (highest and best use) after

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D2-1 Fair value measurement (continued)

identifying all elements that would be taken into account by buyers and sellers in setting the price, including but not limited to zoning, topography, location, size, shape, access, exposure to traffic and businesses. Remaining useful life, condition of asset, future cash flow from the use of asset are also considered when determining the fair value.

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of operational land were reduced by 0.8%, in alignment with reported in the NSW Valuer General's report.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Land Under Roads
Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips. Council has elected not to recognise land under roads acquired before 1 July 2008 in accordance with AASB 1051. Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 – Property, Plant and Equipment. Values were determined using the Englobo methodology derived from the Code of Accounting Practice and Financial Reporting.

A comprehensive revaluation was undertaken by Council staff during the 2023/24 financial year.

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of land under roads were indexed by 1.2%, in alignment with reported in the NSW Valuer General's report.

This asset class is classified as Level 3 asset as significant inputs used in the Englobo valuation methodology are unobservable.

Land Improvements Depreciable
The land improvements asset class consists of land improvement capital works surrounding Council buildings and parks. Council values these land improvements internally using cost approach. Replacement costs (unit rates) and useful lives of Council's land improvement assets were determined using technical knowledge from council staff (engineers and asset management) and contractor information. Other significant inputs considered in the valuation of these assets are asset condition, remaining useful life, pattern of consumption, dimensions and residual value. The condition of each asset was determined by completing field inspections using the ratings 1 (Excellent) to 5 (Very Poor).

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. Valuation techniques remained the same for this reporting period.

Stormwater Drainage
The Stormwater Drainage asset class includes the Council’s pits and pipes. In 2023/24, these assets were comprehensively valued by external valuers, APV Valuers & Asset Management, using the replacement cost approach.

Replacement costs (unit rates) and useful lives for Stormwater Drainage assets were determined through a combination of historic data, cost models and technical expertise of both the external valuers and Council staff. This process incorporated standard unit rates applied to the dimensions of the componentised asset and considered environmental factors based on asset location. Other significant inputs considered in the valuation of these assets are asset condition, remaining useful life, and residual value. The asset condition of 1 (Excellent) to 5 (Very Poor) was determined by assumptions related to age and CCTV investigations across a representative portion of Council’s drainage network.

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of drainage assets were indexed by approximately 1.5% using the ABS Producer Price Index 3109 Other heavy and civil engineering construction Australia to reflect the producer price inflation on contractor rates.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Other Structure (Car Park)
Council’s car parks are componentised into the pavement, surface, formation and kerb & gutter for inspection and valuation. Council's car parks were inspected and valued by an independent consultant Infrastructure Management Group Pty Limited in 2024/25.

The condition of each asset was determined by engineers completing field inspections using the rate1 (Excellent) to 5 (Very Poor). Replacement costs (unit rate) of Council’s car park assets were determined using the 'first principles' method, which calculates all construction-related costs based on Council's tendered contractor rates and relevant published data. Useful lives were established through benchmarking and reference to the International Infrastructure Management Manual and

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D2-1 Fair value measurement (continued)

comparable Councils. Other key inputs considered in the valuation of these assets are remaining useful life, pattern of consumption, dimensions, components and residual value.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Buildings - Non specialised and Specialised
Council engaged Scott Fullarton Valuation Pty Ltd to value all buildings in 2022/23. The approach estimated the replacement cost of each building and componentising of significant parts of specific buildings with different useful lives and taking into account a range of factors. Where the unit rates could be supported by market evidence, Level 2 inputs were utilised. Other inputs (such as estimates of residual value, useful life, asset condition and componentisation) required extensive professional judgment and impacted significantly on the final determination of fair value, as such, these assets have been valued utilising Level 3 inputs.

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of buildings were indexed by approximately 5.4% using the ABS Producer Price Index 3020 Non-residential building construction New South Wales to reflect the producer price inflation on contractor rates.

Roads
Council's roads are componentised into the pavement, surface and formation and further separated into segments for inspection and valuation. Council engaged an independent consultant Infrastructure Management Group Pty Limited to undertake the inspection and revaluation of road assets in 2024/25.

The condition of Councils roads is determined utilising a pavement condition index which is based on surface cracking, surface texture and roughness, rutting. The condition assessment was completed by external consultant Infrastructure Management Group through field inspection. This pavement condition index is converted into road technical ratings condition 1 (Excellent) to 5 (Very Poor). Replacement costs (unit rate) of Council's road assets were determined using the 'first principles' method, which calculates all construction-related costs based on Council's tendered contractor rates and relevant published data. Useful lives were established through benchmarking and reference to the International Infrastructure Management Manual and comparable Councils. Remaining useful life is based on the new condition rate and Austroads Health Indices calculated by the Council's pavement management system, GoAsset.

Roads are categorised as Level 3 assets as some of the above mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Bridges
Council's bridges register consists of pedestrian, road, culvert, and vehicle access bridges. Council undertook a full revaluation of bridge assets at 30 June 2025. The bridges were inspected and valued by an independent consultant Aurecon Australasia Pty Ltd. In order to apply fair valuation and condition based depreciation, the following information was determined by the consultant for each component:

- Condition assessment - Bridge site inspection is at component level, each component was assessed for visible percentage in each condition state. These results were used to calculate an average condition rating that contributes to the bridge condition number.
- Useful life - Useful life of a component is the period over which an asset is expected to be available for use by an entity.
- Remaining useful life (RUL) - The remaining period over which an asset is expected to be available for use by an entity based on the condition rating of the component.
- Replacement cost - The cost to replace a component to a current day equivalent.
- Residual value - For the purposes of calculating Fair Value for all bridge components at the end of their Useful Life, the RV has been assumed to be $0 since generally there is no significant re-sale value potential for bridge components.
- Depreciation Method - For the purposes of the fair value calculation, a straight-line depreciation is adopted.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Footpaths
Council's engineers completed a full valuation of Footpath assets internally as at 30 June 2025.
Replacement costs (unit rates) are determined based on quotations for footpath construction. Useful lives are reviewed using technical knowledge with no changes being implemented to existing adopted useful lives. Some of the other significant inputs considered in the valuation of these assets are remaining useful life, pattern of consumption, dimensions, components and residual value.
The condition of each asset are the lastest condition rate is Council's asset system. The condition rates are updated per a five-year condition assessment program. Besides this, footpaths are also inspected with conditions updated as part of customer requests, authorised road opening work and Council's capital works program. Council models the footpath defects to determine an overall footpath condition rating for each footpath segment through routine inspection schedule.

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D2-1 Fair value measurement (continued)

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. Valuation techniques remained the same for this reporting period.

Kerb & Gutter
Council engaged an independent consultant Infrastructure Management Group Pty Limited to undertake the inspection and revaluation of kerb and gutter assets in 2024/25.

The condition rates are assessed by external consultant Infrastructure Management Group through inspection and engineer's desktop assessment. Replacement costs (unit rate) of Council's kerb and gutter assets were determined using the 'first principles' method which calculates all construction-related costs based on Council's contractor rates and relevant published data. Useful lives were established through benchmarking and reference to the International Infrastructure Management Manual and comparable Councils. Some of the other significant inputs considered in the valuation of these assets are remaining useful life, pattern of consumption, dimensions, components and residual value.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Road Structure and Street Furniture
The Road Structures and Street Furniture register comprises of all structures (e.g. traffic islands, guardrails) and furniture (e.g. bollards, signs) within Council's road network. Council staff completed the valuation of the assets internally as at 30 June 2025.

The condition of these assets were inspected by Council staff in 2024/25 and were determined using the ratings 1 (Excellent) to 5 (Very Poor).

Replacement costs (unit rates) are based on current invoices, quotations and capital works handover spreadsheets. The useful lives of Council's road structures and street furniture are reviewed and updated using technical knowledge from Council engineers based on historical performance and benchmarking with similar Councils. Some of the other significant inputs considered in the valuation of these assets are remaining useful life, pattern of consumption, dimensions, components and residual value.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. Valuation techniques remained the same for this reporting period.

Open Space / Recreational Assets
Council's recreational facilities register includes all assets within our sports fields, bushland and park locations. This includes but is not limited to ovals, playing courts, playgrounds, fences and fire trails.

Council staff completed the valuation of these assets internally in 2020/21 financial year. Replacement costs (unit rates) and useful lives of Council's recreational facilities were determined using technical knowledge from Council staff (engineers and asset management) and Contractor information. Some of the other significant inputs considered in the valuation of these assets are remaining useful life, pattern of consumption, dimensions, components and residual value.

The condition of these assets was determined by field inspections using the ratings 1 (Excellent) to 5 (Very Poor).

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of recreational facilities were indexed by approximately 1.5% using the ABS Producer Price Index 3109 Other heavy and civil engineering construction Australia to reflect the producer price inflation on contractor rates.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. Valuation techniques remained the same for this reporting period.

Swimming Pool
Council engages an independant valuer, Scott Fullarton Valuation Pty Ltd, to value its swimming pools. The last comprehensive valuation was performed in 2022/23. Substantial components of the pool are valued using replacement cost method. Replacement costs were determined using square metre rates and other significant inputs considered in the valuation of these assets are asset condition, remaining useful life, components, dimensions and residual value.

A fair value assessment was performed during the 2024/25 financial year and an interim valuation adjustment recognised. The asset values of swimming pools were indexed by approximately 1.5% using the ABS Producer Price Index 3109 Other heavy and civil engineering construction Australia to reflect the producer price inflation on contractor rates.

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D2-1 Fair value measurement (continued)

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. Valuation techniques remained the same for this reporting period.

Plant & Equipment, Office Equipment, and Furniture & Fittings
This asset category includes:

Plant & Equipment – Motor vehicles, trucks, mowers, buses, earthmoving equipment
Office Equipment – Computer equipment
Furniture & Fittings – Chairs, desks, cabinets, display systems

These assets are valued at cost in Council's books and reported at Fair value in the notes due to the nature of the items. The cost of these assets are based on current invoices and contracts, which are based on observable inputs, however the remaining useful life and residual value is based on internal factors which are unobservable in the market therefore placing these assets in Level 3. Valuation techniques remained the same for this reporting period.

Library Books
This asset category comprises of assets such as library books, journals, magazines, CDs and DVDs.

The library books are reported at fair value in the notes however, due to the nature of these items they are valued at cost. There are no major variances between the fair value and carrying amount of these assets. Valuation techniques remain the same for this reporting period. The cost of these assets are based on current invoices and contracts, which are based on observable inputs, however the remaining useful life and residual value is based on internal factors which are unobservable in the market making it a Level 3 asset.

Others (Artwork, Sculptures)
Council engaged McWilliam and Associates Pty Ltd to value all artwork, memorabilia and monuments in the 2020/21 financial year and this information was updated into Council's public art register.

The valuation was completed using the replacement cost approach and market value in accordance with AASB 116. The replacement value for artworks and memorabilia was determined by the price at which the items could be purchased from a reputable dealer, gallery or retail outlet.

The replacement value for monuments was determined as the cost of replacing an asset with a similar object in a condition equal to, but not better than its condition when new. An estimate of associated costs including consultancy and site management is included in the determination of the replacement value.

Where the fair value of an asset could not be determined by sale on the open market, a depreciable replacement cost has been adopted. Other significant inputs considered in the valuation are the condition of the asset, pattern of consumption and remaining useful life.

This asset class is categorised as Level 3 as some of the above mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Fair value measurements using significant unobservable inputs (level 3)

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

$ '000	Fair value 2025	Valuation technique/s	Unobservable inputs
Bridges	15,301	Cost Approach	Replacement Cost - Unit Rates vary from asset to asset
			Asset Condition rating 1 - 5 Excellent to Very poor
			Useful life 25-100 years
Community Land	994,148	NSW Valuer General	Unimproved Capital Value provided by Valuer General

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D2-1 Fair value measurement (continued)

$ '000	Fair value 2025	Valuation technique/s	Unobservable inputs
Buildings - Specialised	152,635	Cost Approach	Replacement Cost - Unit Rates vary from asset to asset Asset Condition rating 1 - 5 Excellent to Very Poor Useful life 25-100 years Components: Structure, Roof, Floor, Mechanical, Fire and Security, Internal finishes and Electrical
Buildings Non Specialised	10,359	Cost Approach	Replacement Cost - Unit Rates vary from asset to asset Asset Condition rating 1 - 5 Excellent to Very Poor Useful life 25-100 years Components: Structure, Roof, Floor, Mechanical, Fire and Security, Internal finishes and Electrical
Crown Land	233,098	NSW Valuer General	Unimproved Capital Value provided by Valuer General
Footpaths	79,134	Cost Approach	Replacement Cost - Unit Rates $190 - $725 vary from asset to asset Asset Condition rating 1 - 5 Excellent to Very poor Useful life 40- 100 years
Furniture and Fittings, Office Equipment and Plant and Equipment (e.g. Fleet and Small Plant)	13,304	Cost Approach	Cost vary from asset to asset Useful life 2-20 years Residual Value $nil - $10
Kerb and Gutter	118,503	Cost Approach	The replacement cost unit rate ranges from $95 to $377 subject to material type and asset dimension profiles. Asset Condition rating 1 - 5 Excellent to Very poor Useful life 60-110 years
Land Improvements Depreciable	2,152	Cost Approach	Replacement Cost - Unit Rates vary from asset to asset Asset Condition rating 1 - 5 Excellent to Very poor Useful life 20 years
Land Under Roads	2,337	Cost Approach / Englobo valuation	Total area (85,380,363m2) Total area LUR (23,910m2) Englobo valuation basis (AASB116)
Library Books	3,455	Cost Approach	Replacement Costs vary from asset to asset Asset Condition rating 1-5 Excellent to Very poor Useful life 10 years Residual Value $nil - $10

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D2-1 Fair value measurement (continued)

$ '000	Fair value 2025	Valuation technique/s	Unobservable inputs
Operational Land	348,367	Market Value / Cost Approach	Total area (101,505m2) at the time of last revaluation
Other (Artworks, Sculptures)	1,031	Cost Approach	Sale price based on specialists' professional judgments and Replacement costs vary from asset to asset
Other Structures (Car park)	18,866	Cost Approach	The replacement cost unit rate varies subject to material type and asset dimension profiles. Asset Condition rating 1 - 5 Excellent to Very poor Useful life 10-110 years
Recreational Facilities	100,083	Cost Approach	Replacement Costs vary from asset to asset Asset Condition rating 1 - 5 Excellent to Very poor Useful life 7-150 years
Road Structure and Street Furniture	25,443	Cost Approach	Replacement Costs vary from asset to asset Asset Condition rating 1 - 5 Excellent to Very poor Useful life 10-120 years
Roads	339,321	Cost Approach	The replacement cost unit rate ranges from $18-$223 (surface) and $29-$100 (pavement) subject to treatment material types. Asset Condition rating 1 - 5 Excellent to Very poor Pavement useful life 75 - 105 years Surface useful life 10 - 100 years
Stormwater Drainage	277,321	Cost Approach	Replacement Cost Unit Rates vary from asset to asset Asset Condition rating 1 - 5 Excellent to Very poor Useful life 80-150 years
Swimming Pools	3,765	Cost Approach	Replacement Costs vary from asset to asset Asset Condition rating 2- 3 Good to Satisfactory Useful life 100 years

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D2-1 Fair value measurement (continued)

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

	Community Land		Land under Roads		Land improvements depreciable		Stormwater drainage	
$ '000	2025	2024	2025	2024	2025	2024	2025	2024
Opening balance	**982,360**	972,360	**2,310**	2,462	**1,283**	1,441	**276,666**	187,604
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	**–**	17,700	**–**	–	**80**	–	**618**	853
Purchases (GBV)	**–**	–	**–**	–	**948**	–	**543**	773
Depreciation and impairment	**–**	–	**–**	–	**(159)**	(158)	**(4,543)**	(4,512)
Revaluation	**11,788**	(7,700)	**27**	(152)	**–**	–	**4,037**	91,948
Closing balance	**994,148**	982,360	**2,337**	2,310	**2,152**	1,283	**277,321**	276,666

	Structures (car parks)		Building specialised		Other		Roads and Bulk Earth Work	
$ '000	2025	2024	2025	2024	2025	2024	2025	2024
Opening balance	**47,279**	44,401	**113,746**	104,139	**1,030**	1,030	**355,226**	339,387
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	**(30,686)**	1,238	**31,044**	1,890	**–**	–	**(2,690)**	3,252
Purchases (GBV)	**181**	1,279	**4,095**	4,387	**1**	–	**3,454**	4,632
Depreciation and impairment	**(1,030)**	(979)	**(3,820)**	(3,619)	**–**	–	**(6,910)**	(6,630)
Revaluation	**3,122**	1,340	**7,570**	6,949	**–**	–	**(9,759)**	14,585
Closing balance	**18,866**	47,279	**152,635**	113,746	**1,031**	1,030	**339,321**	355,226

	Bridges		Footpaths		Kerb and gutter		Road structure and street furniture	
$ '000	2025	2024	2025	2024	2025	2024	2025	2024
Opening balance	**11,371**	11,099	**65,697**	59,156	**112,379**	107,287	**13,315**	9,568
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	**513**	–	**(2,237)**	2,063	**41**	673	**8,481**	3,113
Purchases (GBV)	**400**	–	**1,483**	3,896	**821**	1,237	**747**	413
Depreciation and impairment	**(257)**	(250)	**(1,326)**	(1,217)	**(1,985)**	(1,917)	**(541)**	(371)
Revaluation	**3,274**	522	**15,517**	1,799	**7,247**	5,099	**3,441**	592
Closing balance	**15,301**	11,371	**79,134**	65,697	**118,503**	112,379	**25,443**	13,315

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D2-1 Fair value measurement (continued)

$ '000	Recreational facilities 2025	2024	Swimming pools 2025	2024	Crown land 2025	2024	Buildings non-specialised 2025	2024
Opening balance	**98,044**	93,643	**3,749**	2,894	**230,334**	230,334	**4,751**	4,956
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	**2,771**	3,046	**–**	296	**–**	–	**13**	–
Purchases (GBV)	**1,807**	3,024	**–**	483	**–**	–	**5,478**	5
Disposals (WDV)	**(284)**	(876)	**–**	–	**–**	–	**–**	(385)
Depreciation and impairment	**(3,688)**	(3,559)	**(39)**	(34)	**–**	–	**(132)**	(127)
Revaluation	**1,433**	2,766	**55**	110	**2,764**	–	**249**	302
Closing balance	**100,083**	98,044	**3,765**	3,749	**233,098**	230,334	**10,359**	4,751

$ '000	Furniture and fittings 2025	2024	Office equipment 2025	2024	Plant and equipment 2025	2024	Operational Land 2025	2024
Opening balance	**349**	159	**577**	752	**11,606**	10,728	**331,127**	331,588
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	**10**	–	**–**	12	**1**	–	**(146)**	(20,550)
Purchases (GBV)	**155**	225	**774**	–	**3,020**	3,487	**20,169**	–
Disposals (WDV)	**–**	–	**–**	(18)	**(1,387)**	(1,056)	**(136)**	–
Depreciation and impairment	**(52)**	(35)	**(133)**	(169)	**(1,616)**	(1,553)	**–**	–
Revaluation	**–**	–	**–**	–	**–**	–	**(2,647)**	20,089
Closing balance	**462**	349	**1,218**	577	**11,624**	11,606	**348,367**	331,127

$ '000	Library books 2025	2024	Total 2025	2024
Opening balance	**3,309**	3,193	**2,666,508**	2,518,181
Transfers from/(to) another asset class	**–**	–	**7,813**	13,586
Purchases (GBV)	**798**	735	**44,874**	24,576
Disposals (WDV)	**–**	–	**(1,807)**	(2,335)
Depreciation and impairment	**(652)**	(619)	**(26,883)**	(25,749)
Revaluation	**–**	–	**48,118**	138,249
Closing balance	**3,455**	3,309	**2,738,623**	**2,666,508**

Highest and best use

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

D3-1 Contingencies

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

LIABILITIES NOT RECOGNISED

1. Guarantees

(i) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30 June this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

(ii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity. StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

(iii) Other guarantees

Council has provided no other guarantees other than those listed above.

2. Other liabilities

(i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

(ii) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

Where agreement is reached independent valuations guide the acquisition process in accordance with Council's Acquisition and Divestment of Land Policy. At reporting date, independent valuations have not yet been secured to accurately determine the value of any potential liability to Council (and subsequent land asset) from all such potential acquisitions.

ASSETS NOT RECOGNISED

(i) Land under roads

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/2008.

E People and relationships

E1 Related party disclosures

E1-1 Key management personnel (KMP)

Key management personnel (KMP) of the Council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly. KMP defined for this disclosure are elected members, general manager, directors and some managers (based on their responsibility and financial delegations).

The aggregate amount of KMP compensation included in the Income Statement is:

$ '000	2025	2024
Compensation:		
Short-term benefits	**4,379**	4,750
Other long-term benefits	**52**	43
Total	**4,431**	4,793

Other transactions with KMP and their related parties

Council has determined that transactions at arm's length between KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

Council does not use Other transactions with KMP and their related parties.

E1-2 Councillor and Mayoral fees and associated expenses

$ '000	2025	2024
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	**71**	73
Councillors' fees	**313**	315
Other Councillors' expenses (including Mayor)	**106**	89
Total	**490**	477

E2 Other relationships

E2-1 Audit fees

$ '000	2025	2024
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of financial statements	**108**	105
Remuneration for audit and other assurance services	**108**	105
Total Auditor-General remuneration	**108**	105
Total audit fees	**108**	105

F Other matters

F1-1 Statement of Cash Flows information

Reconciliation of Operating Result

$ '000	2025	2024
Net operating result from Income Statement	**21,997**	21,687
Add / (less) non-cash items:		
Depreciation and amortisation	**27,062**	25,949
Net loss on disposal of assets	**(3,675)**	1,070
Non-cash capital grants and contributions	**(2,738)**	–
Gains recognised on fair value re-measurements through the P&L:		
– Investments classified as 'at fair value' or 'held for trading'	**(8)**	(9)
– Investment property	**306**	–
Movements in operating assets and liabilities and other cash items:		
(Increase)/decrease in receivables	**(99)**	(53)
(Increase)/decrease in inventories	**19**	(7)
(Increase)/decrease in other assets	**(3,618)**	289
Increase/(decrease) in payables – operating	**4,093**	111
Increase/(decrease) in other liabilities	**585**	1,042
Increase/(decrease) in contract liabilities	**(8,698)**	(1,404)
Increase/(decrease) in employee leave entitlements	**422**	(49)
Net cash provided from operating activities from the Statement of Cash Flows	**35,648**	48,626

F2-1 Commitments

Capital commitments (exclusive of GST)

$ '000	2025	2024
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Property, plant and equipment		
Buildings	**380**	161
Other	**6,020**	8,644
Total commitments	**6,400**	8,805
These expenditures are payable as follows:		
Within the next year	**6,400**	8,805
Total payable	**6,400**	8,805
Sources for funding of capital commitments:		
Unrestricted general funds	**6,400**	8,805
Total sources of funding	**6,400**	8,805

F3-1 Events occurring after the reporting date

In the period after balance sheet date to signing of this report, Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

F4 Statement of developer contributions

F4-1 Summary of developer contributions

$ '000	Opening balance at 1 July 2024	Contributions received during the year: Cash	Non-cash Land	Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
Traffic facilities	21,659	7,977	–	–	1,308	(5,411)	–	25,533	–
Parking	863	–	–	–	42	(22)	–	883	–
Open space	68,686	4,198	–	–	2,984	(21,234)	–	54,634	–
Community facilities	8,543	437	–	–	432	(98)	–	9,314	–
S7.11 contributions – under a plan	99,751	12,612	–	–	4,766	(26,765)	–	90,364	–
S7.12 levies – under a plan	16,272	4,535	–	–	676	(9,842)	–	11,641	–
Total S7.11 and S7.12 revenue under plans	116,023	17,147	–	–	5,442	(36,607)	–	102,005	–
Total contributions	116,023	17,147	–	–	5,442	(36,607)	–	102,005	–

Under the *Environmental Planning and Assessment Act 1979*, local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

F4-2 Developer contributions by plan

$ '000	Opening balance at 1 July 2024	Contributions received during the year: Cash	Non-cash Land	Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
S7.11 contributions – under a plan									
CONTRIBUTION PLAN – 1993 Plan									
Parking	863	–	–	–	42	(22)	–	883	–
Total	863	–	–	–	42	(22)	–	883	–
CONTRIBUTION PLAN – 2000 to 2003 Residential Plan									
Open space	214	–	–	–	10	(21)	–	203	–
Total	214	–	–	–	10	(21)	–	203	–
CONTRIBUTION PLAN – 2004/2009 Residential Plan									
Open space	842	–	–	–	40	(77)	–	805	–
Community facilities	3,087	–	–	–	153	(1)	–	3,239	–
Traffic and other	–	–	–	–	–	–	–	–	–
Total	3,929	–	–	–	193	(78)	–	4,044	–
CONTRIBUTION PLAN – 2010 Plan									
Traffic facilities	21,659	7,977	–	–	1,308	(5,411)	–	25,533	–
Open space	67,241	4,198	–	–	2,915	(21,136)	–	53,218	–
Community facilities	5,456	437	–	–	279	(97)	–	6,075	–
Total	94,356	12,612	–	–	4,502	(26,644)	–	84,826	–
CONTRIBUTION PLAN – Ku-ring-gai SEPP 5 Plan									
Open space	389	–	–	–	19	–	–	408	–
Total	389	–	–	–	19	–	–	408	–
S7.12 Levies – under a plan									
CONTRIBUTION PLAN NUMBER – Section 7.12 levies									
Indirect contribution	16,272	4,535	–	–	676	(9,842)	–	11,641	–
Total	16,272	4,535	–	–	676	(9,842)	–	11,641	–

End of the audited financial statements

Ku-ring-gai Council

General Purpose Financial Statements

for the year ended 30 June 2025

Independent Auditor’s Reports:

On the Financial Statements (Sect 417 [2])

Independent Auditor's Report (to be inserted)

continued on next page ...

Ku-ring-gai Council

General Purpose Financial Statements
for the year ended 30 June 2025

Independent Auditor's Reports: (continued)

On the Financial Statements (Sect 417 [3])

Ku-ring-gai Council

SPECIAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2025

Ku-ring-gai will be an inclusive and connected community, where our natural environment and heritage are valued, working towards a sustainable future.

Ku-ring-gai Council

Special Purpose Financial Statements

for the year ended 30 June 2025

Contents Page

Statement by Councillors and Management 3

Special Purpose Financial Statements:

Income Statement of Trade Waste 4

Statement of Financial Position of Trade Waste 5

Note – Material accounting policy information 6

Auditor's Report on Special Purpose Financial Statements 8

Background

i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.

ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.

iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than $2 million that Council has formally declared as a business activity (defined as Category 1 activities).

iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

Ku-ring-gai Council

Special Purpose Financial Statements

for the year ended 30 June 2025

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement *'Application of National Competition Policy to Local Government'*,
- the Division of Local Government Guidelines *'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality'*,
- the Local Government *Code of Accounting Practice and Financial Reporting*,

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

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

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

Signed in accordance with a resolution of Council made on 23 September 2025.

Christine Kay
Mayor
23 September 2025

Kim Wheatley
Deputy Mayor
23 September 2025

David Marshall
General Manager
23 September 2025

Mette Kofoed
Responsible Accounting Officer
23 September 2025

Ku-ring-gai Council

Income Statement of Trade Waste

for the year ended 30 June 2025

$ '000	2025 Category 2	2024 Category 2
Income from continuing operations		
User charges	**2,029**	2,107
Other income	**231**	202
Total income from continuing operations	**2,260**	2,309
Expenses from continuing operations		
Employee benefits and on-costs	**76**	100
Materials and services	**1,161**	1,167
Total expenses from continuing operations	**1,237**	1,267
Surplus from continuing operations before capital amounts	**1,023**	1,042
Surplus from continuing operations after capital amounts	**1,023**	1,042
Surplus from all operations before tax	**1,023**	1,042
Less: corporate taxation equivalent (25%) [based on result before capital]	**(256)**	(261)
Surplus after tax	**767**	781
Plus accumulated surplus	**541**	551
Plus adjustments for amounts unpaid:		
– Corporate taxation equivalent	**256**	261
Less:		
– Dividend paid	**(1,095)**	(1,052)
Closing accumulated surplus	**469**	541
Return on capital %	**128.4%**	131.1%
Calculation of dividend payable:		
Surplus (deficit) after tax	**767**	781
Surplus for dividend calculation purposes	**767**	781
Potential dividend calculated from surplus	**384**	391

Ku-ring-gai Council

Statement of Financial Position of Trade Waste

as at 30 June 2025

$ '000	2025 Category 2	2024 Category 2
ASSETS		
Non-current assets		
Infrastructure, property, plant and equipment	**797**	795
Total non-current assets	**797**	795
Total assets	**797**	795
LIABILITIES		
Current liabilities		
Payables	**171**	106
Employee benefit provisions	**157**	148
Total current liabilities	**328**	254
Total liabilities	**328**	254
Net assets	**469**	541
EQUITY		
Accumulated surplus	**469**	541
Total equity	**469**	541

Note – Material accounting policy information

A statement summarising the supplemental accounting policies adopted in the preparation of the Special Purpose Financial Statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these Special Purpose Financial Statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these Special Purpose Financial Statements have been prepared in accordance with the Local Government Act 1993 (NSW), the *Local Government (General) Regulation 2005*, and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current values of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government.

The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'.

The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements.

These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

Declared business activities

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, Council has declared that the following are to be considered as business activities:

Category 1
(where gross operating turnover is over $2 million)

Nil

Category 2
(where gross operating turnover is less than $2 million)

Trade Waste
Comprising the whole of the operations and assets of Trade Waste.

Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

continued on next page ...

Note – Material accounting policy information (continued)

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities:

Corporate income tax rate – 25**%** (23/24 25%)

Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 25%. (23/24 25%)

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

Loan and debt guarantee fees

There are no loans applicable to the business activity in the operating statement.

(i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed.

Subsidies occur when Council provides services on a less-than-cost-recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations.

Accordingly, 'subsidies disclosed' (in relation to National Competition Policy) represents the difference between revenue generated from 'rate of return' pricing and revenue generated from prices set by Council in any given financial year.

The overall effect of subsidies is contained within the Income Statement of the reported business activity.

(ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Such funds are subsequently available for meeting commitments or financing future investment strategies.

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows:

$$\frac{\text{Operating result before capital income + interest expense}}{\text{Written down value of I,PP\&E as at 30 June}}$$

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 4.16% at 30/6/25.

(iii) Dividends

Council is not required to pay dividends to either itself or to any external entities.

Ku-ring-gai Council

Special Purpose Financial Statements
for the year ended 30 June 2025

Independent Auditor's Report (to be inserted)

Ku-ring-gai Council

SPECIAL SCHEDULES

for the year ended 30 June 2025

Ku-ring-gai will be an inclusive and connected community, where our natural environment and heritage are valued, working towards a sustainable future.

Ku-ring-gai Council

Special Schedules

for the year ended 30 June 2025

Contents Page

Special Schedules:

Permissible income for general rates 3

Report on infrastructure assets as at 30 June 2025 5

Special Schedules are not audited (with the exception of the Permissible income for general rates Statement).

Background

(i) These Special Schedules have been designed to meet the requirements of special purpose users such as:

- the NSW Grants Commission
- the Australian Bureau of Statistics (ABS)
- the Office of Local Government (OLG)

(ii) The financial data is collected for various users including:

- the allocation of Financial Assistance Grants
- the incorporation of Local Government financial figures in national statistics
- the monitoring of loan approvals
- the allocation of borrowing rights, and
- the monitoring of the financial activities of specific services.

Ku-ring-gai Council

Permissible income for general rates

$ '000	Notes	Calculation 2024/25	**Calculation 2025/26**
Notional general income calculation [1]			
Last year notional general income yield	a	74,721	**79,066**
Plus or minus adjustments [2]	b	2	**–**
Notional general income	c = a + b	**74,723**	**79,066**
Permissible income calculation			
Percentage increase	d	5.20%	**6.10%**
Plus percentage increase amount [3]	f = d x (c + e)	3,886	**4,823**
Sub-total	g = (c + e + f)	**78,609**	**83,889**
Plus (or minus) last year's carry forward total	h	507	**49**
Sub-total	j = (h + i)	**507**	**49**
Total permissible income	k = g + j	79,116	**83,938**
Less notional general income yield	l	79,066	**84,071**
Catch-up result	m = k – l	49	**(133)**
Plus income lost due to valuation objections claimed [4]	n	–	**133**
Carry forward to next year [6]	p = m + n + o	49	**–**

Notes

(1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.

(2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.

(3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).

(4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer General. Councils can claim the value of the income lost due to valuation objections in any single year.

(6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Independent Auditor's Report (to be inserted)

Ku-ring-gai Council

Report on infrastructure assets as at 30 June 2025

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard [a] $ '000	Estimated cost to bring to the agreed level of service set by Council [b] $ '000	2024/25 Required maintenance [c] $ '000	2024/25 Actual maintenance $ '000	Net carrying amount $ '000	Gross replacement cost (GRC) $ '000	Assets in condition as a percentage of gross replacement cost 1	2	3	4	5
Buildings	All Council Buildings	32,691	61,690	5,130	5,361	162,994	256,655	20.8%	26.4%	39.3%	11.6%	1.9%
	Sub-total	**32,691**	**61,690**	**5,130**	**5,361**	**162,994**	**256,655**	**20.8%**	**26.4%**	**39.3%**	**11.6%**	**1.9%**
Other structures (Car Parks)	Other structures (Car Parks)	205	1,153	630	324	18,866	25,111	3.0%	31.6%	60.8%	4.6%	0.0%
	Sub-total	**205**	**1,153**	**630**	**324**	**18,866**	**25,111**	**3.0%**	**31.6%**	**60.8%**	**4.6%**	**0.0%**
Roads	Roads	19,238	76,988	1,990	1,212	248,319	397,050	6.0%	47.1%	27.5%	15.8%	3.6%
	Bridges	891	2,359	120	–	15,301	23,681	3.9%	76.2%	10.0%	4.9%	5.1%
	Footpaths	1,307	6,309	1,620	1,060	79,134	108,039	31.7%	18.8%	43.7%	5.4%	0.5%
	Other Road Assets (Incl. Bulk Earthworks)	267	1,415	1,400	1,136	234,948	348,759	31.9%	6.5%	61.2%	0.4%	0.0%
	Sub-total	**21,703**	**87,071**	**5,130**	**3,408**	**577,702**	**877,529**	**19.4%**	**28.3%**	**42.4%**	**8.1%**	**1.8%**

continued on next page ...

Ku-ring-gai Council

Report on infrastructure assets as at 30 June 2025 (continued)

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard [a] $ '000	Estimated cost to bring to the agreed level of service set by Council [b] $ '000	2024/25 Required maintenance [c] $ '000	2024/25 Actual maintenance $ '000	Net carrying amount $ '000	Gross replacement cost (GRC) $ '000	Assets in condition as a percentage of gross replacement cost 1	2	3	4	5
Stormwater drainage	Stormwater drainage	37,912	37,912	1,810	879	277,321	517,019	7.3%	7.6%	43.2%	23.7%	18.2%
	Sub-total	**37,912**	**37,912**	**1,810**	**879**	**277,321**	**517,019**	**7.3%**	**7.6%**	**43.2%**	**23.7%**	**18.2%**
Open space / recreational assets	Swimming Pools & Recreational Assets	2,543	8,801	7,600	8,284	103,848	169,982	27.5%	24.9%	42.4%	3.7%	1.5%
	Sub-total	**2,543**	**8,801**	**7,600**	**8,284**	**103,848**	**169,982**	**27.5%**	**24.9%**	**42.4%**	**3.7%**	**1.5%**
	Total – all assets	**95,054**	**196,627**	**20,300**	**18,256**	**1,140,731**	**1,846,296**	**16.7%**	**22.0%**	**42.4%**	**12.5%**	**6.4%**

(a) The estimated cost to bring assets to a satisfactory standard is the amount of money that is required to be spent on an asset that is currently not at the condition determined to be satisfactory by the Council and community.

(b) The estimated cost to renew or rehabilitate existing assets that have reached the condition-based intervention level adopted by Council.

(c) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

Ku-ring-gai Council

Report on infrastructure assets as at 30 June 2025

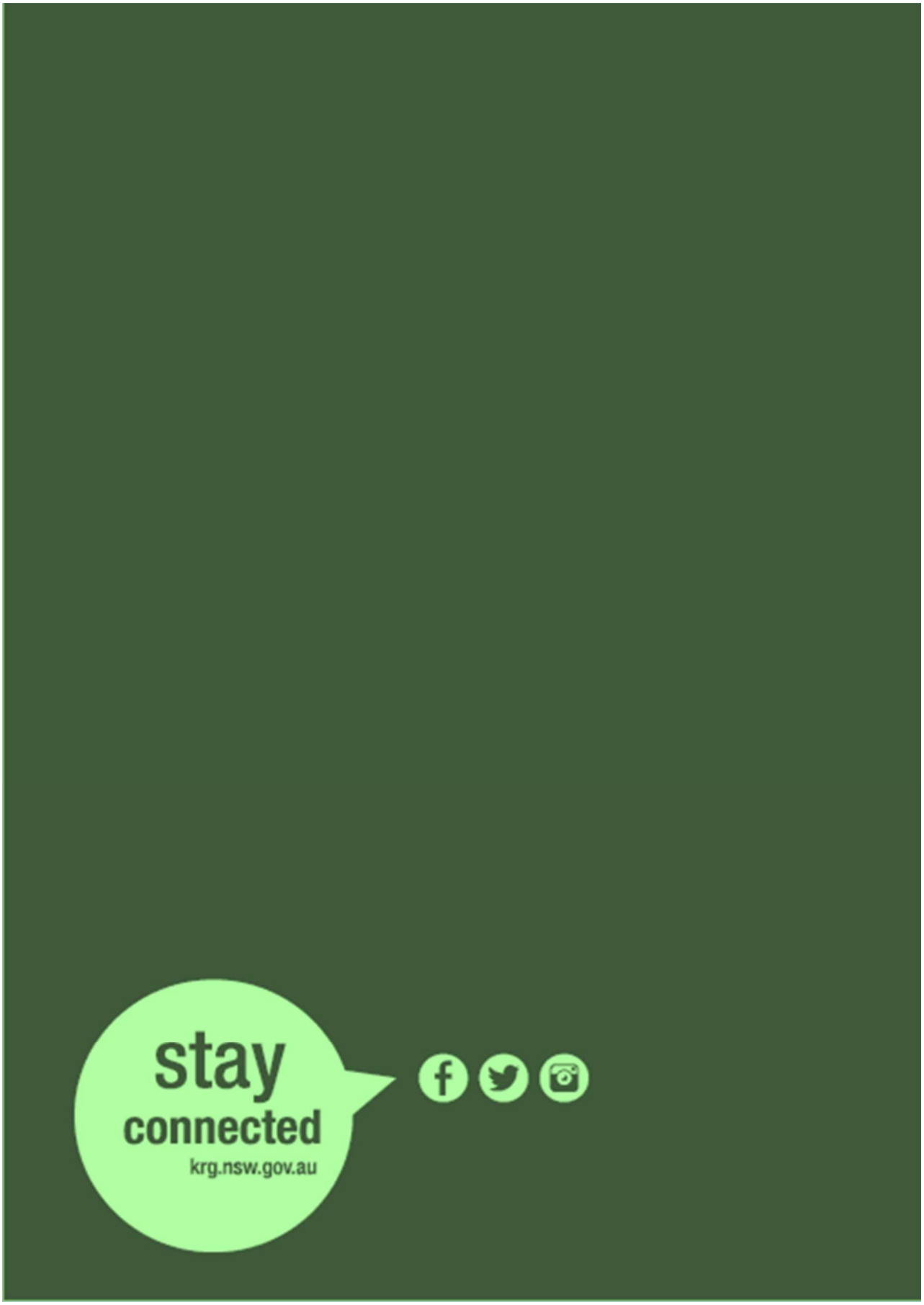
Infrastructure asset performance indicators consolidated *

$ '000	Amounts 2025	Indicator 2025	Indicators 2024	2023	2022	Benchmark
Buildings and infrastructure renewals ratio						
Asset renewals [1] / Depreciation, amortisation and impairment	14,171 / 24,271	58.39%	86.91%	100.97%	107.76%	> 100.00%
Infrastructure backlog ratio						
Estimated cost to bring assets to a satisfactory standard / Net carrying amount of infrastructure assets [2]	95,054 / 1,204,950	7.89%	9.12%	9.73%	2.99%	< 2.00%
Asset maintenance ratio						
Actual asset maintenance / Required asset maintenance	18,256 / 20,300	89.93%	91.94%	91.42%	95.28%	> 100.00%
Cost to bring assets to agreed service level						
Estimated cost to bring assets to an agreed service level set by Council / Gross replacement cost	196,627 / 1,846,296	10.65%	12.81%	19.57%	8.20%	< 0.00%

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

(2) Includes Work In Progress (WIP)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COUNCILLOR EXPENSES AND FACILITIES POLICY - POST EXHIBITION REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to adopt the updated and final version of the Councillor Expenses and Facilities Policy and expense limits for the second year of this Council term.
BACKGROUND:	Section 252(1) of the Local Government Act 1993 (the Act) requires Council to adopt a Councillor Expenses and Facilities policy within the first 12 months of each term of Council. Council approved for the draft policy to be placed on public exhibition at the 22 July 2025 OMC.
COMMENTS:	Council received 2 submissions. Council will respond to the issues raised but does not believe that any changes to the policy are required. The final version of the policy is attached, including updated expense limits in line with CPI.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council adopt the Councillor Expenses and Facilities Policy to come into effect on 1 October 2025.

PURPOSE OF REPORT

For Council to adopt the updated and final version of the Councillor Expenses and Facilities Policy and expense limits for the second year of this Council term.

BACKGROUND

Section 252 of the *Local Government Act 1993* requires Council to adopt a Councillor expenses and facilities policy within the first 12 months of each term of Council. This policy must comply with the provisions of the Act, regulations and the NSW Office of Local Government's (OLG) *Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW* issued under section 23A of the Act.

The Councillor Expenses and Facilities Policy is updated regularly to ensure it is:

- updated in line with the Consumer Price Index (CPI)
- consistent with NSW and Council policy, and recommendations of integrity bodies
- based on what Councillors need to effectively carry out their civic duties, and
- what is acceptable to the community.

The current version of the policy was approved by Council in December 2023, with updated expense limits circulated to Councillors after the 2024 local government elections.

In July 2025, Council approved for the draft policy to be placed on public exhibition. The policy was placed on exhibition for 28 days and the public consultation period has now concluded.

COMMENTS

Council received two submissions regarding the Councillor Expenses and Facilities Policy. These submissions were reviewed and considered as part of the policy evaluation process.

The submissions suggested that councillor expenses should be more modest given cost of living crisis. Feedback raised some concerns regarding the allowances provided, the overall level of expenses, high allowances for technology, equipment and training and suggested that resources are managed more efficiently.

The two submissions are included in confidential Attachment A1 of this report.

The updated Councillor Expenses and Facilities Policy complies with legislative requirements and has been updated to reflect current CPI data, ensuring that expense limits remain fair and appropriate. The policy promotes equitable access to the role by reimbursing councillors for legitimate costs and supports effective governance through essential professional development. These provisions help remove barriers, enabling all councillors to carry out their duties effectively, regardless of their personal circumstances.

Council will respond directly to the comments and questions raised in these submissions.

No further changes to the policy are suggested and it is recommended that Council adopt the policy, incorporating the updated expense limits, to take effect from the second year of the current Council term, commencing 1 October 2025 and concluding 30 September 2026.

INTEGRATED PLANNING AND REPORTING

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
L4.1: The organisation provides ethical and transparent decision-making, efficient management, and quality customer service.	L1.2: Council's governance framework supports probity, transparency, compliance with legislative requirements and a culture of ethical conduct and informed decision-making	L1.2.5: Review and update Council's policy and procedures for the conduct of Council meetings, public forums and committees in line with Office of Local Government requirements

GOVERNANCE MATTERS

Section 252 of the Local Government Act states that Councils are required to establish a policy within the first year of each term that outlines how they will cover expenses and provide facilities for the mayor, deputy mayor and councillors in fulfilling their official duties. Councils cannot pay expenses or provide facilities outside the guidelines of this policy.

RISK IMPLICATION STATEMENT

The primary risk associated with the recommendation contained in this report is related to regulatory procedures. 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. This policy establishes the provision of councillor expenses and facilities in a manner that is transparent and accountable.

FINANCIAL CONSIDERATIONS

While expense limits will increase in line with CPI, actual expenses are contingent on the usage by Councillors. Council's 2024/25 budget for councillor expenses is sufficient to accommodate the updated expense limits.

SOCIAL CONSIDERATIONS

Nil.

ENVIRONMENTAL CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

Section 253 of the *Local Government Act 1993* states that Councils must give public notice of their intention to adopt or amend their expense and facilities policy allowing at least 28 days for public submissions, and consider all public submissions received within the public exhibition period and make necessary changes to the draft policy or amendment. Public exhibition is not required for minor amendments. The public exhibition period was undertaken between July and August 2025.

INTERNAL CONSULTATION

The policy has been developed by Governance and Corporate Strategy in consultation with Finance.

SUMMARY

Section 252 of the *Local Government Act 1993* requires Council to adopt a Councillor expenses and facilities policy within the first 12 months of each term of Council, and the guidelines recommend it be updated annually. Council approved for the draft policy to be placed on public exhibition in July 2025. Following the public exhibition, Council received two submissions and upon review no changes to the exhibited policy are suggested. It is therefore recommended that Council adopt the updated policy effective from 1 October 2025 to 30 September 2026.

RECOMMENDATION:

That Council adopt the updated Councillor Expenses and Facilities Policy to come into effect on 1 October 2025.

Eliza Gilbank-Heim
Governance Support Officer

Christopher M Jones
Manager Governance and Corporate Strategy

Angela Apostol
Director Corporate

Attachments:	A1	Submissions - Councillor Expenses and Facilities Policy	*Confidential*
	A2⇩	Draft Councillor Expenses and Facilities Policy (Post-exhibition)	2024/329459

Ku-ring-gai Council

Policy

Councillor Expenses and Facilities (DRAFT)

Version Number 19

Adopted: tbc

Effective: tbc

Councillor Expenses and Facilities

Table of Contents

Controlled Document Information **3**
Authorisation Details 3
Related Document Information, Standards & References 3
Version History 4
Policy **5**
Policy Summary 5
Responsibilities 7
Part A – Introduction **8**
1. Introduction 8
2. Policy Objectives 8
3. Principles 9
4. Private or Political Benefit 10
Part B — Expenses and Facilities **11**
5. General Requirements 11
6. Travel Expenses 11
7. Professional Development 12
8. Accommodation, meals and incidental travel expenses 12
9. Functions and Events 13
10. Accompanying Person Expenses 13
11. Information and Communications Technology 14
12. Home Office Expenses 15
13. Special Requirement and Carer Expenses 15
14. Insurances 16
15. Legal Assistance 16
16. Other Provisions 18
17. Additional Provisions for the Mayor 19
18. Return or Retention of Equipment 20
Part C — Processes **21**
19. Approval, Payment and Reimbursement Arrangements 21
20. Disputes 22
21. Publication 23
22. Reporting 23
PART D – Definitions **24**

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Controlled Document Information

Authorisation Details

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Controlled Document Number:	97	**TRIM Record No:**	2024/329459
Controlled Document Type:	Policy		
Controlled Document Name:	Councillor Expenses and Facilities Policy		
Version Number:	19		
Department:	Corporate		
Distribution:	Internal & External		
Review Period: Max < 4 years	1	**Next Review Date:**	30 September 2026
Document Status:	DRAFT		
Approval Type:	Council Resolution		
Version Start Date:	1 October 2025	**Version End Date:**	30 September 2026

Related Document Information, Standards & References

Related Legislation:	Local Government Act 1993 Local Government (General) Regulation 2021	Sections 252 – 254 Sections 217 and 403
Related Policies (Council & Internal)	Ku-ring-gai Council Code of Conduct Fraud and Corruption Control Policy	
Related Documents	Reimbursement Form	2017/259773 (word template) 2017/263007 (PDF template)
Other References	Office of Local Government Circular No. 17-17, Councillor Expenses and Facilities Policy Template Guidance for councillors on corruption risks associated with overseas travel (ICAC, June 2024)	

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Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	08/03/2005	27/02/2007	Director Corporate	Original
2	27/02/2007	30/07/2008	Director Corporate	Major revision following DLG Circular 06-57
3	30/07/2008	13/10/2009	Director Corporate	Annual revision following DLG Circulars 07-22 and 08-03
4	13/10/2009	13/02/2010	Director Corporate	Annual Revision
5	13/02/2010	12/10/2010	Director Corporate	Revision following DLG Circular 09-36
6	12/10/2010	19/10/2011	Director Corporate	Annual review (CPI only)
7	19/10/2011	20/11/2012	Director Corporate	Annual review (CPI only)
8	20/11/2012	26/11/2013	Director Corporate	Annual review and minor revisions
9	27/11/2013	24/11/2014	Director Corporate	Annual review and minor revisions
10	25/11/2014	06/10/2015	Director Corporate	Annual review (CPI only) and reformatting into the new policy template
11	07/10/2015	11/10/2016	Director Corporate	Annual review (CPI only) and clarification of Councillor attendance at functions and events.
12	12/10/016	28/08/2018	Director Corporate	Annual review (CPI only)
13	12/10/2016	28/08/2018	Director Corporate	Update formatting only (Team Leader Governance)
14	29/08/2018	04/09/2019	Director Corporate	Term review (CPI only)
15	04/09/2019	4/09/2021	Manager Governance & Corporate Strategy	Annual review (CPI only)
16	04/09/2021	20/12/2022	Manager Governance & Corporate Strategy	Major review and reformatting into the OLG template. Inclusion of counselling and support services.
17	21/12/2022	20/12/2023	Manager Governance & Corporate Strategy	Annual review (review of limits and CPI adjustments at 7.6%).
18	21/12/2023	13/9/2024	Manager Governance & Corporate Strategy	Annual review (review of limits and CPI adjustments at 4.2%). Including commentary about prorating for short term of Council and other minor amendments.
18.1	2/10/2024	30/10/2025	Manager Governance & Corporate Strategy	Limits updated for CPI and circulated to Councillors
19	1/10/2025		Manager Governance & Corporate Strategy	Annual review and CPI adjustments (2%). Policy updated to include all expense limits in Table A.

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Policy

Policy Summary

This policy enables the reasonable and appropriate reimbursement of expenses and provision of facilities to Councillors to help them undertake their civic duties.

It ensures accountability and transparency and seeks to align Councillor expenses and facilities with community expectations. Councillors must not obtain private or political benefit from any expense or facility provided under this policy.

The policy has been prepared in accordance with the Local Government Act 1993 (the Act) and Local Government (General) Regulation 2005 (the Regulation) and complies with the Office of Local Government's Guidelines for the payment of expenses and provision of facilities to Mayors and Councillors in NSW. A Council must adopt a Councillor Expenses and Facility policy within the first 12 months of each term of Council and may update it as required.

The policy sets out the maximum amounts Council will pay for expenses and facilities. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

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Table A: Current expense limits

The expense limits and facilities are summarised in the table below.

Expense or facility	Maximum Limit for each Councillor
Travel expenses (excluding travel for professional development covered separately) (Clause 6.2)	$1,160 per year of term
Professional development (including training and education, conferences and seminars) (Clause 7.2)	$12,470 in the first year of term and $10,300 per year of term thereafter. Includes registration fees, travel, accommodation, meals, refreshments and incidental expenses. Induction and internally arranged training and workshops for all Councillors are additional and subject to budget.
Functions and events (Clause 9.2)	$1,400 per year of term ($2,795 for the Mayor). Complimentary tickets to all Council functions and events for each Councillor and an accompanying person.
Accompanying person expenses (Clause 10.2)	$815 per year of term ($1,630 for the Mayor)
Home telephone and internet (Clause 11.1)	$235 per month reimbursement
Mobile phone (Clause 11.2)	Council provided mobile phone: $3040 per Council term for cost of device, accessories and apps, connected to corporate mobile plan for calls, texts and data or reimbursement for use of a Councillor's private mobile phone for Council business use: $235 per month reimbursement.
Laptop or tablet (Clause 11.3)	$3,470 per Council term for cost of device, accessories and software, connected to corporate data plan.
Multi-function device (Clause 11.4)	$870 per Council term for cost of device.
Home office expenses (Clauses 12.1 – 12.5)	Furniture and equipment: $1,630 per Council term. Consumables and incidentals: $980 per year of term. Subscriptions, publications or other resource materials: $1,200 per year of term Postage: $585 per year of term Business cards: 500 per year of term (750 for the Mayor).
Carer expenses (Clause 13.4)	$3,500 per year of term.
Insurance cover (Clause 14)	Public liability and professional indemnity, Personal accident, Travel, Councillors and Officers Insurance.
Legal assistance (Clause 15)	Various provisions for Councillors defending action taken against them.
Access to facilities in a Councillor common room (Clause 16.1)	Furnished to include telephone, photocopier, printer, desks, computers and refreshments.
Access to rooms for meetings (Clause 16.1)	Councillors may use Council meeting rooms for official business at no charge.
Meals and refreshments (Clause 16.1)	Meals and refreshments for Council and Committee meetings, Public Forums, briefings, workshops and official functions.

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Expense or facility	Maximum Limit for each Councillor
Name badge (Clause 16.1)	Not applicable.
Security card for entry to Council's administration building (Clause 16.1)	Not applicable.
Personal protective equipment for site inspections (Clause 16.1)	A raincoat and a pair of protective footwear for site inspections during inclement weather.
Christmas or festive cards (Clause 16.1 & 17.1)	100 per year of term (200 for the Mayor).
Reserved parking space at Council offices (Clauses 16.1 & 17.1)	One space provided for the Mayor and three spaces for Councillors.
Car parking permit (Clause 16.1)	Car parking sticker to enable a Councillor to park in any Council car park at any time for an unlimited period when discharging the functions of civic office.
Executive Assistant (Clause 16.1 & 17.1)	One staff member provided to support Councillors and one staff member provided to support the Mayor.
Mayoral Office (Clause 17.1)	Furnished office, including office equipment, consumables, Mayoral letterhead, postage, light meals and refreshments, Mayoral robes and chain.
Council vehicle and fuel card (Clause 17.1)	A similar standard vehicle to that available for the General Manager, for use on official business and incidental private use. Other private use (more than incidental) to be reimbursed to Council at the rate contained in the Local Government (State) Award.
Note: *Expenses limits will be adjusted for CPI for each year of term (calculated as the annual increase to June each year in line with the corporate budget and forecasts.*	

Responsibilities

Councillors are responsible for complying with the provisions and spirit of this policy,

The General Manager is responsible for approving claims made under this policy.

The Manager Governance and Corporate Strategy is responsible for providing advice to the General Manager and to Councillors regarding this policy.

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Part A – Introduction

1. Introduction

1.1. The provision of expenses and facilities enables Councillors to fulfil their civic duties as the elected representatives of Ku-ring-gai Council.

1.2. The community is entitled to know the extent of expenses paid to Councillors, as well as the facilities provided.

1.3. The purpose of this policy is to clearly state the expenses and facilities that are available to Councillors to assist them in fulfilling their civic duties.

1.4. Expenses and facilities provided by this policy are in addition to fees paid to Councillors. The minimum and maximum fees a council may pay each Councillor are set by the Local Government Remuneration Tribunal as per Section 241 of the Act and reviewed annually. Council must adopt its annual fees within this set range.

2. Policy Objectives

2.1. The objectives of this policy are to:

- enable the reasonable and appropriate payment and reimbursement of expenses incurred by Councillors while undertaking their civic duties
- enable facilities of a reasonable and appropriate standard to be provided to Councillors to support them in undertaking their civic duties
- ensure accountability and transparency in reimbursement of expenses and provision of facilities to Councillors
- ensure expenses and facilities provided to Councillors meet community expectations
- support a diversity of representation
- fulfil the Council's statutory responsibilities.

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3. Principles

3.1. Council commits to the following principles:

- **Proper conduct**: Councillors and staff acting lawfully and honestly, exercising care and diligence in carrying out their functions.
- **Reasonable expenses**: providing for Councillors to be reimbursed for expenses reasonably incurred as part of their role as Councillor.
- **Participation and access:** enabling people from diverse backgrounds, under-represented groups, those in carer roles and those with special needs to serve as a Councillor.
- **Equity:** there must be equitable access to expenses and facilities for all Councillors.
- **Appropriate use of resources:** providing clear direction on the appropriate use of Council resources in accordance with legal requirements and community expectations.
- **Accountability and transparency:** clearly stating and reporting on the expenses and facilities provided to Councillors.

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4. Private or Political Benefit

4.1. Councillors must not obtain private or political benefit from any expense or facility provided under this policy.

4.2. Incidental private use of Council equipment and facilities by Councillors may occur from time to time.

4.3. Such incidental private use does not require a compensatory payment back to Council.

4.4. Councillors should avoid obtaining any greater private benefit from Council than an incidental benefit. Where there are unavoidable circumstances and more substantial private use of Council facilities does occur, Councillors must reimburse the Council.

4.5. Campaigns for re-election are considered a political benefit. The following are examples of what is considered a political interest during a re-election campaign:

- production of election material
- use of Council resources and equipment for campaigning
- use of official Council letterhead, publications, websites or services for political benefit
- fundraising activities of political parties or individuals, including political fundraising events.

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Part B — Expenses and Facilities

5. General Requirements

5.1. All expenses provided under this policy will be for a purpose specific to the functions of holding civic office. A general expense allowance is not permitted under this policy.

5.2. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

5.3. All monetary amounts are exclusive of GST and will be increased annually on the anniversary of election to office in accordance with CPI (Sydney, all groups).

6. Travel Expenses

6.1. The Mayor and each Councillor may be compensated for travel expenses incurred while undertaking official Council business and for professional development in respect to their role as an elected member. This includes direct payment or reimbursement for public transport fares, use of a private vehicle, taxi fares, airfares, ride-share programs, parking costs and tolls. From time to time the General Manager may authorise the use of a Council vehicle by a Councillor for official business if other options are not available or impractical.

6.2 The maximum limit for general travel expenses for each Councillor per year of term is listed in **Table A**. Travel expenses incurred for professional development are additional and included within the separate maximum limit set out in Clause 7.2. Travel expenses to locations outside the Greater Sydney and surrounding regions may only be authorised by resolution of Council, unless for professional development.

6.3. Councillors seeking to be reimbursed for travel expenses must submit a claim that includes as a minimum the date, place of departure and arrival, distance (for private vehicle claims) and the purpose of travel being claimed. The use of a private vehicle will be reimbursed by kilometre at the rate contained in the Local Government (State) Award.

6.4. Air travel is economy class and bookings for air travel are to be made by the General Manager's office on behalf of the Councillor.

6.5. All travel by Councillors should be undertaken using the most direct route and the most practicable and economical mode of transport subject to any personal medical considerations.

6.6. Council will not pay any traffic or parking fines or administrative charges for road toll accounts.

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7. Professional Development

7.1 Professional development includes training and education, attendance at conferences and seminars and membership of professional bodies relevant to the role of a Councillor or the Mayor.

7.2 Councillors may attend professional development within the maximum limits under **Table A** for each year of term.

7.3 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.

7.4 In the first year of a new Council term, Council will provide a comprehensive induction program for all Councillors. The cost of the induction program will be in addition to the individual professional development maximum limit for Councillors.

7.5 From time to time all Councillors will be provided with internally organised training and offsite workshops, such as for the Code of Conduct and strategic planning workshops. These costs will be in addition to the individual professional development maximum limit for Councillors and subject to budget allocations.

7.6 Councillors are best placed to determine their own their requirements for professional development. This will be a key consideration for the General Manager when assessing an application for professional development, which must be made in advance by written request.

8. Accommodation, meals and incidental travel expenses

8.1 Council will provide for accommodation, meals and incidental travel expenses while Councillors are undertaking professional development and other official business, within the maximum limits set out in the relevant clauses.

8.2 In circumstances where Councillors are travelling long distances, it may be appropriate to claim accommodation and meals the night before and/or the night after the event. It is a matter for each Councillor, on balance, to decide whether to claim accommodation in these circumstances.

8.3 Generally, it is not expected that Councillors would claim for accommodation in locations within metropolitan Sydney. However, there may be occasions where events within metropolitan Sydney run into the evening and staying overnight is appropriate, or when travel time and costs would outweigh the cost of accommodation. It is a matter for each Councillor, on balance, to decide whether to claim accommodation in these circumstances.

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8.4 When practical and available, accommodation will be arranged at the location of events, or as near as possible. The accommodation will be equivalent to a double room and generally of a standard similar to accommodation at the event venue. Accommodation arrangements will balance cost, location, comfort, convenience and safety.

8.5 Council will meet the reasonable cost of meals and refreshments associated with travel when not provided as part of the event. Incidental costs may also be reimbursed such as internet charges, newspapers, laundry, snacks and drinks. As a guide, it is expected that the total amount claimed under this clause would generally be less than $165 per day, reducing for part days. These costs are included within the maximum limit for professional development.

9. Functions and Events

9.1 Council will meet the cost of attendance at functions and events that would reasonably be considered relevant to the role of Councillor or Mayor. This includes functions and events held by charities, community organisations, sporting groups, members of parliament and business groups. The function or event must be within Greater Sydney or surrounding regions and relevant to the local government area or Council's wider interest.

9.2 Councillors may attend functions and events within the maximum limits under **Table A.**

9.3 Expenses may not be claimed for functions and events associated with fundraising for a political party, an election candidate's campaign or for a private benefit.

9.4 Councillors are entitled to complimentary tickets to all Council functions and events as well as for an accompanying person. Depending on the nature of the event, the General Manager may approve complimentary tickets for more than one person to accompany the Councillor. Complimentary tickets will not be included in the maximum limits for accompanying persons set out in Clause 10.2.

10. Accompanying Person Expenses

10.1 Council will meet limited costs for a person accompanying a Councillor on official business or professional development, such as to functions, events, official dinners and for registration costs such as for conference accompanying person activities.

10.2 The maximum limit for accompanying persons expenses is listed in **Table A**.

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10.3 Accompanying person expenses are limited to the direct cost of the function, event, dinner or registration. Council will not meet expenses such as for travel, additional accommodation or general meal costs, clothing or grooming.

11. Information and Communications Technology

11.1 Council will meet the costs associated with a home telephone (landline) and home internet service. For practical reasons the connections and services are to be arranged and paid for directly by Councillors and reimbursed by Council. The maximum limit for reimbursement of home telephone costs (including calls and other charges) and internet costs for each Councillor (per month) is listed in **Table A**.

11.2 Council will meet the costs associated with a mobile phone used for Council business. A Councillor may elect to use a Council provided mobile phone or use their own and Council will reimburse the costs.

Council provided mobile phone[1]**:** The maximum limit for the cost of the device, accessories and apps for the Council term is listed in **Table A**.

Reimbursement for use of a Councillor's personal mobile phone for Council business[2]**.:** the maximum monthly limit for reimbursement is listed in **Table A** (covering all plan costs such as rental/repayment, call, text message and data costs)

11.3 Councillors will be issued with a laptop or tablet[3]. The maximum limit for the cost of the device, accessories and software per Council term for each Councillor is listed in **Table A**.

[1] During the Council term the phone will be repaired or replaced as required due to loss, damage or other malfunction. Councillors may choose their preferred mobile phone within the cost limit. While the conditions of the corporate plan may change from time to time, it currently provides for unlimited standard fixed and mobile calls and text messages within Australia and a shared data allowance. As the calls and text messages are uncapped, private use by Councillors is allowed. Use of data should be limited to Council business use and incidental private use.

[2] Council will not reimburse Councillors for lost or damaged personal phones.

[3] During the Council term the device will be repaired or replaced as required due to loss, damage or other malfunction. Laptops will be provided in accordance with the Council corporate standard (ie brand/model). To support full access and support for Council's Meetings Hub app (electronic business papers), a Council-issued 2-in-1 laptop device is recommended. Councillors may choose an alternate device (subject to availability and maximum expenditure limits), but Council may not be able to guarantee support services for non-standard devices or software. The device will be connected to the Council corporate data plan, the conditions of which may change from time to time. Currently the corporate plan provides a shared data allowance which should be limited to Council business use and incidental private use. Laptops will be provided with Council's standard corporate software at no additional cost to Councillors.

11.4 Councillors may be provided with a multi-function device[4] (print\scan\copy). The maximum limit for the cost of the device per Council term for each Councillor is listed in **Table A**.

11.5 Councillors will be provided with support for use of technology by Council staff.

12. Home Office Expenses

12.1 Each Councillor may be provided with or reimbursed for general home office furniture and equipment (e.g. desk, filing cabinet, bookshelf) within the maximum value listed in **Table A**.

12.2 Each Councillor may be supplied with or reimbursed for consumables and other incidentals associated with a home office such as minor items of stationery, paper and printer ink cartridges, within the maximum limit listed in **Table A**. Utility costs (electricity, gas) will not be reimbursed.

12.3 Each Councillor may incur postage costs (via Council) or be reimbursed for postage costs within the maximum limit listed in **Table A**.

12.4 Each Councillor is entitled to subscriptions, publications or other resource materials relevant to the role of a Councillor or the Mayor within the maximum limit listed in **Table A**.

12.5 Councillors are entitled to 500 business cards each year of term and 750 for the Mayor.

13. Special Requirement and Carer Expenses

13.1 Council encourages wide participation and interest in civic office. It will seek to ensure Council premises and associated facilities are accessible, including provision for sight or hearing impaired Councillors and those with other disabilities.

13.2 Transportation provisions outlined in this policy will also assist Councillors who may be unable to drive a vehicle.

13.3 In addition to the provisions above, the Council may by resolution authorise the provision of reasonable additional facilities and expenses in order to allow a Councillor with a disability to perform their civic duties.

[4] During the Council term the device will be repaired or replaced as required due to damage or other malfunction. Multi-function devices will be provided in accordance with the Council corporate standard (ie brand/model). Councillors may be provided or reimbursed for consumables such as printer cartridges and paper under Clause 12.2 for home office expenses.

13.4 Councillors will be entitled to reimbursement of carer's expenses up to the maximum limit listed in **Table A** to enable attendance at official business.

13.5 The entitlement to claim carer's expenses is subject to the Councillor being responsible for the care of the person concerned, and the person needing the Councillor's care and support.

13.6 Claims for reimbursement of carer expenses must be accompanied by a receipt showing the date and time care was provided.

14. Insurances

14.1 Councillors are covered by the following insurance policies:

- Public liability and professional indemnity
- Personal accident
- Travel
- Councillors and Officers Insurance

14.2 Insurance protection is only provided if a claim arises out of or in connection with the Councillor's performance of his or her civic duties, or exercise of his or her functions as a Councillor.

14.3 All insurances are subject to any limitations or conditions set out in the policies of insurance.

14.4 Council shall pay the insurance policy excess in respect of any claim accepted by Council's insurers, whether defended or not.

15. Legal Assistance

15.1 Council shall, if requested, indemnify or reimburse the reasonable legal expenses properly incurred of:

- a Councillor defending an action arising from the performance in good faith of a function under the Act, or
- a Councillor defending an action in defamation provided the statements complained of were made in good faith in the course of exercising a function under the Act
- and provided that the outcome of the legal proceedings is favourable to the Councillor.

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15.2 Council shall, if requested, indemnify or reimburse the reasonable legal expenses properly incurred in respect of any inquiry, investigation of hearing into a Councillor's conduct by an appropriate investigative review body including:

- Local Government Pecuniary Interest and Disciplinary Tribunal
- Independent Commission Against Corruption
- Office of the Ombudsman
- Office of Local Government
- NSW Police Force
- Director of Public Prosecutions
- Council's Conduct Review Committee/Reviewer

15.3 This is provided that the subject of the inquiry, investigation or hearing arises from the performance in good faith of a councillor's functions under the Act and the matter before the investigative or review body has proceeded past any initial assessment phase to a formal investigation or review. In the case of a conduct complaint made against a Councillor, legal costs shall only be made available where a matter has been referred by the General Manager to a conduct reviewer/conduct review committee to make formal enquiries into that matter in accordance with the procedures in the Code of Conduct. In the case of a pecuniary interest or misbehaviour matter legal costs shall only be made available where a formal investigation has been commenced by the Office of Local Government.

15.4 In addition, legal costs shall only be provided where the investigative or review body makes a finding that is not substantially unfavourable to the Councillor. This may include circumstances in which a matter does not proceed to a finding. In relation to a Councillor's conduct, a finding by an investigative or review body that an inadvertent minor technical breach had occurred may not necessarily be considered a substantially unfavourable outcome.

15.5 Council shall not meet the legal costs of legal proceedings initiated by a Councillor in any circumstance.

15.6 Council shall not meet the legal costs of a Councillor seeking advice in respect of possible defamation, or in seeking a non-litigious remedy for possible defamation.

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15.7 Council shall not meet any legal costs for legal proceedings that do not involve a Councillor performing their role as a Councillor.

15.8 The maximum amount payable by Council under this clause in respect of any one action is $285,000. Council may obtain insurance cover against the risk of having to meet the reasonable legal costs of a Councillor, or to reimburse those costs, provided that the costs or reimbursements are ones that the Council is authorised to meet.

15.9 Any Councillor seeking to obtain any entitlement under this clause shall make written application to the General Manager and make this application prior to the legal expenses being incurred where possible. The General Manager shall refer the application to a Council Meeting with any advice and recommendations for determination by Council.

16. Other Provisions

16.1 Councillors may be provided with the following miscellaneous expenses and facilities:

- Access to a Councillor common room appropriately furnished to include telephone, photocopier, printer, desks, computers and refreshments.
- Use of meeting rooms for official business in Council buildings at no cost.
- Appropriate meals and refreshments for Council and Committee meetings, Public Forums, briefings, workshops, official functions and other meetings and events as approved by the General Manager. This clause also applies for Councillors attending by audio visual link (to a maximum of $50).
- A name badge, which may be worn at official functions, indicating that the wearer holds the office of a Councillor and /or Mayor or Deputy Mayor.
- Security access cards, which provide access to the Administration Building, allowing appropriate access as determined by the General Manager.
- Personal protective equipment as required for site inspections. This will include a raincoat and a pair of protective footwear for site inspections during inclement weather.
- 100 Christmas or festive cards per year and 200 for the Mayor, including postage (which is additional to the Home office allowance for postage).

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- Confidential counselling and support services (through Council's Employee Assistance Program provider). In line with the support available to Council staff, the EAP is available on a short term basis (generally up to three counselling sessions). The EAP provider will assist with referrals if longer term support is required.

- Three car parking spaces for Councillors at Council's offices. When Council and Committee meetings, Public Forums and other events are held where significant numbers of the public are expected to attend, a further six car parking spaces shall be allotted in the same car park.

- Car parking sticker to enable the Councillor to park in any Council car park at any time for an unlimited period when discharging the functions of civic office.

- A qualified and experienced executive assistant to support all Councillors. The executive assistant shall be responsible to the General Manager. The executive assistant may assist Councillors with civic duties only, and not assist with matters of personal or political interest, including campaigning.

- The provision of expenses and facilities will generally be of a standard deemed by the General Manager as appropriate for the purpose.

17. Additional Provisions for the Mayor

17.1 The Mayor will be provided with the following expenses and facilities, in addition to relevant Councillor expenses and facilities:

- A furnished and equipped office to the standard consistent with the custom and practice of Council, including relevant consumables.

- Light meals and refreshments for the Mayor, visitors and guests during official business at Council.

- Mayoral letterhead and postage costs for official correspondence (with the exception of bulk mail-outs).

- Mayoral robes and chain for official, civic and ceremonial use.

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- A fully maintained vehicle[5] of a similar standard to the Council vehicle available to the General Manager, with fuel card.
- A parking space at Council's offices will be reserved for the Mayor.
- The provision of expenses and facilities will generally be of a standard deemed by the General Manager as appropriate for the purpose.

18. Return or Retention of Equipment

18.1 Upon a Councillor or Mayor ceasing to hold office, the following must be returned to Council:

- Information and communication technology equipment (phones, tablets, laptops, printers)
- Security access passes

18.2 Should a councillor desire to keep any equipment allocated by Council, then this policy enables the Councillor to make application to the General Manager to purchase any such equipment. The General Manager will determine the purchase price, based on an assessment of the approximate market price or the written down value for the item of equipment (subject to availability of pricing the lesser amount will be used).

18.3 Home office furniture and equipment provided under Clause 12.1 of this policy is not required to be returned to Council.

18.4 Minor items such as consumables, stationery and other incidentals are not required to be returned to Council.

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[5] Use of the vehicle is subject to compliance with relevant Council operational policies regarding motor vehicle use. The vehicle may be used for official business and professional development. Incidental private use of the vehicle is allowed such as minor diversions on the way to and from official business (e.g. attending local shops). If the Mayor uses the vehicle for private use other than incidental use as described above, the Mayoral Allowance will be reduced to cover the cost of any private travel, calculated on a per kilometre basis by the rate set by the Local Government (State) Award. This private use must be recorded in a log book.

Part C — Processes

19. Approval, Payment and Reimbursement Arrangements

19.1 Expenses should only be incurred by Councillors in accordance with the provisions of this policy.

19.2 Approval for incurring expenses, where required under this policy, should be obtained before the expense is incurred.

19.3 Final approval for payments made under this policy will be granted by the General Manager.

Direct payment

19.4 Council may approve and directly pay expenses. Requests for direct payment must be submitted through the appropriate system for assessment against this policy using prescribed forms, with sufficient information and time to allow for the claim to be assessed and processed.

Reimbursement

19.5 All claims for reimbursement of expenses incurred must be made on the prescribed forms, supported by relevant information, appropriate receipts and/or tax invoices and be submitted to the General Manager or delegate.

Advance payment

19.6 Council may pay a cash advance for Councillors attending approved professional development, or to meet the cost of any service or facility covered by the policy and paid for by the Councillor (rather than be reimbursed). The maximum value of a cash advance is $800.

19.7 Requests for advance payment must be submitted to the General Manager for assessment against this policy with sufficient information and time to allow for the claim to be assessed and processed.

19.8 Councillors must fully reconcile all expenses against the cost of the advance within one month of incurring the cost and/or returning home. This includes providing to Council:

- A full reconciliation of all expenses including appropriate receipts and/or tax invoices
- Reimbursement of any amount of the advance payment not spent.

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Reimbursement to Council

19.9 If Council has incurred an expense on behalf of a Councillor that exceeds a maximum limit, exceeds reasonable incidental private use or is not provided for in this policy:

- Council will invoice the Councillor for the expense
- The Councillor will reimburse Council for that expense within 30 days of the invoice date.

19.10 If the Councillor cannot reimburse Council within 30 days of the invoice date, they are to submit a written explanation to the General Manager. The General Manager shall report such matters to the next meeting of Council seeking approval to deduct the amount from the Councillor's allowance.

Maximum Limits and Time limits

19.11 Maximum financial limits for expenses and facilities apply to specific time periods and unspent amounts cannot be transferred from one time period to another, or brought forward from future periods.

19.12 If a Councillor is elected to office after the commencement of the Council term (such as in a bi-election), maximum limits will be adjusted to reflect any part periods. If a Councillor ceases to be in office prior to the end of the Council term, the Councillor will not be required to repay a portion of an expense allowance that has already been spent.

19.13 For the purposes of maximum limits, expenses will be allocated to the period in which the expenditure was incurred (not the date a claim was submitted or paid).

19.14 Once a maximum limit is exceeded, costs will not be paid for or reimbursed to Councillors.

19.15 Unless otherwise specified in this policy, Councillors must provide all claims for reimbursement within twelve months of an expense being incurred. The General Manager has no authority to approve claims submitted after this time.

20. Disputes

20.1 If a Councillor disputes a determination under this policy, the Councillor should discuss the matter with the General Manager.

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20.2 In the event of a dispute occurring that is unable to be resolved, the General Manager shall report to the next meeting of Council to have the dispute determined by a resolution of Council having regard to this Policy, the Act and any other relevant law. The decision of Council shall be binding on all of the parties.

21. Publication

21.1 This policy will be published on Council's website.

22. Reporting

22.1 Council will report on the provision of expenses and facilities to Councillors as required in the Act and Regulations.

23. Breaches

23.1 Suspected breaches of this policy are to be reported to the General Manager.

23.2 Alleged breaches of this policy shall be dealt with by following the processes outlined for breaches of the Code of Conduct, as detailed in the Code and in the Procedures for the Administration of the Code.

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PART D – Definitions

The following definitions apply throughout this policy.

Term	Definition
Accompanying person	Means any person a Councillor chooses to accompany them
Appropriate refreshments	Means food and beverages provided by Council to support Councillors undertaking official business
Act	Means the Local Government Act 1993 (NSW)
Clause	Unless stated otherwise, a reference to a clause is a reference to a clause of this policy
Code of Conduct	Means the Code of Conduct adopted by Council or the Model Code if none is adopted
Councillor	Refers to all Councillors including the Mayor and Deputy Mayor
Council Term	Means the period that the Council was elected for
Greater Sydney and surrounding regions	Includes Metropolitan Sydney, the Blue Mountains, Central Coast, Lower Hunter, Greater Newcastle and Illawarra-Shoalhaven regions (as defined by the Greater Cities Commission NSW)
Incidental private use	Means use that is infrequent and brief and use that does not breach this policy or the Code of Conduct
Maximum limit	Means the maximum limit for an expense or facility
Official business	Means activities that the Mayor or Councillors undertake to fulfil their legislated role and responsibilities for Council.
Regulation	Means the Local Government (General) Regulation 2021 (NSW)
Year	Means the financial year, that is the 12 month period commencing on 1 July each year
Year of Term	Refers to the twelve month period commencing on the date of election to Council of a Councillor and every subsequent twelve month period of the term of office.

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DELEGATION OF AUTHORITY TO THE MAYOR, DEPUTY MAYOR AND GENERAL MANAGER

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to review delegations of authority to the Mayor, the Deputy Mayor and the General Manager.
BACKGROUND:	The role of the Mayor is described under section 226 of the Local Government Act 1993. Ku-ring-gai Council has, by convention, delegated some additional functions to the Mayor and Deputy Mayor. Under section 377 of the Act, council may delegate functions of the council to the General Manager.
COMMENTS:	Under section 380 of the Act, each council must review all its delegations during the first 12 months of each term of office.
RECOMMENDATION:	That Council: A. adopt the attached *Roles and Delegations of Council and the General Manager* (see Attachment A), including the delegations to the Mayor, Deputy Mayor and General Manager. B. Approve updated expense limits for Mayoral donations, artworks and civic receptions.

PURPOSE OF REPORT

For Council to review delegations of authority to the Mayor, the Deputy Mayor and the General Manager.

BACKGROUND

Delegations to the Mayor and Deputy Mayor

The role of the elected Council (the governing body) is described in section 223 of the Local Government Act 1993. The role of the Mayor is described in section 226 of the Act.

Ku-ring-gai Council has, by convention, delegated some additional functions to the Mayor and Deputy Mayor in additional to the functions under section 226 of the Act. These delegations were last reviewed and resolved by Council on 15 November 2022 (ref: GB.9), and published in the *Roles and Delegations of Council and the General Manager* (see Attachment A). They include the following:

> *To approve individual donations up to $250, to the limit of $4,000 per year of term. The limit will be reduced proportionally for part year terms. The Mayoral donations will be reported to Council after each year of term.*
>
> *a) To purchase artwork from Ku-ring-gai Art Society to the limit of $1,000 per year of term, reduced proportionally for part year terms.*
> *b) To authorise expenditure for minor civic receptions for visitors up to a limit of $500 for any one reception.*
> *c) To approve the General Manager's expenses, in line with the General Manager's contact of employment and relevant council policies.*
> *d) To acknowledge receipt of gifts and benefits disclosures from the General Manager, in line with Code of Conduct requirements.*
> *e) To authorise leave for the General Manager.*
> *f) To appoint, after consultation with the General Manager, a temporary General Manager during the absence of the General Manager on leave.*
>
> *Section 231(3) of the Act provides that the Deputy Mayor may exercise any function of the Mayor at the request of the Mayor, if the Mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of Mayor. In these circumstances, the Deputy Mayor may exercise the delegations granted by Council to the Mayor.*

Delegations to the General Manager

The functions of the General Manager are described in section 335 of the Act.

As above, Council's delegations to the General Manager were last reviewed and resolved by Council on 15 November 2022. The General Manager's current general delegation is:

> *That Council delegates to the General Manager all functions of the Council under the Local Government Act 1993 and any other Act, which can be delegated, excluding:*
>
> *(i) those functions specified in clauses (a) to (u) of section 377(1) of the Local Government Act 1993;*

(ii) the acceptance of tenders for an amount greater than $250,000;

(iii) writing off any debts for an amount greater than $10,000;

(iv) writing off any rates or charges for an amount greater than $100;

(v) any functions expressly required, by a resolution of Council made after this date, to be exercised by resolution of Council.

COMMENTS

Under section 380 of the Act, each council must review its delegations during the first 12 months of each term of office.

There has been no legislative of policy changes since November 2022 that would require any changes to delegations to the Mayor, the Deputy Mayor or the General Manager.

However, the external auditor's interim audit report for the financial year ending 30 June 2025 included a recommendation that the Delegations of Council and the General Manager clearly define any expenditure threshold applicable to the General Manager, as well as references to exceptions to tender requirements under Section 55 of the Local Government Act 1993. Additional text has been included to reduce any ambiguity and clarify delegations relating to statutory procurement and tendering requirements.

The expense limit for individual Mayoral donations and civic receptions have not historically been subject to indexation and no longer reflect current expenses and value of donations. It is therefore recommended that these limits be increased by around 70% (as below) and adjusted for CPI for each future term of Council.

	Current limit	Proposed limit
Individual donations	$250 (to a limit of $4,000) per year of term	$425 (to a limit of $6,800 per year of term)
Purchase of artwork from Ku-ring-gai Art Society	$1,000 per year of term	$1,300 per year of term
Expenditure for minor civic receptions for visitors	$500 per reception	$850 per reception

These updated limits would come into effect for the second year of the Council term (i.e. on 1 October 2025)

INTEGRATED PLANNING AND REPORTING

Leadership and Governance

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
L4.1 The organisation provides ethical and transparent decision-making, efficient management and quality customer service.	L4.1.2 Council's Governance framework is developed to ensure probity and transparency.	Ensure Council fulfils its obligations under the Local Government Act and relevant NSW and Commonwealth legislation, guidelines and circulars.

GOVERNANCE MATTERS

Section 380 of the Local Government Act 1993 requires that each council review its delegations within the first 12 months of office.

RISK MANAGEMENT

Appropriate delegations of authority are important to ensure the legal, effective and efficient exercise of Council's functions.

FINANCIAL CONSIDERATIONS

Nil.

SOCIAL CONSIDERATIONS

Nil.

ENVIRONMENTAL CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

Nil.

INTERNAL CONSULTATION

The Roles and Delegations of the General Manager have been reviewed by the Manager Procurement and Corporate Lawyer.

SUMMARY

The role of the Mayor is described under section 226 of the Local Government Act. Ku-ring-gai Council has, by convention, delegated some additional functions to the Mayor and Deputy Mayor. These were reviewed after the previous election and resolved by Council on 15 February 2022 (ref: GB.11)

Under section 377 of the Local Government Act 1993, council may delegate functions of the council to the General Manager. Council's delegations to the General Manager were last reviewed in 2018 and resolved by Council on 28 August 2018 (ref: GB.2).

Under section 380 of the Act, each council must review all its delegations during the first 12 months of each term of office. To improve governance and transparency, it is recommended that roles and delegations be prepared as a controlled document and published to the council website.

RECOMMENDATION:

That Council:

A. adopt the attached *Roles and Delegations of Council and the General Manager* (see Attachment A), including the delegations to the Mayor, Deputy Mayor and General Manager.

B. Approve updated expense limits for Mayoral donations, artworks and civic receptions.

Christopher M Jones
Manager Governance and Corporate Strategy

Attachments:	A1⇩	Roles and Delegations of Council and General Manager - version 2 (draft)	2024/084625

Ku-ring-gai Council

Roles and Delegations of Council and the General Manager

Version Number 2

Adopted: TBA

Effective: TBA

Roles and delegations of Council and the General Manager

Contents

1 Introduction 5

2 The role of the governing body of council 6

3 The role of individual councillors **Error! Bookmark not defined.**

4 The role and delegations of the Mayor **Error! Bookmark not defined.**

Delegation of functions to the Mayor and Deputy Mayor 8

5 The role and delegations of the General Manager **Error! Bookmark not defined.**

Functions that cannot be delegated to the General Manager 10

Delegations to the General Manager 11

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Related Document Information, Standards & References

Related Legislation:	Local Government Act 1993 Local Government (General) Regulation 2021	
Related Policies (Council & Internal)	Code of Conduct Procurement Policy	
Other References	Councillor Handbook (NSW Office of Local Government), September 2024 Guidelines for the Appointment and Oversight of General Managers (NSW Office of Local Government), 2022	

Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	16 November 2022	TBC	Manager Governance and Corporate Strategy	First Version as Controlled Document adopted by Council 15 November 2022 resolution 247
2	TBC	TBC	Manager Governance and Corporate Strategy	Must be reviewed during the first 12 months of each term of office. Minor changes to expense limit of Mayoral donations.

1 INTRODUCTION

The elected council oversees the activities of the council. It is the role of elected councillors to represent community views when making decisions on services, infrastructure, planning and regulatory matters. It is the job of council staff to advise councillors and implement their resolutions.

The general manager is the most senior member of staff and is responsible to the council for carrying out council decisions and policy and overseeing the day-to-day operation of the council.

The general manager provides the link between the elected council and its employees. While all council staff have a duty to carry out council decisions, they are responsible to the general manager, not the councillors. Individual councillors cannot direct staff in their day-to-day activities. However, this is counterbalanced by the responsibility of general managers to provide information, guidance and support to councillors to make good decisions.

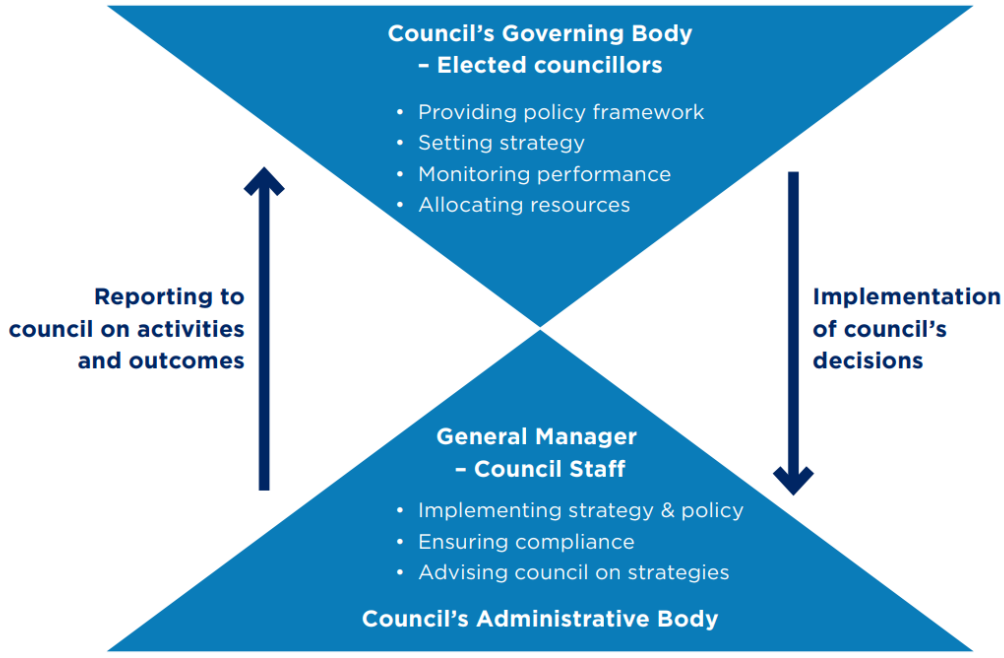

Figure 1: Key council relationships (from NSW Office of Local Government's Councillor Handbook, December 2021)

The roles of councillors and the General Manager are defined in the *Local Government Act 1993 ('the Act')*. Ku-ring-gai Council delegates some additional functions to the Mayor and

Deputy Mayor, and Council may delegate functions to the General Manager under the Act. The roles and delegations of these key Council positions are detailed in this document.

2 THE ROLE OF THE GOVERNING BODY OF COUNCIL

The role of the governing body is described in section 223 of the *Local Government Act 1993* as follows:

(a) to direct and control the affairs of the council in accordance with this Act,

(b) to provide effective civic leadership to the local community,

(c) to ensure as far as possible the financial sustainability of the council,

(d) to ensure as far as possible that the council acts in accordance with the principles set out in Chapter 3 and the plans, programs, strategies and polices of the council,

(e) to develop and endorse the community strategic plan, delivery program and other strategic plans, programs, strategies and policies of the council,

(f) to determine and adopt a rating and revenue policy and operational plans that support the optimal allocation of the council's resources to implement the strategic plans (including the community strategic plan) of the council and for the benefit of the local area,

(g) to keep under review the performance of the council, including service delivery,

(h) to make decisions necessary for the proper exercise of the council's regulatory functions,

(i) to determine the process for appointment of the general manager by the council and to monitor the general manager's performance,

(j) to determine the senior staff positions within the organisation structure of the council,

(k) to consult regularly with community organisations and other key stakeholders and keep them informed of the council's decisions and activities,

(l) to be responsible for ensuring that the council acts honestly, efficiently and appropriately.

As members of the governing body, and in the interests of ensuring the organisation operates effectively to achieve the best outcomes for the community, councillors should endeavour to work constructively with council staff that are responsible for implementing council decisions. This need is reflected in the Act which requires the governing body of council to consult with the General Manager in directing and controlling the affairs of the council.

3 THE ROLE OF INDIVIDUAL COUNCILLORS

Section 232 of the Act prescribes the role of individual councillors as follows:

(a) to be an active and contributing member of the governing body

(b) to make considered and well-informed decisions as a member of the governing body

(c) to participate in the development of the integrated planning and reporting framework

(d) to represent the collective interests of residents, ratepayers and the local community

(e) to facilitate communication between the local community and the governing body

(f) to uphold and represent accurately the policies and decisions of the governing body

(g) to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a councillor.

The Act makes it clear that councillors are individually accountable to the local community for the performance of the council, and Councillors have an obligation to make decisions that are in the best interests of the community as a whole.

4 THE ROLE AND DELEGATIONS OF THE MAYOR

The Mayor is considered to be the voice of the council and the leader of the community. The Mayor has the same role and responsibilities as councillors but has additional responsibilities that reflect their leadership role. The role of the Mayor is described in section 226 of the Act:

(a) to be the leader of the council and a leader in the local community,

(b) to advance community cohesion and promote civic awareness,

(c) to be the principal member and spokesperson of the governing body, including representing the views of the council as to its local priorities,

(d) to exercise, in cases of necessity, the policy-making functions of the governing body of the council between meetings of the council,

(e) to preside at meetings of the council,

(f) to ensure that meetings of the council are conducted efficiently, effectively and in accordance with this Act,

(g) to ensure the timely development and adoption of the strategic plans, programs and policies of the council,

(h) to promote the effective and consistent implementation of the strategic plans, programs and policies of the council,

(i) to promote partnerships between the council and key stakeholders,

(j) to advise, consult with and provide strategic direction to the general manager in relation to the implementation of the strategic plans and policies of the council,

(k) in conjunction with the general manager, to ensure adequate opportunities and mechanisms for engagement between the council and the local community,

(l) to carry out the civic and ceremonial functions of the mayoral office,

(m) to represent the council on regional organisations and at inter-governmental forums at regional, State and Commonwealth level,

(n) in consultation with the councillors, to lead performance appraisals of the general manager,

(o) to exercise any other functions of the council that the council determines.

Delegation of functions to the Mayor and Deputy Mayor

Ku-ring-gai Council delegates some additional functions to the Mayor and Deputy Mayor. In addition of the roles in the Act, the Mayor is delegated the following authorities:

(a) To approve individual donations up to $425, to the limit of $6,800 per year of term. The limit will be reduced proportionally for part year terms. The Mayoral donations will be reported to Council after each year of term.

(b) To purchase artwork from Ku-ring-gai Art Society to the limit of $1,300 per year of term, reduced proportionally for part year terms.

(c) To authorise expenditure for minor civic receptions for visitors up to a limit of $850 for any one reception.

(d) To approve the General Manager's expenses, in line with the General Manager's contact of employment and relevant council policies.

(e) To acknowledge receipt of gifts and benefits disclosures from the General Manager, in line with Code of Conduct requirements.

(f) To authorise leave for the General Manager.

(g) To appoint, after consultation with the General Manager, a temporary General Manager during the absence of the General Manager on leave.

Section 231(3) of the Act provides that the Deputy Mayor may exercise any function of the Mayor at the request of the Mayor, if the Mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of Mayor. In these circumstances, the Deputy Mayor may exercise the delegations granted by Council to the Mayor.

5 THE ROLE AND DELEGATIONS OF THE GENERAL MANAGER

The General Manager's role is to implement council decisions without undue delay and carry out functions imposed by legislation. Council's governing body monitors the implementation of its decisions via reports to Council.

The General Manager is the most senior employee of council and is the only member of staff selected and appointed by councillors. The functions of the General Manager are described in section 335 of the Act:

(a) to conduct the day-to-day management of the council in accordance with the strategic plans, programs, strategies and policies of the council,

(b) to implement, without undue delay, lawful decisions of the council,

(c) to advise the mayor and the governing body on the development and implementation of the strategic plans, programs, strategies and policies of the council,

(d) to advise the mayor and the governing body on the appropriate form of community consultation on the strategic plans, programs, strategies and policies of the council and other matters related to the council,

(e) to prepare, in consultation with the mayor and the governing body, the council's community strategic plan, community engagement strategy, resourcing strategy, delivery program, operational plan and annual report,

(f) to ensure that the mayor and other councillors are given timely information and advice and the administrative and professional support necessary to effectively discharge their functions,

(g) to exercise any of the functions of the council that are delegated by the council to the general manager,

(h) to appoint staff in accordance with the organisation structure determined under this Chapter and the resources approved by the council,

(i) to direct and dismiss staff,

(j) to implement the council's workforce management strategy,

(k) any other functions that are conferred or imposed on the general manager by or under this or any other Act.

Functions that cannot be delegated to the General Manager

Under section 377 of the Act, council may delegate functions of the council to the General Manager, other than the following:

(a) the appointment of a general manager,

(b) the making of a rate,

(c) a determination under section 549 as to the levying of a rate,

(d) the making of a charge,

(e) the fixing of a fee,

(f) the borrowing of money,

(g) the voting of money for expenditure on its works, services or operations,

(h) the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment),

(i) the acceptance of tenders to provide services currently provided by members of staff of the council,

(j) the adoption of an operational plan under section 405,

(k) the adoption of a financial statement included in an annual financial report,

(l) a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6,

(m) the fixing of an amount or rate for the carrying out by the council of work on private land,

(n) the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work,

(o) the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the Environmental Planning and Assessment Act 1979,

(p) the power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194,

(q) a decision under section 356 to contribute money or otherwise grant financial

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assistance to persons,

(r) a decision under section 234 to grant leave of absence to the holder of a civic office,

(s) the making of an application, or the giving of a notice, to the Governor or Minister,

(t) this power of delegation,

(u) any function under this or any other Act that is expressly required to be exercised by resolution of the council.

The governing body of council may by resolution delegate certain functions to the General Manager.

The General Manager may, in turn, delegate functions to other staff (with some exceptions). However, the General Manager retains responsibility to ensure that any sub-delegated function is carried out appropriately.

Delegations to the General Manager

Council delegates to the General Manager all functions of the Council under the *Local Government Act 1993* and any other Act which can be delegated, excluding:

(a) those functions specified in clauses (a) to (u) of section 377(1) of the Local Government Act 1993

(b) the acceptance of tenders for an amount greater than $250,000[1]

(c) writing off any debts for an amount greater than $10,000

(d) writing off any rates or charges for an amount greater than $100

(e) any functions expressly required, by a resolution of Council made after this date, to be exercised by resolution of Council.

The General Manager may authorise the purchase of goods, materials, works and services required for the functioning of the Council and to incur expenditure for such goods, materials, works and services where provision has been made in the approved budget, it is authorised under legislation, adopted Council policy or resolution of Council.

[1] Under section 55 of the *Local Government Act 1993* and Council's Procurement Policy, Council must invite tenders before entering into contracts over $250,000 (or other amount prescribed by the regulations). Section 55(3) of the Act specifies exemptions to tender requirements, including pre-approved procurement, inter-governmental agreements, inter-council agreements, real property transactions, employment contracts, legislative exemptions, emergencies, public-private partnerships (PPPs), environmental upgrade agreements and electoral administration agreements.

RFT57-2024 MAIN CARPARK UPGRADE ST IVES SHOWGROUND

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	The purpose of this report is for Council to consider the tenders received for RFT57-2024 Main Carpark Upgrade St Ives Showground.
BACKGROUND:	At the Ordinary Meeting of Council (OMC) on 19 August 2025 Council considered this matter and resolved to defer consideration to the September OMC. The Main Car Park Upgrade project at the St Ives Showground would provide formalised parking facilities which are sympathetic to the locations landscape and environment. A total of 72 carparking spaces including four (4) accessible spaces would be provided. The site is currently unformed.
COMMENTS:	Council received thirteen (13) tender submissions. The tenders were assessed using agreed criteria which identified the best value for money to Council. Deferral of this report for a site inspection has provided the opportunity to revisit the project in the context of recommencing a site masterplanning process for the whole showground precinct prior to commissioning the car park works. As such, it is recommended that Council decline to accept any tenders and revisit the carpark requirements in the future.
RECOMMENDATION:	A. That Council decline to accept any tenders and cancel the proposal for the contract. B. That the carpark requirements be revisited when completing the masterplan for the site.

PURPOSE OF REPORT

The purpose of this report is for Council to consider the tenders received for RFT57-2024 Main Carpark Upgrade St Ives Showground.

BACKGROUND

At the Ordinary Meeting of Council (OMC) on 19 August 2025 Council considered this matter and resolved to defer consideration to the September OMC pending a notice of motion from Councillors.

The Main Car Park Upgrade project at the St Ives Showground would provide parking facilities which are sympathetic to the locations landscape and environment. A total of 72 carparking spaces including four (4) accessible spaces would be provided. The site is currently unformed. Attachment A1 shows the layout of the proposed carpark.

An appointment of a contractor is required to undertake the construction.

Tender documents were released through Tenderlink on 17 December 2024 and closed on the 11 February 2025.

COMMENTS

Thirteen (13) tenders were received and recorded in accordance with Council's tendering policy. A Tender Evaluation Committee was formed to assess the thirteen (13) tenders received.

The tenderers were requested to provide confirmation about maintaining their tendered prices due extension of the validity period. All tenderers have maintained their prices since August 2025, so therefore a revised evaluation was not required.

At the conclusion of the tender evaluation, Tenderer A was identified as providing the best value for money to Council.

A recommendation for Council to proceed with the tendered works is provided below.

That:

A. *Council accepts the tender submission from Tenderer A to carry out the RFT57-2024 Main Carpark Upgrade St Ives Showground.*

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.*

Reconsideration of project:

The sensitivities of the site, being located within an area of Duffys Forest endangered ecological community, have made this a challenging design process. While the draft REF includes sufficient mitigation measures (refer the Environmental Considerations section below), deferral of the tender report for a site inspection has provided the opportunity to revisit the project in the context of recommencing a site masterplanning process for the whole showground precinct prior to commissioning the car park works.

In the alternative to proceeding with the tendered works at this point in time, it is recommended that Council adopt the following:

A. *That Council decline to accept any tenders and cancel the proposal for the contract.*

B. *That the carpark requirements be revisited when completing the masterplan for the site.*

INTEGRATED PLANNING AND REPORTING

Outcome 3: Infrastructure and assets meet community needs

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
A3: Provide, upgrade and maintain community buildings and facilities to meet the needs of current and future user groups and a growing population.	A3.1: The condition, environmental performance and functionality of existing assets is improved, including multipurpose opportunities, and new assets achieve agreed standards.	A3.1.1: Develop and implement a prioritised program of improvements to community meeting rooms, halls, buildings and facilities.

GOVERNANCE MATTERS

Tender documents were prepared and released through Tenderlink on 17 December 2024 and closed on the 11 February 2025. At the close of tender, thirteen (13) tenders were received. All submissions were recorded in accordance with Council's tendering policy. A Tender Evaluation Committee was formed to assess the thirteen (13) tenders received. The evaluation considered:

- Conformity of submission.
- Lump sum fee.
- Capacity, capability with suitably qualified staff.
- Experience.
- Availability – Start Date, methodology and estimated duration of work.
- Work Health and Safety (WHS) and Risk Management.
- Environmental.
- Performance and Financial Assessment.

Confidential Attachments to this report are:

- List of tenders received (Attachment A2)

- Tender Evaluation Report and recommendation (Attachment A3)

These attachments are considered to be confidential in accordance with Section 10A (2)(d)(iii) of The Local Government Act 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 work:

- That the construction be carried out by a contractor with the ability to provide a full range of services with suitably qualified staff.

- Work Health and Safety (WHS), Risk Management and Environmental.

- 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 was carried out on the preferred tenderer to ensure that they were trading responsibly and had the financial capacity to undertake the work as detailed within the tender documents. The assessment returned a "sound" rating.

FINANCIAL CONSIDERATIONS

Funding for the project available from the 1993 Plan Car Parking Council Levy, 2010 Plan – Local Parks and Sporting Facilities North Levy and from the Infrastructure and Facilities Reserve.

SOCIAL CONSIDERATIONS

On completion, the proposed work will provide a facility which is in line with Council's Community Strategic Plan, Our Ku-ring-gai 2038 and the Plan's long term directions including recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs.

ENVIRONMENTAL CONSIDERATIONS

An Environmental Review of Environmental Factors Assessment (REF) has been undertaken. The Declaration and Sign Off from the unsigned REF states the following:

"It is concluded that by adopting mitigation measures identified in this assessment to avoid, minimise or manage environmental impacts, the proposed Activity:

1. *is not likely to have a significant impact on the environment, therefore an Environmental Impact Statement is not required;*
2. *will not be carried out in a declared area of outstanding biodiversity value;*
3. *is not likely to significantly impact threatened species, populations, ecological communities or critical habitat defined under the Biodiversity Conservation Act 2016 or Fisheries Management Act 1994, therefore a Species Impact Statement is not required;*
4. *is not likely to affect any Commonwealth land, or significantly affect any matters of National Environmental Significance.*

Subject to implementation of the mitigation measures identified in this assessment the proposed activity is recommended for approval."

Furthermore, none of the Impacts are rated "Moderate or greater".

The approved final REF will be included as part of the contract to be signed by the successful tenderer.

COMMUNITY CONSULTATION

Council has undertaken consultation with user groups via meetings and correspondence showing concept drawings through to final design drawings.

INTERNAL CONSULTATION

All relevant departments were consulted.

SUMMARY

Tender RFT57-2024 Main Carpark Upgrade St Ives Showground was released through Tenderlink on 17 December 2024 and closed on the 11 February 2025. Thirteen (13) tenders were received. All tenders were recorded in accordance with Council's tendering policy. A Tender Evaluation Committee assessed the submissions.

Following the evaluation and an independent performance and financial assessment, Tenderer A was assessed as providing the best value for money to Council.

Deferral of this report for a site inspection has provided the opportunity to revisit the project in the context of recommencing a site masterplanning process for the whole showground precinct prior to commissioning the car park works. As such, it is recommended that Council decline to accept any tenders and revisit the carpark requirements in the future.

RECOMMENDATION:

A. That Council decline to accept any tenders and cancel the proposal for the contract.

B. That the carpark requirements be revisited when completing the masterplan for the site.

Peter Lichaa
Director Operations

Attachments:	A1⇩	RFT57-2024 Main Car Park Upgrade - St Ives Showground - Site Plan	2025/214065
	A2	RFT57-2024 Main Carpark Upgrade - St Ives Showground - List of Submitters	*Confidential*
	A3	RFT57-2024 Main Carpark Upgrade - St Ives Showground - Tender Evaluation Report	*Confidential*

LEGEND

- Lot Boundary
- Extent of Works
- Existing contour major (1m interval) minor (0.1m interval)
- Proposed contour major (1m interval) minor (0.1m interval)
- Retain Existing Headwall
- Pavement type Concrete Footpath Refer CIVIL dwg
- Pavement type Asphalt Refer CIVIL dwg
- Pavement type t[pavement01] FRP Walkway
- Tactile type t[tact01] Tactiles
- Parking space linework
- Accessible parking space linework
- T03 Existing Tree Retained
- Proposed tree Corymbia gummifera 100L
- Proposed tree Angophora costata 100L
- Proposed tree Eucalyptus haemastoma 100L
- Proposed tree Eucalyptus sieberi 100L
- Proposed tree Eucalyptus capitellata 100L
- Retain and protect Existing heritage slab
- Furniture type t[furn05] Relocated timber log
- Furniture type t[furn06] Sandstone log
- Furniture Type t[furn08] Boulders
- t[SS01] Entry wall

- Services High Voltage Refer CIVIL dwgs
- Services Cold Water Line Cold Water Line Remove
- Services Existing Sewer Line Refer CIVIL dwgs
- Services Telstra Line Refer CIVIL dwgs
- Retain Existing Power Pole
- Retain Existing Pole
- Retain and Protect Existing EEC Endangered Ecological Community

MCGREGOR COXALL

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AUS ACN 082 334 290
UK 10199853
PRC ID NO. 06000002201607080008
Sydney Melbourne Shenzhen Bristol
www.mcgregorcoxall.com

Client
Ku-ring-gai Council

Project Team
McGregor Coxall
Stellen
TreelQ

Project Name
St Ives Carpark

Project No.
0964SYD

Address
450 Mona Vale Road, St Ives
2075 NSW

Issue Log

Rev	Revision Description	By / Checked	Date
F	90% Tender	AT/ST	15/11/2023
G	100% Tender	AT/SB	19/02/2024
H	100% Tender	XS/ST	18/07/2024

Scale
1: 500 @ A1

0 10 20 30 40 50 m

All dimensions are in millimetres unless otherwise noted.
Do not scale from this drawing.

North

Phase
Tender

Sheet Title
Site Plan

Sheet No.
LD-TD-0D

Rev
H

DRAFT SITE SPECIFIC PLANS OF MANAGEMENT - ECHO POINT PARK AND SWAIN GARDENS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To seek Council endorsement of the draft Site Specific Plans of Management (draft PoMs), for Echo Point Park and Swain Gardens for submission to the Department of Planning, Housing and Infrastructure – Crown Lands for approval to proceed to public exhibition.
BACKGROUND:	Council's PoMs for Echo Point Park and Swain Gardens were last reviewed in 2004 and 1996 respectively. Since that time the commencement of the *Crown Land Management Act 2016* has imposed a number of changes to the way councils manage lands as Crown Reserve. To enable Council to comply with these requirement officers are undertaking a review of all existing plans of management to ensure compliance and update management practices that have occurred over time.
COMMENTS:	A review of the current Site Specific Plans of Management for Echo Point Park and Swain Gardens has been undertaken to ensure consistency with the with the legislative requirements of the *Crown Land Management Act 2016*, and the *Local Government Act 1993.*
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	Council endorses the Site Specific Draft Plans of Management, as attached to this report, for public exhibition in accordance with the requirements of the *Local Govrnment Act* 1993 and CLM Act 2016.

PURPOSE OF REPORT

To seek Council endorsement of the draft Site Specific Plans of Management (draft PoMs), for Echo Point Park and Swain Gardens for submission to the Department of Planning, Housing and Infrastructure – Crown Lands for approval to proceed to public exhibition.

BACKGROUND

Council's current PoM's for Echo Point Park and Swain Gardens were last reviewed in 2004 and 1996 respectively. Since that time the commencement of the *Crown Land Management Act 2016* has imposed a number of changes to the way councils manage lands as Crown Reserve. To enable Council to comply with these requirement officers are undertaking a review of all existing plans of management to ensure compliance and update management practices that have occurred over time.

A review of the current PoM's was undertaken in late 2024:

- legislative framework;
- basis of management;
- development and use; and
- management of land including permissible uses.

The subject land for the draft PoM's is Swain Gardens and Echo Point Park. Swain Gardens is located on land owned by Ku-ring-gai Council, whereas Echo Point Park is located on Crown Reserves where Council is the Reserve Trust Manager. Regardless of ownership, these facilities require plans of management to provide a consistent management approach by Council.

Council has undertaken preliminary consultation with Crown to ensure compliance with the categorisation of lands and consistency with mapping.

Management of Crown Land

In July 2018, the *Crown Land Management Act 2016* (CLM Act) introduced a number of changes to the way Councils are required to manage lands under a Crown Reserve including:

- Making Council responsible for the assessment of Native Title and liable for compensation under the *Commonwealth Native Title Act 1993* (NT Act) (articulated within Part 8 of the *Crown Land Management Act 2016*);
- Changing Council from a "Reserve Trust Manager" to a "Crown Land Manager", enabling lands to be managed under the *Local Government Act 1993*;
- The requirement for plans of management under the *Local Government Act 1993* to include Crown reserves classified as community land, by July 2021 – including nominating an initial categorisation which aligns with the existing reserve purpose (changes to this categorisation can then be made through the statutory plan of management process); and
- The ability to request additional reserve purposes and changes to initial categorisation.

To enable Council to comply with these requirements an audit of Crown Land and existing plans of management was undertaken with all generic and site-specific plans of management to be reviewed.

The revised draft PoMs is now ready to be submitted to the Department of Planning, Housing and Infrastructure– Crown Lands for approval to exhibit.

COMMENTS

The objectives of the draft PoMs **(Attachment A1 and Attachment A2)** are:

- to improve the amenity of open space within the Ku-ring-gai Council Local Government Area;
- to prepare and establish a management framework for open space that will guide the future management and maintenance of these open space facilities;
- to incorporate community inputs (via community and user groups consultation);
- to comply with the legislative requirements of the *Crown Land Management Act 2016*, and the *Local Government Act 1993*; and
- to address Native Title requirements as informed by feedback from the Native Title Manager.

The draft PoM's propose no changes in the categorisation of the land as all reflect the current usage appropriately

INTEGRATED PLANNING AND REPORTING

Outcome 3: Infrastructure and assets support community needs

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
A2: Provide, upgrade and maintain open space, recreation and sporting facilities to meet the needs of current and future user groups and a growing population	A2.1: A program is implemented to provide, improve and maintain open space, recreation and sporting facilities including multi-use facilities	A2.1.4: Progressively review Plans of Management for Community land in consultation with Crown Lands

GOVERNANCE MATTERS

All Crown Land managed by Council must have a plan of management prepared in accordance with the *Crown Land Management Act 2016* (CLM Act) and adopted by the Minister administering the CLM Act. All land owned or managed by Council, and classified as community land, must have plans of management prepared in accordance with the *Local Government Act 1993* - Section 36.

Under both Acts land is to be categorised as one or more of the following:

- a natural area;
- a sportsground;
- a park;
- an area of cultural significance; and
- general community use.

Council is required to forward a draft plan of management to Crown Lands as the landowner before giving public notice (s39 of the LG Act) of public exhibition. This section of the Act allows

Crown Lands to review the draft plan and requires Council to include in the plan any provisions required by Crown Lands as the landowner, prior to formal exhibition and a public hearing (if required).

In addition, if Council has altered the initial agreed categorisation on a reserve, Council must seek consent of the Minister to alter the categorisation. This also must be completed before the public exhibition can occur. A public hearing is not required for any categorisation changes affecting Crown Lands. there are no changes to the categorisation of the two reserves.

Crown Lands has made Council responsible for the assessment of Native Title and liability for compensation under the NT Act (articulated within Part 8 of CLM Act). Council engaged Lands Advisory Services to provide Native Title Advice for all Crown Land sites covered within the draft PoM. The Native title advice report for Echo Point Park (Attachment A3) was provided in May 2022, and the draft PoM has been amended accordingly. Native Title Advice will be finalised following exhibition and before the final draft PoM is reported to Council for adoption.

RISK IMPLICATION STATEMENT

Plans of Management assist Council in identifying and managing risks. The main issues of safety and risk relate to providing a safe environment for users of parks, and to the safety and amenity of residents whose properties adjoin them.

Site-specific risk management issues have been identified informing future possible maintenance regimes and capital improvement works. There are many opportunities to minimise risk within Council's parks and facilities through appropriate location the proximity of roads, residences, passive recreation spaces and facilities such as picnic areas and playgrounds; horticultural maintenance regimes; open space surface and pavilion upgrades and safety fencing/barriers.

FINANCIAL CONSIDERATIONS

The cost of preparing the draft PoM is covered by the Strategy & Environment Department budget.

Implementation of the draft PoM would largely be achieved within annual operational budget allocations and subject to ordinary prioritisation processes. Specific proposals or actions within the plan would be the subject of separate submissions to Council as part of future integrated planning and reporting processes, including the Long-Term Financial Plan and annual budgets.

SOCIAL CONSIDERATIONS

Parks and reserves provide the community the spaces to engage with family and the community at large. Spaces for unstructured recreation are becoming more important as people are realising the benefits of recreation in any form in achieving quality of life. Parks provide a significant amount of recreation opportunity to the community such as regular participation in physical activity which can improve overall mental and physical health. It also mitigates the risks associated with obesity and sedentary lifestyles. Through Council's visioning exercise, our community identified a need to strive for healthier lifestyle practices to achieve physical, mental, and social wellbeing.

ENVIRONMENTAL CONSIDERATIONS

Ku-ring-gai's parks constitute a significant section of Council's open space reserve system. Many of our parks are associated with natural areas and sportsgrounds that provide environmental functions including habitat and bio-linkage opportunities for flora and fauna.

Our parks also provide attractive visual amenity with native vegetation and landscaping which breaks up the urban landscape. In addition to this, the vegetation and canopy trees on our parks provide microclimate effects to the local area through mitigating wind velocity and the heat island effect created within urbanised areas.

COMMUNITY CONSULTATION

Community consultation has not been undertaken to date. If endorsed by Council, and subsequently approved by Crown Lands, the draft PoM will be publicly exhibited for the statutory periods required under the LG Act and the CLM Act.

Council is required to undertake community consultation in accordance with Section 38 of the Local Government Act 1993:

- public notice of a draft plan of management;
- public exhibition of the draft plan for a minimum of 28 days; and
- the public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the Council.

Council will publicise the public exhibition and any required public hearing in accordance with the Ku-ring-gai Community Engagement Strategy on Council's website and Have My Say Ku-ring-gai.

Following public exhibition, submissions will be reviewed and where appropriate integrated into the draft PoM prior to reporting back to Council.

INTERNAL CONSULTATION

A project working group has been established to review all of Council's PoMs, the group comprises staff from across all relevant sections of Strategy and Environment and Community Departments, with draft PoM's forwarded for comment.

SUMMARY

The Echo Point Park and Swain Gardens plans of management are more than 10 years, and no longer consistent with legislative requirements.

A revised draft site specific PoM has been prepared for each site for submission to Department of Planning, Housing and Infrastructure– Crown Lands for review and approval.

Council for endorsement is sought to allow staff to submit the PoMs to the Department of Planning, Housing and Infrastructure– Crown Lands for formal review and approval to exhibit.

RECOMMENDATION:

Item GB.16 **S06604/3**

That Council endorse the Site Specific Draft Plans of Management, as attached to this report, for public exhibition in accordance with the requirements of the *Local Government Act* 1993 and *Crown Land Management Act 2016*.

Craig Johnson
Strategic Recreation Planner

Bill Royal
Team Leader Urban Design

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments:				
	A1⇩	Site Specific Plan of Management - Echo Point Park - August 2025		2025/278647
	A2⇩	Site Specific Plan of Management - Swain Gardens - August 2025		2025/278643
	A3⇨	Natural Areas PoM's Native Title Advice - Landsas	Excluded	2021/039287

Ku-ring-gai Council

Site Specific Plan of Management for Echo Point Park

January 2025

Version Number: 1
Adopted: Adoption Date
Effective: Effective Date

Contents

Introduction 3
Purpose of the plan of management 3
Process of preparing this plan of management 3
Change and review of plan of management 5
Community consultation 5
RESERVE description 7
Land parcels 7
Land classification 8
Cultural significance 9
Basis of management 15
Categorisation of the land 15
Guidelines and core objectives for management of community land 16
Restrictions on management of Crown land 18
Councils strategic objectives and priorities 18
Development and use 20
Current use of the land 20
Permissible uses / future uses 20
Express authorisation of leases and licences and other estates 20
Management of land 23
Area of Cultural Significance 23
Park 23
Natural Area 24
Appendices 48
Appendix A1 – Echo Point Park 48
Appendix A2 – Plan of Management Legislative Framework 49
Appendix A3 – Aboriginal interests in Crown land 56

INTRODUCTION

Ku-ring-gai Council covers an area of 85 square kilometres and is located 16 kilometres north of the centre of Sydney. Council manages over 300 hectares of land identified as open space for community use.

Echo Point Park located at Babbage Road, East Roseville, is part Crown Land under the management of Council, and part Council-owned land.

Echo Point Park is a unique park with a combination of natural, scenic and cultural values including water frontage to Middle Harbour, a beach, remnant bushland, mangroves and saltmarsh, seven Aboriginal sites, the site of one of Middle Harbour's first farms, the remains of Roseville Baths, the old Roseville Bridge, as well as stone walking tracks, steps, walls and terraced gardens constructed through unemployment relief schemes during the 1930s Depression.

The Park has been popular since the 1920s for passive recreational activities such as picnics and barbecues, walking, exercising dogs, children's play, fishing, paddling and bocce. Today, it is well used and highly valued by local residents for its beauty and cultural history, its naturalness and informality, and its discrete location which gives it a quality of being a 'secret place'.

This PoM is a site-specific PoM because it includes areas that of Aboriginal and European Cultural Significance, as well as Significant Natural Features or Areas which require specific management.

Purpose of the plan of management

The *Local Government Act 1993* (LG Act) requires a plan of management (PoM) to be prepared for all public land that is classified as 'community land' under that Act.

The *Crown Land Management Act 2016* (the CLM Act) authorises local councils (council managers) appointed to manage dedicated or reserved Crown land to manage that land as if it were public land under the LG Act.

The purpose of this PoM is to:

- contribute to the council's broader strategic goals and vision as set out in Local Strategic Planning Statement 2020;
- ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*;
- provide clarity in the future development, use and management of the community land;
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

Further information about the legislative context of Crown Reserve PoMs can be found in Appendix A2 of this document.

Process of preparing this plan of management

Figure 1 below outlines the process Council is required to follow in the development of a PoM.

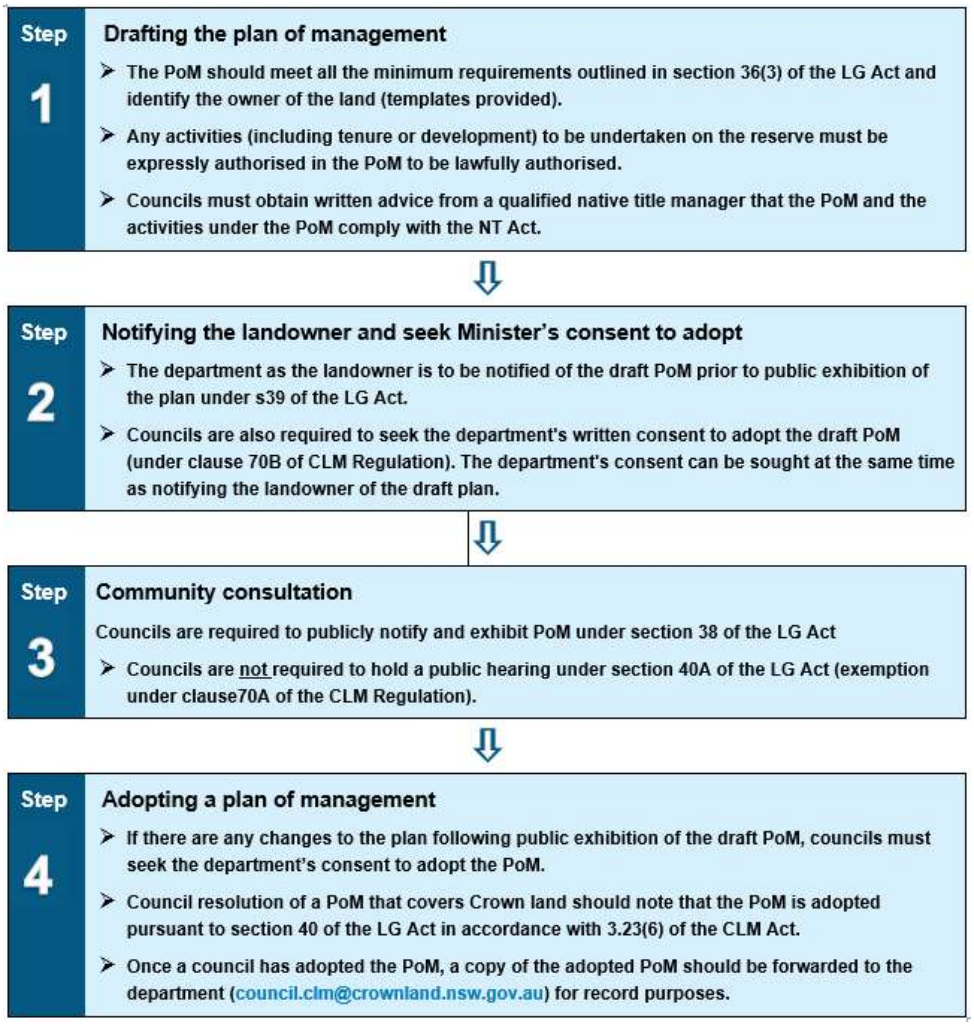


Figure 1 Process undertaken in preparing this Plan of Management

Change and review of plan of management

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in council priorities. Council has determined that it will review the PoM within 5 years of its adoption. However, the performance of this PoM will be reviewed on a yearly basis to ensure that the Park is being managed in accordance with the PoM, is well maintained and provides a safe environment for public enjoyment.

Council may continue to acquire or divest land for the benefit of the community. Land may also come into council's ownership by dedication of land for open space. The appendices to this PoM may be updated from time to time, reflecting significant changes to the condition of the community land, or to reflect new acquisitions or dedications of land.

The community will have an opportunity to participate in reviews of this PoM.

Community consultation

Community engagement is an important part of the process in preparing this PoM. It is essential to ensure that the plans address the recreation needs of the local community and to communicate Council's aim for management if this site.

The Draft plan is to be placed on public exhibition for at least 28 days, with a further 14 days during which submissions were received from the community as required under the *Local Government Act 1993* as well as the requirements for community engagement under the *Crown Land Management Act 2016*.

Council will publicise the public exhibition and any required public hearing in accordance with the Ku-ring-gai Community Engagement Strategy on Council's website and Your Say Ku-ring-gai. Copies of the Draft Plan of Management will be made available at:

- Customer Service Centre, 818 Pacific Highway, Gordon
- Online at www.kmc.nsw.gov.au

Council will also provide the opportunity to comment in accordance with Sections 24JB(6) and 24KA(7) of the *Native Title Act 1993*. As a requirement of the *Crown Land Management Act 2016,* advice from Council's Native Title Manager will be provided at the time of preparation of the Draft Plan of Management and finalisation of the Plan of Management. The advice is to address the effect that adopting the Plan of Management would have on native title over the land included in this Plan. Advice from the Native Title Manager helps to ensure that Council has complied with the requirements of the *Crown Land Management Act 2016.*

In accordance with section 39 of the *Local Government Act 1993*, prior to being placed on public exhibition, the draft PoM was referred to the Department of Planning, Housing and Infrastructure – Crown Lands, as representative of the state of NSW, which is the owner of the Reserve. Council has included in the plan any provisions that have been required by the Department of Planning, Housing and Infrastructure – Crown Lands.

Note: *Clause 112(5) of the Local Government (General) Regulation 2005 states that 'A council must not prepare a draft plan of management that categorises community land as an area of cultural significance on the ground that the land is an area of Aboriginal significance…unless the council has called for and considered any submissions made under this clause by Aboriginal people traditionally associated with the area in which the community land is situated'.*

Clause 112 of the regulation contains additional consultation requirements concerning categorisation of land as an area of cultural significance, which should also be considered by councils. Additionally, section 36DA of the LG Act allows that a council may resolve (at the request of any Aboriginal person traditionally associated with the land concerned or on the council's own initiative) to keep confidential such parts of a draft or adopted PoM to which this section applies as would disclose the nature and location of a place or an item of Aboriginal significance.

RESERVE DESCRIPTION

This PoM covers Echo Point Park. The reserve information is detailed in Table 1. The land subject to this PoM is owned by Council and Crown managed by Council as the Crown land managers under the *Crown Land Management Act 2016*.

The park has been popular since the 1920's for passive recreational activities such as picnics, walking, dog exercising, children's play fishing and paddling. It is well utilised and values by local residents for its beauty and cultural history. The park is popular for family and social events with the park been booked for private functions.

The site has significant areas of natural bushland, foreshore and mangroves. The original seawalls of the Roseville Baths are still in existence along with sandstone pathways, stone walls and footings from the original buildings. In addition to the European heritage the site contains a number of aboriginal sites that can still be recognised. Further details on the cultural significance is outlined in the Heritage Assessment Report (2002), with the Echo Point Park Conservation Management Plan to follow.

This PoM is specific to the land identified within Table 1

Land parcels

Table 1 sets out the specific parcels of land covered by this PoM.

Reserve Number	86886
Reserve Purpose	Public Baths, Public Recreation
Gazettal Date	4 October 1968
LEP zoning	RE 1
Assigned category/categories	Area of Cultural Significance
	Park
	Natural Areas – Bushland & Foreshore
Land parcel/s	**Ownership**
Lot 1 DP 909062	Crown
Lot 7035 DP 1058600	Crown
Lot B DP 361885	Council
Lot 98 DP 13450	Council
Lot 97 DP 13450	Council
Lot C DP 361885	Council
Lot DP 13450	Council
Lot 139 DP 13450	Council
Lot 95 DP 13450	Council
Lot 94 DP 13450	Council
Lot 96 DP 13450	Council

Table 1 information about reserve covered by this plan of management

Land classification

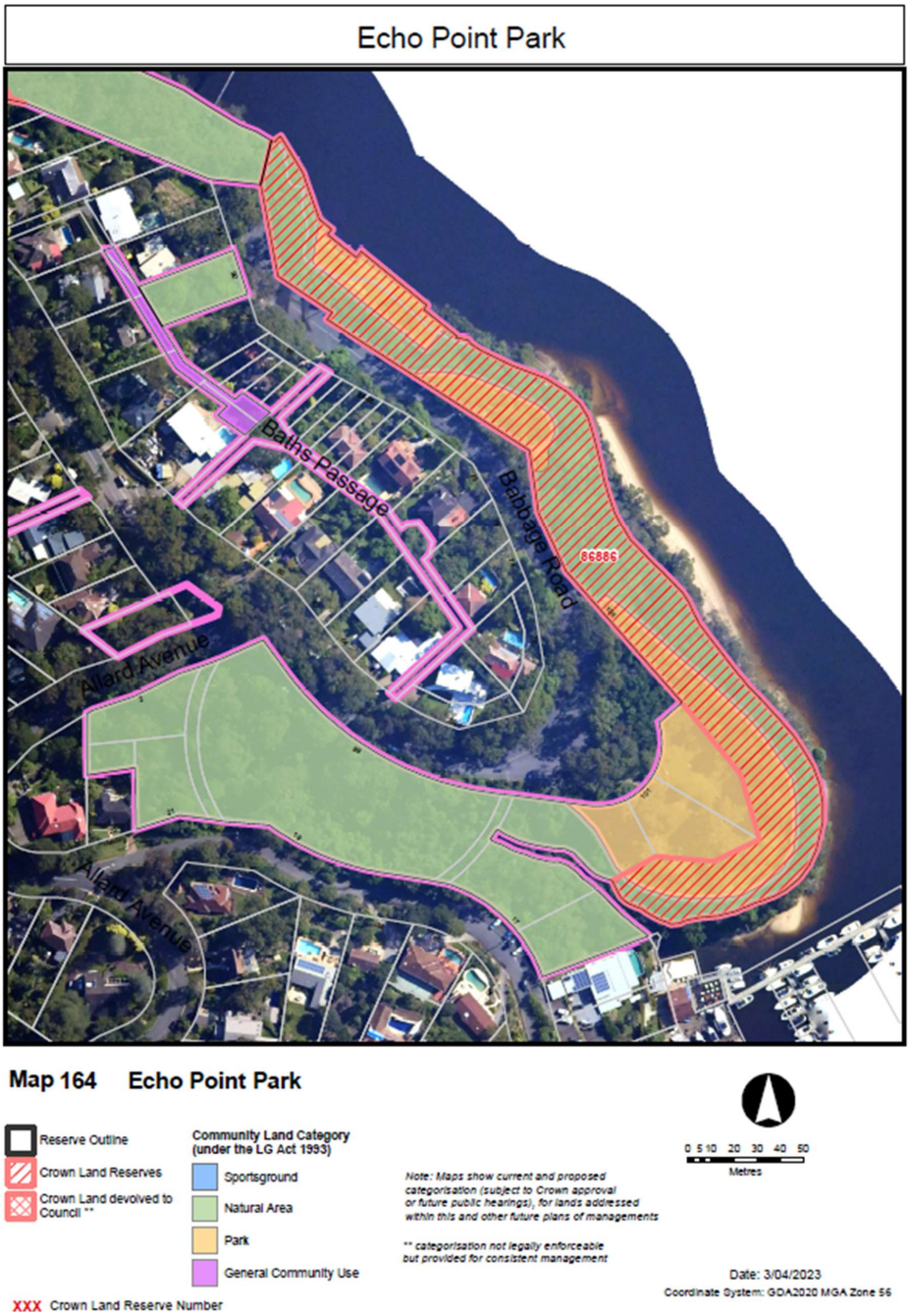


Figure 2 Land categorisation map – Echo Point Park

Cultural significance

The Aboriginal and European history of Echo Point Park is detailed in the *Heritage Assessment Report* (2002). The report was undertaken to identify and provide recommendations on the significance of the site.

The report has identified that there was significant aboriginal occupation at the site, with the existence of multiple midden sites reflecting the exploitation of estuarine resources. In addition, a number of shelters and overhangs are noted within the report, with hand stencils being recorded.

The bulk of the midden sites are heavily disturbed from the 1930's periods onwards as a result of the depression relief construction works, however undisturbed deposits may still exist within the area buried and should not be disturbed without further archaeological investigation. Equally within the shelters, the known hand stencils are not visible due to exfoliation of the rock surface which results from water and minerals seeping through the rock surface. Human activities have also impacted these sites with fire being present with smoke and soot impacting the shelter surfaces.

Echo Point Park was one of the first farms in the Ku-ring-gai area and one of the earliest in the northern region of Sydney. The first known owner was by the Bates family in 1829 with the official land grant given in 1839. The family established an orchard with some success building a two-storey timber farmhouse. The farmhouse was demolished between 1906 and 1914.

Following the establishment of the Bates farm, Echo Point Park has a number of changes in ownership over the intervening year detailed in the heritage assessment report, these include:

- 1892-1900 Resthaven – the Inebriates Home at Middle Harbour
- 1900-1930 Establishment of the Pleasure Grounds, (original reserve)
- 1918-1972 Establishment and operation of the Roseville Baths
- 1972 Roseville Baths demolished
- 1991 Kiosk and caretaker cottage demolished
- 1992-Current Establishment of the park in it's current arrangement

Further details on the cultural significance are outlined in the Heritage Assessment Report (2002), with the Echo Point Park Conservation Management Plan to follow.

Legislative framework

This section describes the wider legislative and policy framework which applies to this reserve in Ku-ring-gai local government area.

Full versions of the legislation referred to below are on-line at www.legislation.gov.au and www.austlii.edu.au. Ku-ring-gai Council's website is www.kmc.nsw.gov.au.

The relevant provisions of the *Local Government Act 1993*, *Crown Land Management Act 2016* and *Native Title Act 1993* are described below. Other relevant legislation, plans and policies at the Commonwealth, NSW, Sydney, regional and Ku-ring-gai levels are outlined in Appendix 2

	LAND USE	SPORT/RECREATION/OPEN SPACE	ENVIRONMENT	ACCESS/HEALTH/SAFETY
COMMON-WEALTH/ NATIONAL	Native Title Act 1993 Telecommunications Act 1997 PIA Megatrends: Shaping our Future 2016 Smart Cities Plan 2016	**Federal government sport planning** Sport 2030 – National Sport Plan The Future of Sport in Australia (Crawford Report) Australian Sport: The Pathway to Success National sport development plans AusPlay National physical activity participation data	Environmental Protection and Biodiversity Conservation Act	Disability Discrimination Act 1992 Work Health and Safety Act 2011 Australian Standards 1. Risk Management 2. Lighting 3. Building Code of Australia 4. Access
NSW	NSW Premier's Priorities			
	Local Government Act 1993 Local Government (General) Regulation 2005 Crown Land Management Act 2016 Crown Land Management Regulation 2018 Leasing of Crown Land Policy Licensing of Crown Land Policy/Guidelines Environmental Planning & Assessment Act 1979 State Environmental Planning Policy (Infrastructure) 2007 Dividing Fences Act 1991 Roads Act 1993	Greener Places (Draft) 2017 Draft NSW Open Space for Recreation Guidelines Women in Sport – Her Sport, Her Way 2019-2023 NSW Department of Education Joint Use Projects Policy Future Sports Plans Delivering Sport and Active Recreation in NSW NSW peak sporting body strategic and development plans AusPlay NSW physical activity participation data Facility grants programs incl. Local Sport Grant Program Companion Animals Act 1998 and Regulation	Biodiversity Conservation Act 2016 Biosecurity Act 2015 Protection of the Environment Operations Act 1997 National Parks and Wildlife Act 1974 Contaminated Land Management Act 1997 Pesticides Act 1999 and Pesticides Regulation 2017 Water Management Act 2000 SEPP 19: Bushland in Urban Areas	Anti-Discrimination Act 1977 Disability Inclusion Act 2014 Tobacco Legislation Amendment Bill 2012 Smoke-free Environment Act 2000 and Regulation 2016
SYDNEY	Greater Sydney Region Plan: A Metropolis of Three Cities – Connecting People 2018			
		Greater Sydney Green Grid		
REGIONAL	Our Greater Sydney 2056: North District Plan 2018			
		North District Plan 2018 Sports Facilities Plan (Office of Sport) NSROC Regional Sportsground Strategy Review 2017 NSROC Regional Plan for Synthetic Sports fields North District – Sport Facility Plan Information Pack		
Local	Ku-ring-gai Community Strategic Plan 2038 **incl.** Delivery Program (4 years), Operational Plan and Budget (1 yr), Resourcing Strategy Ku-ring-gai Local Strategic Planning Statement			
Strategic / specific need	Ku-ring-gai Local Environmental Plan 2015 Ku-ring-gai Contributions Plan 2010	People, Parks and Bushland – Open Space Strategy for Ku-ring-gai 2005 Sport in Ku-ring-gai Strategy 2006 Recreational Facilities Asset Management Plan 2011 Management of Community and Recreation Land and Facilities Policy	Climate Change Policy Urban Forest Policy Urban Forest Strategy Ku-ring-gai Water Sensitive City Policy	Public Art Policy Heritage Conservation plans etc

		Recreation in Natural Areas Strategy ***Generic*:** General Community Use Plan of Management Natural Areas Generic Plan of Management Parks Plan of Management Sportsground Plan of Management *Specific*: C St Ives Showground, Flying Fox Plan of Management		
Implementation	Delivery Program (4 years), Operational Plan and Budget (1 year)	Sports facility improvement plans, Landscape Masterplans Terms and conditions for sports facilities and casual hire, seasonal allocation		Maintenance programs

Table 2 legislative Framework

Local Government Act 1993

The NSW *Local Government Act 1993* provides the legislative framework for Council's Day to day operations. The Act identifies a Council's responsibility to actively manage public land and to involve the community in developing a strategy for its management.

The framework for classification and categorisation of community and Crown land is shown in Figure 3.

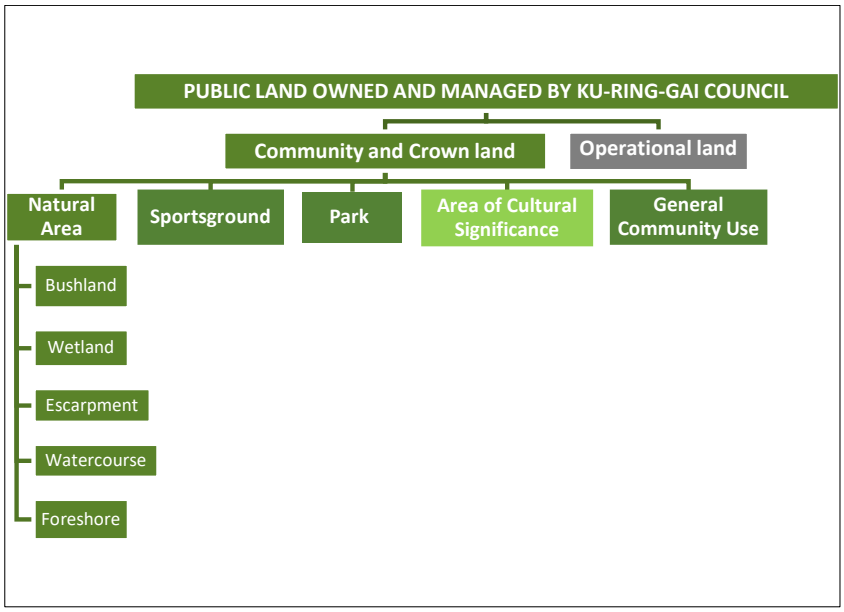


Figure 3 classification framework

Community land is defined as land which must be kept for the general use of the community. Open space located on land owned by Ku-ring-gai Council and Crown land are subject to the *Local Government Act 1993.* Council owned and Crown land which is classified as 'community' land under the Act must be managed and used according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Crown Land Management Act 2016

As some of the open space included in this Plan are located either fully or partially on Crown land, the requirements of the *Crown Land Management Act 2016* which governs the management of Crown land in NSW have been considered in preparing this Plan.

Councils are Crown Reserve Manager for Crown reserves. The Act authorises local Councils that are appointed to manage their dedicated or reserved Crown land as if it were public land under the provisions of the *Local Government Act 1993*. Such Crown reserves will be managed in the same way that Council-owned community land is managed.

Council undertakes the management of Devolved Lands. These reserves can't be categorised, and do not require a PoM, Council is unable to issue tenure and is limited in

activities that can be undertaken on the reserve, Including the basic maintenance e.g.; lawn mowing, weeding tree management for safety.

Native Title

Council must manage Crown land in accordance with the provisions of the Commonwealth Native Title Act 1993 and Part 8 of the Crown Land Management Act 2016 (which relates to native title).

Plans of Management are a critical tool to ensure that any authorisation or restriction on the use of a reserve is consistent with the Native Title Act 1993.

On Crown land the impact of any act on Native title rights and interests must be considered unless the land is excluded land for the purposes of the Crown Land Management Act 2016.

Some examples of acts which may impact native title on Crown land or Crown reserves managed by *Council include:*

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues,
- The construction of extensions to existing buildings,
- The construction of new roads or tracks,
- Installation of infrastructure such as powerlines, sewerage pipes, etc.,
- The creation of an easement
- The issue of a lease or licence,
- The undertaking of major earthworks.

When proposing any act that may impact native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the Native Title Act 1993 (Cwlth)

Where it is proposed to construct or establish a public work on reserved or dedicated Crown land (which is not excluded land), prior to approval Council will notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation as required under the Native Title Act 1993.

Any leases, licences, easements and other estates on crown land (a use agreement) on Crown land may impact native title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the Native Title Act 1993 and in accordance with Part 8 of the Crown Land Management Act 2016 unless native title is extinguished.

Council has received written advice from its native title manager that this Plan of Management complies with the appropriate native title legislation, as required under Section 8.7(1)(d) of the Crown Land Management Act 2016

BASIS OF MANAGEMENT

The basis for management will guide management of Council's Community Use Land network over the next five (5) to ten (10) years. It incorporates the core values of the community and regular users regarding Council's open spaces. In addition, management will be guided by the following key Council documents and subsequent updates, revisions, or replacements of these:

- Ku-ring-gai Community Strategic Plan (2038)
- Management of Community and Recreation Facilities (2018)
- People, Park and Bushland – Open Space Strategy for Ku-ring-gai (2005)
- Recreational Facilities Asset Management Plan, Ku-ring-gai Council (2011)
- Local Strategic Planning Statement – March 2020
- Delivery Program & Operational Plan – 2022 – 2023
- Public Art Policy
- Conservation Management Plans

Ku-ring-gai Council intends to manage its community land to meet:

- Assigned categorisation of community land
- The LG Act guidelines and core objectives for community land
- Restrictions on management of Crown land community land.
- The council's strategic objectives and priorities
- Development and use of the land outlined in Section 6 of the LG Act.

Categorisation of the land

All community land is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The LG Act defines five categories of community land:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **Natural area** – for all areas that play an important role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The categorisation of the land is identified in Appendix 1.

Guidelines and core objectives for management of community land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see Categorisation of the land). Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2005. The core objectives for each category are set out in the LG Act 1993. The guidelines and core objectives for the Park, Sportsground, General Community Use and Natural Area categories are set out in the relevant category sections of this plan of management.

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Ku-ring-gai Council area.

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

Ku-ring-gai Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within buildings, swimming pools, and recreational and sporting facilities in particular, Ku-ring-gai Council intends to permit and encourage a broad range of appropriate activities.

The core objectives for Areas of Cultural Significance category of community and Crown land are to:

a) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
b) Those conservation methods may include any or all of the following methods—
    (a) The continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,
    (b) The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,
    (c) The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,
    (d) The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),
    (e) The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
c) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

The core objectives for Park category of community and Crown land are to:

a) Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and

(b) Provide for passive recreational activities or pastimes and for the casual playing of games, and

(c) Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

The core objectives for Natural Area Category of community land Crown land are:

(a) Conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and

(b) Maintain the land, or that feature or habitat, in its natural state and setting, and

(c) Provide for the restoration and regeneration of the land, and

(d) Provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and

(e) Assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

Restrictions on management of Crown land

Council is the Crown land manager of the Crown reserves described in this plan of management in accordance with the legislation and conditions imposed by the Minister administering the *Crown Land Management Act 2016*. The use of the land described in this plan of management must:

- Be consistent with the purpose for which the land was dedicated or reserved
- Consider native title rights and interests and be consistent with the provisions of the Commonwealth Native Title Act 1993
- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists
- Consider and not be in conflict with any interests and rights granted under the Crown Land Management Act 2016
- Consider any interests held on title.

The principles for Crown Land management in Section 1.4 of the *Crown Land Management Act 2016*, and how this Plan is consistent with those principles, are outlined below.

Principle of Crown land management	How this Plan of Management is consistent with the principles
Observe environmental protection principles in relation to the management and administration of Crown land.	This plan is supportive of protecting the physical and environmental setting of parks in Ku-ring-gai.
Conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.	This PoM is supportive of protecting the physical and environmental setting of parks in Ku-ring-gai.
Encourage public use and enjoyment of appropriate Crown land.	Recommendations in the Plan encourage public use and enjoyment of parks for a wide range of active recreational, community and cultural activities.
Encourage multiple use of Crown land, where appropriate.	Recommendations in the Plan would continue multiple uses of parks, while recognising there may be conflicts between activities.
Use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.	The Plan contains proposed actions which would help sustain the land and resources, such as managing the type and extent of activities in and developments on parks.
Occupy, use, sell, lease, licence, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.	This Plan contains prescriptions that would ensure that landowners, managers, lessees, and licensees deal with the parks in the best interests of the State.

Table 3 Crown Land Management Principles

Councils strategic objectives and priorities

Ku-ring-gai Council, in consultation with the community, has developed the following strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach covered by PoMs.

Ku-ring-gai Local Strategic Plan

Ku-ring-gai Council, in consultation with the community, has developed the Ku-ring-gai Local Strategic Planning Statement to identify the priorities and aspirations of the community and

the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach covered by the Site-Specific PoM.

Ku-ring-gai Community Strategic Plan

Ku-ring-gai Council takes a values-based approach to the planning, use and management of its general community use land. In aligning with the current Community Strategic Plan, council believes the new development of facilities and service must make a positive contribution to the "liveability of the area while protecting the natural environment and physical character." Values may be described as what is important or special about a place. This Plan of Management aims to protect and enhance the values of the parks in Ku-ring-gai.

The community engagement undertaken for the preparation of this plan indicated the community values park facilities highly. Key aspects valued were:

- Access to nature
- Proximity to home or work
- Multiple use
- Access to play and activity
- Quality of the grounds or facilities

Ku-ring-gai Local Environmental Plan

The objectives of the Ku-ring-gai Local Environmental Plan 2015 (KLEP) for the RE1 Public Recreation zone are to:

- Enable land to be used for public open space or recreational purposes
- Provide a range of recreational settings and activities and compatible land uses
- Protect and enhance the natural environment for recreational purposes
- Protect, manage, and restore areas of high ecological, scientific, cultural, or aesthetic values

This Plan of Management is consistent with the objectives of the land use zones that apply to parks facilities in Ku-ring-gai. Land zoned as RE1 public recreation under the KLEP 2015.

The park facilities covered by this PoM contain a number of heritage sites that are currently used for community purposes, as part of the management of these the heritage issues will be addressed through the either the site operational plan or specific Conservation Management Plans, as per the NSW Heritage Act 1977

DEVELOPMENT AND USE

Echo Point Park will be used and developed in the future for activities associated within the categories identified below and consistent with Council's value of providing functional and sustainable recreational opportunities to the community.

Current use of the land

Each relevant category section of this plan of management contains information about the existing use of the land, including condition of the land and structures, use of the land and structures, and current leases and licences on the land.

Permissible uses / future uses

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Ku-ring-gai Council area.

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

Ku-ring-gai Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within buildings, swimming pools, and recreational and sporting facilities in particular, Ku-ring-gai Council intends to permit and encourage a broad range of appropriate activities.

The use of community land is often supported by appropriate ancillary development such as playground equipment, amenity blocks or food kiosks.

The general types of uses which may occur on community land categorised as Park, Sportsground, General Community Use and Natural Area, and the forms of development generally associated with those uses, are set out in tables in the relevant category section in this plan of management.

List of Category sections

- Area of Cultural Significance
- Park
- Natural area
    - Natural area – Bushland
    - Natural area – Foreshore

Express authorisation of leases and licences and other estates

Under section 46(1)(b) of the LG Act, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

Leases and licences authorised by the plan of management

This plan of management **expressly authorises** the issue of leases, licences and other estates over the land covered by the plan of management, provided that:

- The purpose is consistent with the purpose for which it was dedicated or reserved
- The purpose is consistent with the core objectives for the category of the land
- The lease, licence or other estate is for a permitted purpose listed in the Local Government Act 1993 or the Local Government (General) Regulation 2005
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the Native Title Act 1993 (Cth)
- Where the land is subject to a claim under the Aboriginal Land Rights Act 1983 the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- The lease, licence or other estate is granted and notified in accordance with the provisions of the Local Government Act 1993 or the Local Government (General) Regulation 2005
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Tables in the relevant category sections of this plan of management further identify the purposes for which leases and licences may be issued over the reserves identified in this plan of management.

Short-term licences

Short-term licences and bookings may be used to allow the council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are authorised for the purpose of:

a) The playing of a musical instrument, or singing, for fee or reward
b) Engaging in a trade or business
c) The delivery of a public address
d) Commercial photographic sessions
e) Picnics and private celebrations such as weddings and family gatherings
f) Filming sessions

Fees for short-term casual bookings will be charged in accordance with the council's adopted fees and charges at the time.

Native title and Aboriginal land rights considerations in relation to leases, licences and other estates

When planning to grant a lease or licence on Crown reserves, the council must comply with the requirements of the Commonwealth *Native Title Act 1993* (NT Act) and have regard for any existing claims made on the land under the NSW *Aboriginal Land Rights Act 1983*.

It is the role of the council's engaged or employed native title manager to provide written advice in certain circumstances to advise if the proposed activities and dealings are valid under the NT Act (see Appendix 3 for more information).

MANAGEMENT OF LAND

The *Local Government Act 1993* (s 36) requires each land category to be managed according to prescribed core objectives. Individual plans of management may add other desired objectives and define their own performance targets and means of achievement and assessment. Broadly, these are as follows:

- Objectives - broad goal statements
- Performance Targets - strategy frameworks for physical works
- Means of Achievement - actions to be undertaken
- Means of Assessment - how to measure whether the actions taken have achieved stated objectives

This Draft Plan of Management for Echo Point Park details its objectives, targets and means for each land category in tabular form:

- Area of Cultural Significance
- Park
- Natural area
    - Natural area – Bushland
    - Natural area – Foreshore

Area of Cultural Significance

Echo Point Park is considered an Area of Cultural Significance due the extensive evidence of Aboriginal and European occupation and use of the area. The existence of multiple middens, shelters demonstrated continuous utilisation prior to European settlement and Bates farm use of the area for recreational purposes following this.

Areas of Cultural Significance are defined in LG Regulation 105 as land which:

- Contains an area of Aboriginal significance
- Contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers
- Is an area of archaeological significance
- Is an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or
- Is an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or
- Is an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.

The core objectives for an area of cultural significance, as outlined in Section 36H of the LG Act, are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.

Park

Echo Point in part is considered a Park due to the formal nature and significant infrastructure consistent of the core objectives defined.

Park are defined in clause 104 of the LG (General) Regulation 2021 as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities,

and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

The core objectives for parks, as outlined in Section 36G of the LG Act, are to:

- Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- Provide for passive recreational activities or pastimes and for the casual playing of games

Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

Natural Area

Natural areas are defined in clause 102 of the LG (General) Regulation 2021 as land possessing a significant feature that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.

The core objectives for natural areas, as outlined in Section 36E of the LG Act, are to:

- Conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area
- Maintain the land, or that feature or habitat, in its natural state and setting
- Provide for the restoration and regeneration of the land
- Provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion
- Assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in the Biodiversity Conservation Act 2016 or the Fisheries Management Act 1994.

Bushland

Bushland is defined in clause 107 of the LG (General) Regulation 2021 as land containing primarily native vegetation that is the natural vegetation or a remainder of the natural vegetation of the land, or although not the natural vegetation, is still representative of the structure or floristics of the natural vegetation in the locality.

The core objectives for bushland, as outlined in Section 36J of the LG Act, are to:

- Ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna of the land and other ecological values
- Protect the aesthetic, heritage, recreational, educational and scientific values of the land
- Manage the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures to minimise or mitigate disturbance caused by human intrusion
- Restore degraded bushland
- Protect existing landforms such as natural drainage lines, watercourses and foreshores
- Retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term
- Protect bushland as a natural stabiliser of the soil surface.

Foreshore

Foreshores are defined in clause 111 of the LG Regulation 2021 as land situated on the water's edge forming a transition zone between the aquatic and terrestrial environment.

The core objectives for foreshores, as outlined in Section 36N of the LG Act, are to:

- Maintain the foreshore as a transition area between the aquatic and the terrestrial environment
- Protect and enhance all functions associated with the foreshore's role as a transition area
- Facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use

Physical environment

Geology, Topography, Soils

Echo Point Park underlying geology is Hawkesbury Sandstone – a medium to coarse grain sandstone with lenses of shale and laterite. The landform is mostly steep, with slop gradient of 25-35% dissected by rocky outcrops and scarps up to 8m high.

The natural landform was modified by the 1930s earthworks to create relatively level to gently sloping area as grass terraces and pathways, and particularly at the Roseville Baths site which was filled and retained beyond the former mean high-water mark. Soils are generally discontinuous, shallow, acidic, stony and loamy sands (Knox & Partners, 2002).

Native Flora

Echo Point Park is vegetated mostly of Forest and Open Forest, and with species fairly typical of sheltered Hawkesbury Sandstone side slopes on the North Shore. Despite considerable disturbance, decline, recolonisation, replanting and weed infestation the forest structure still holds and up to six communities are recognisable (Knox & Partners, 2002).

Saltmarsh and Mangroves occur in two areas located near the rock platform and appear to be a developing community, as evidence by their growth in the former impounding pool at the Roseville Baths site. The existence of the Mangroves is probably an indicator of siltation in Middle harbour (Knox & Partners, 2002).

Garden Plantings and Trees

There are several ornamental gardens beds between the grassed terraces that have been planted with a selection of native and exotic stock, in addition to the existing native canopy several native and exotic tree planting programs have occurred that add to the overall canopy structure of the park.

During the period as the Bates farm several large exotic canopy trees were planted and to date still exist. An opportunity to note and include species of significant trees in developed areas to guide future replacements or planting will be considered with the development of the Masterplan and Conservation Management Plan

Key issues

Echo Point Park in its entirety is considered an Area of Cultural Significance due the extensive Aboriginal and European evidence of occupation and use of the area.

The issues surrounding the management of the reserves are detailed under the following categories:

Area of Cultural Significance (Indigenous)

- Loss of existing midden sites and human impact to shelter sites
- Potential damage to unknown site through previous infrastructure installation
- Lack of interpretation of the indigenous occupation and culture in the area
- Vegetation encroachment impacting sites, with potential to further erode artefacts
- Illegal pathways impacting known sites increasing further damage
- Natural erosion impacting known and unknown sites

Area of Cultural Significance (Non-Indigenous)

- Limited remains of the existing structure deteriorating further through human activity
- Former baths and seawall construction eroding
- Limited interpretation of the early history
- Illegal pathways impacting known sites increasing further damage
- Vegetation encroachment impacting sites, with potential to further erode artefacts

Park

- Pathways in varying condition and materials that are not consistent across the sites
- Appropriate fencing throughout the site to protect critical areas and to reduce Illegal pathways impacting the existing vegetation
- General park infrastructure in varying condition and require renovation or renewal

Natural Area (Bushland)

- Illegal tracks throughout bushland impacting the vegetation communities and increasing potential erosion
- Encroachment of weed species reducing habitat and environment value

Natural Area (Foreshore)

- Impact of boating activities increasing foreshore erosion
- Protection of marine and tidal habitats
- Impact of boat/kayak storage on foreshore, erosion and habitat loss

Development and use

The scale and intensity of development and activities on community land categorised as an Area of Cultural Significance is generally dependent on:

- The nature of the approved uses and developments
- The physical constraints of the site
- Carrying capacity of the site
- Relevant legislation, plans and policies

- Approved development applications, council resolutions, and any conditions imposed by council
- An approved masterplan, and or Conservation Management Plan
- Proximity of neighbours and noise- and parking-sensitive land uses
- Permissible times of use.

In addition, the following factors need to be considered:

Infrastructure and Facilities

Subject to budgetary constraints, Council may construct or approve construction by others of a variety of facilities on this land. The purposes of any facilities provided shall be to support activities and such that are consistent with the core objectives for this land category.

Permitted and Prohibited Activities

For this land category, this Plan identifies activities that are permitted without approval, activities that may be permitted with approval, and activities that are prohibited on this land.

Individuals and organisations wishing to undertake activities that require approval must obtain Written Consent approval before commencing that activity.

Specific Use Areas

There are many known conflicts in recreation activities. These conflicts can be resolved by designated specific recreation areas for certain recreational pursuits. Other activities that may not be compatible in these areas would be prohibited. Council may resolve to designate any area for a specific use in order to protect the users and or the facility.

Additional there is a pathway to the Marina that crosses over land not owned by Council but is part of the "Water" owned by the Crown that Council will need to address access and use through the Master planning process.

Alcohol Free Zones

Council may resolve that the consumption of alcohol is prohibited within certain areas, either completely, or between certain hours. This is usually the result of a history of the subject area being used inappropriately, to the detriment of the public use of the area. Under Section 632 of the LG Act, Council is authorised to erect signs prohibiting certain activities.

Signage

Under Section 632 of the LG Act, signs may be erected by Council to regulate various activities. Permissible signage's includes:

- Signs advising the reserve name and or facilities contained within
- Directional signage's
- Interpretative signage
- Traffic signs
- Permissible activities

Any other signage requires Council approval. This plan allows the erection of temporary signs directly relating to the recreation use of the reserve that are in place just prior to a special event. Any signs are to be erected wholly within the reserve; they must not restrict pedestrian access or restrict vehicle sight distance around corners or along streets.

Dogs

Walking a dog is a recognised recreational pastime for many people. However, it is important that this recreational activity does not impinge on the quality of the recreation experience for other users. Dog owners comprise a large group of users and their needs should be recognised together with the needs of other users that may believe that dogs detract from their enjoyment of the facility. Some known problems attributed to dogs include defecation, aggression to people and other animals, barking other nuisance behaviour and non-compliance with leash laws. Public parks are a recreation resources and an appropriate balance needs to be established between these user groups.

In most parks, 'on leash' dog exercise is permitted. Dogs are not permitted to be walked 'off a leash' unless they are within one of Council's many designated dog exercise areas. In some areas, Council prohibits all dogs. These are usually areas of significant fauna habitat or where a conflict exists between other recreation uses, e.g., bird watching. Signs are installed at various locations describing the permitted usage of the area.

Council will enforce the Companion Animals Act 1998. This act in particular states that the owner of a dog that is on a prohibited place is guilty of an offence.

Generally, a "prohibited place" is:

- Within 10 metres of any playing apparatus,
- Within 10 metres of cooking or eating facilities.

Use	Scale	Intensity
Car parking	Limited to existing and proposed car parking on Babbage Road	24 hours 7 days a week
Informal / passive recreation	Limited to physical capacity of existing and proposed facilities within developed areas and confined to formal pathways in bushland areas	Unrestricted times, but in accordance with any displayed notices and with core objectives in Tables 3-7
Exercising dogs	Limited to developed areas and to formal pathways in bushland; and to foreshore only if controlled	Unrestricted times, but in accordance with Council policy re leashed and/or unleashed dog areas, and with core objectives in Tables 3-5
Fishing	Limited to foreshore	Unrestricted times, but in accordance with legal requirements re undersize fishing and maximum bag catches etc;
Landscaping	Limited to existing cultivated areas	Unrestricted, but in accordance with core objectives in Table 5
Bushland conservation	Within existing bushland areas	No restriction
Bush regeneration involving community volunteers	Within existing bushland areas	Unrestricted, but in accordance with core objectives in Table 3
School study groups	In all areas, but confined to formal pathways in bushland areas	Limited to one group at a time. Limited to two days per week.

Table 4 Scale and Intensity of Permitted Uses

Current use of the land

Condition of the land and structures

Area of Cultural Significance (Indigenous)

The whole of Echo Point Park is an area of Aboriginal cultural significance for demonstrating clear evidence of Aboriginal occupation in art and midden sites. Individual sites have been partially to destroyed – mostly by walking track construction in the 1930s, by the unsympathetic location of drainage pipe outlets and to foreshore erosion by foot traffic and wave action. Investigation and reports on the site rate the overall condition as being poor.

Area of Cultural Significance (Non-Indigenous)

The whole of Echo Point Park is an area of European cultural significance for being the site of one of the first farms in the northern region of Sydney; for the network of sandstone paths, walls and steps installed as Depression Relief labour in the 1930s; for the remains of Old Roseville Baths and the Old Roseville Bridge; and for sandstone road cuttings indicating the early alignments of Babbage Road and Old Manly Road which were to link the North Shore to the Northern Beaches.

There is no remaining visible evidence of the farm except for two boxed out recesses in a foreshore sandstone outcrop indicating the position of the farm's former timber jetty, and a

wide scatter of 19th century domestic artefacts on the lowest grass terrace which are probably associated with a farm dump.

Given their informal character, most paths are in good and appropriate condition. However, some path areas and stone drains are prone to siltation from eroding steep banks and therefore to impeded drainage and bogginess. Some stone cobble edges are dislodged or silting over. Most stone retaining walls are in good condition, but with some patches of collapse and/or crumbling.

There are limited remains of the Roseville Baths complex – mostly brick and/or concrete foundation strips, one sandstone paved terrace and one grotto column. The formed sandstone seawall is in good condition, but the low drystone seawall near the rock platform is crumbling and in poor repair.

The limited remains of Old Roseville Bridge include sandstone abutment fragments in poor condition. The sandstone road cuttings to Babbage Road and Old Manly Road are in good condition and appear as revegetating cliffs

Park

A review of the existing park infrastructure rates the overall condition as moderate condition. Grass cover on the terraces, former Baths site and children's playground is generally good. Playground equipment is structurally sound and in good condition. Formal garden beds and planting are in good condition, as are most of the specimen trees – with the exception of the three Golden Ash (*Fraxinus excelsior*) which are poor.

Concrete paths and steps are in good condition but aesthetically inconsistent with older stonework. The two timber footbridges are mostly sound but require replacement of some damaged planks. The timber sleeper steps below the playground are in deteriorating condition and require replacement.

Chainwire fencing is in good condition and appropriately sited but may warrant replacement over time for aesthetic reasons and extension in the short term to protect eroding banks and middens. Handrails are in good condition and could be extended on steep steps.

The amenities block is structurally sound and appropriately located, however is currently inaccessible for users with limited mobility. Renewal of the amenities with a more aesthetically. Sympathetic solution should be considered in the future.

The picnic shelter in general terms are in good condition, with some inappropriately sited and should be relocated intact. Picnic tables and park benches are in generally good condition but require supplement. The Gas and Stone barbecues are in good condition and appropriately sited. The drinking fountain is in good condition but aesthetically inappropriate with park stonework. The limited park signage is in fair condition but requires upgrade. Water pipes are in poor condition (rusting and exposed) and are potentially hazardous.

Natural Area (Bushland)

Over 80% of Echo Point Park is covered in bushland which ranges in condition from fair to poor. The several plant communities (Forest of varying combinations of *Angophora costata, Casuarina glauca, Eucalyptus piperita, E. punctata, Ficus rubiginosa and Melaleuca styphelioides; A. costata – Callitris rhomboidea* Open Forest; and *Avicennia marin*a (Mangrove) Low Forest) are not unusual or threatened, but important locally for their aesthetic, habitat and environmental values.

Bushland has been compromised by terrace and path construction, and more recently by soil erosion on steep banks, unauthorised tracks to the foreshore, insufficient maintenance

and weed invasion (most heavily in Lots 52 and 53 (C and B), 94, 95 and 139), tree dieback and extensive termite activity.

Creek water quality is poor – particularly after heavy rainfall events - owing to physical and chemical pollutants and to siltation.

Natural Area (Foreshore)

Echo Point Park's shoreline boundary is legally at the mean high water mark of Middle Harbour. However, for practical management purposes the beach to mean low water mark is included in Table 4.

The beach is in mostly good condition, with the exception of occasional broken glass, dog faeces, fishing tackle and litter (off site).

The foreshore at mean high water mark ranges from good to fair condition, the latter concerning areas of bank undercutting by wave action or erosion at stormwater pipe outlets and unauthorised paths.

Current leases and licences

Echo Point Park has no current leases or licences however, is available to hire for community use, as set out Under section 46(1)(b) of the LG Act.

Permissible uses / future uses

The general types of uses which may occur on community land categorised as Area of Cultural Significance, and the forms of development generally associated with those uses, are set out in detail in Table 5. The facilities on community land may change over time, reflecting the needs of the community.

Purpose/Use, such as…	Development to facilitate uses, such as…
• Preservation of the council's natural heritage including the identified endangered ecological communities • Preservation of biological diversity and habitat • Providing a location for relaxation and passive informal recreation • Walking and cycling • Guided bushwalks • Environmental and scientific study • Bush regeneration works • Carbon sequestration • Bio-banking	• Toilets • Picnic tables • BBQs • Sheltered seating areas • Lighting • Low-impact carparks • Low-impact walking trails • Interpretive signage • Water saving initiatives such as rain gardens, swales and sediment traps • Bridges • Observation platforms, signs • Information kiosks • Refreshment kiosks (but not restaurants) • Work sheds or storage sheds required in connection with the maintenance of the land • Bicycle/boat hire or similar • Temporary erection or use of any building or structure necessary to enable a filming project to be carried out • Locational, directional and regulatory signage

Table 5 Permissible use and development of community land categorised as Area of Cultural Significance by council or the community

Express authorisation of leases, licences and other estates – Area of Cultural Significance

This plan of management expressly authorises the issue of leases, licences and other estates over the land categorised as Area of Cultural Significance, listed in Table 6.

Type of tenure arrangement	Purpose for which tenure may be granted
Lease	• walkways, pathways, bridges, causeways • observation platforms, signs • information kiosk • kiosk selling light refreshments (but not restaurants) • bicycle/boat hire or similar • work sheds or storage sheds required in connection with the maintenance of the land • toilets • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Licence	• walkways, pathways, bridges, causeways • observation platforms, signs • Information kiosk • Kiosk selling light refreshments (but not restaurants) • Bicycle/boat hire or similar • work sheds or storage sheds required in connection with the maintenance of the land • toilets • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Short-term licence	• scientific studies and surveys or similar • bicycle/boat hire or similar • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Other estates	This PoM allows the council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the LG Act.

Table 6 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Area of Cultural Significance.

Action plan

Section 36 of the LG Act requires that a PoM for community land details:

- Objectives and performance targets for the land
- The means by which the council proposes to achieve these objectives and performance targets
- The manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

Table 7 sets out these requirements for community land categorised as Area of Cultural Significance.

Codes used to define priorities in the table are:

- ST – Short Term
- MT – Medium Term
- LT – Long Term
- O – Ongoing

Action Plan

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
MANAGEMENT	***To ensure the ongoing management of the site in line with the current legislative framework and any plans specific to the site***			
	• Develop a new Masterplan for the site to meet current and future needs	• New Masterplan for the Site	• Completed Masterplan for the site	ST
	• Develop a Conservation Management Plan to guide the future management and operations of the site	• New Conservation Management Plan for the site	• Completed Conservation Management Plan	ST
BUSHLAND	***To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna of the land and other ecological values of the land***			
	• Manage landscape processes to favour locally indigenous flora and fauna	Manage site bushland in accordance with KRG adopted Natural Areas Generic Plan of Management • Relevant legislation • Relevant Council policies	• Undertake survey to establish extend and scope of flora and fauna presence • Ongoing annual monitoring to confirm status quo or existing standard to measure variance: ○ Increase in native flora and fauna in the area ○ Decrease in maintenance levels ○ Landscape features in good condition	O
	• Exclude human access from some areas in order to protect habitat	• Install selective fencing and defined access routes as required		O
	• Maximise fauna habitat – especially for small vertebrates and invertebrates	• Retain decaying/senescing plants as habitat and organic matter • Public education on habitat protection		O
	To protect the aesthetic heritage, recreational, educational and scientific value of the land			

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Protect existing aesthetic character • Enhance aesthetic experience • Remove elements which obscure or distort the understanding of the site's natural history	• Develop further lookouts, prominences, rich experiences • Demolish exposed and redundant piping • Remove weeds and overgrowth from cliff faces and rock outcrops • Removes painted graffiti from rock outcrops • Re-establish physical connections between historical sites in a sensitive manner	• Assessment by Design staff • Visitor survey to assess aesthetic response	O
	• Maintain existing water views	• Plant no species taller than 1.2m in identified view corridors		L
	• Maximise educational potential of bushland	• Develop appropriate interpretation materials • Promote use of site to local schools	• NPWS approval • MLALC approval • School participation	L
	Promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitate public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion			
	• Contain pedestrian movement in bushland areas to safe and formal (controlled access) paths	• Emphasis and encourage use of existing formal access paths • Remove and discourage informal paths, replant tracks • Install formal public walking and bushland maintenance tracks	• Regular monitoring to confirm: • Disuse of existing informal paths • No further informal path	O
	• Establish stronger links between Echo Point Park and the community	• Encourage volunteer Bushcare Group • Incorporate Echo Point Park in Middle Harbour Foreshore Track	• Assessment of Bushcare Group activities • Usage Levels of MHF Track	O
	• Promote visitor health safety at contact points with polluted water	• Install relevant signa as appropriate	• Annual reporting to consider reported water pollutants	O
	To restore degraded bushland			
	• Restore bushland areas of the park towards original vegetation communities	• Implement bushland management program consistent with the Natural Areas PoM	• Ongoing monitoring to confirm improved bushland quality (reduce weed growth, and increase in indigenous plant species	O

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Remove weeds from bushland	• Implement phases removal of African Olives (Olea africana). Determine whether or not they were used by the Bates Family as rootstock for fruiting European Olives and have cultural significance. If so maintain several mature plants for their historic and interpretative value.	• Condition of natural area of the park • Site inspections to verify ongoing removal of African Olives and other woody weeds	O
	• Minimise exotic plant invasion, especially from garden escapees on adjacent and Council lands	• Enlist cooperation of adjoining landowners to minimise dumping of garden refuse into bushland • Evaluate development/ landscape proposals for adjoining properties and where appropriate, impose condition to prohibit invasive plants	• Level of support from the community • Regular inspections of adjoining properties for compliance • Conditions imposed of Development Proposals	O
	To protect existing landforms such as natural drainage lines, watercourses and foreshores			
	• Prevent / minimise soil erosion	• Manage stormwater flows to minimise sources of erosion • Encourage diverse and vigorous understorey and groundcover planting	• Regular monitoring to confirm reduces siltation, improved water quality and landscape features are not degraded.	O
	• Minimise siltation at creek junction with Middle Harbour	• Investigate outcome of stormwater quality improvement in creek	• Device investigated and installed if appropriate • Regular monitoring to confirm	MT
	• Improve water quality in lower reaches of the creek	Investigate outcome of gross pollutant trap at junction of creeks at Allard Road	• Device investigated and installed if appropriate • Regular monitoring to confirm satisfactory function	MT
	• Protect all rock overhangs and outcrops	• Organise visitor movement to avoid damage to rocks		O
	To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term			
FORESHORE	***To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area***			

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Minimise/prevent foreshore erosion from the seaward side	• Encourage Waterways Authority signage and enforcement of reduce water speed limits between Roseville Bridge Marina and Roseville Bridge • Maximise locally indigenous foreshore vegetation in soil profiles just above mean high water mark • Investigate means of stabilising the foreshore	• Regular monitoring to confirm no additional erosion above the mean high-water mark • Liaison with Waterways Authority and adjoining Councils	O
	• Minimise/prevent foreshore erosion from the seaward side	• Rationalise access to beach: o Restrict informal access paths o Formalise limited entry points • Dissipate stormwater flow at discharge points • Stabilise slopes with appropriate methods • Manage stormwater flows to minimise erosion	• Regularly check to ensure no new informal paths or reuse of closed paths • Monitor post rainfall stormwater flow from outlets • Slopes stabilised	O
	• Maintain/enhance diversity and health of locally indigenous foreshore vegetation	• Manage foreshore in accordance with Council's Natural Areas PoM	• Regular monitoring to confirm ongoing presence of and diversity of local intertidal species	O
	To facilitate ecologically sustainable use of the foreshore and to mitigate impacts on the foreshore			
	• Protect marine and intertidal fauna	• Approved signage advising of Fishing Regulations	• Seek assistance from NSW Fisheries in regard to compliance to regulations	MT
	• Control domestic animals on beach	• Monitor use of beach by domestic animals and response to complaints	• Regular monitoring to check level of compliance	O
	• Rock Platforms	• Formalise a single access path and stairway entry to platform	• Monitor rock platform for damage	O
	• Prevent and minimise foreshore erosion with properly stored maintained watercraft facilities	• Implement a structured watercraft facility that the community can lease	• Install watercraft storage facility	ST
PARK	***To encourage, promote and facilitates recreational, cultural social and educational pastimes and activities***			

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Manage the park to enhance its value as a significant recreational resource, within its user capacity	• Monitor recreational use to identify major uses and maximum capacities. Develop management mechanisms to ensure resources do not degenerate	• Ongoing monitoring by Council to assess balance between Park use and Capacity	O
	• Ensure Park management is compatible with the management and objectives of an area of cultural significance	• Refer to objectives and performance targets for area of cultural significance	• Ongoing monitoring by Council to ensure the park is used and managed to protect rather than damages areas of cultural significance	O
	• Install signage at appropriate locations in the park to direct, interpret and prescribe to park users in an appropriate manner	• Analyse existing signage and identify any deficiencies • Develop and implement a program of signage renewal • Install directional signage at entry points and major intersection within the park • Install interpretative signage to reflect the flora/fauna and cultural significance of the park • Install regulatory signage as appropriate for the park	• Sign installation • Monitor signage effectiveness and modify as required	MT
	• Ensure that park signage acknowledges pre-European site settlement and history	• Install interpretative signage to reflect the cultural significance of the park	• Sign installation	MT
	• Retain all existing formal paths and steps. Remove existing and future informal paths except where otherwise indicated on the masterplan	• Refer to the bushland section for recommendations concerning the removal of informal paths	• Regular site inspections to monitor paths network and maintain design standards	O
	• Ensure all paths, walls and steps are safe and in good repair	• Refer to the cultural significance section for recommendation for repairs to paths, walls, and steps • Repair and or replace paths, walls and steps as required • Address drains and pipes which cause bogginess in some path sections • Demolish redundant exposed steel piping	• Regular site inspections to monitor paths network and maintain design standards	O
	• Maintain existing historic and visual character of circulation system	• Any repairs or new construction are to employ materials and methods equal to existing or in accordance with Heritage guidelines	• Materials used are appropriate	MT

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Provide equitable access as far as possible, acknowledging that site is steep and not accessible to all visitors in accordance with Council's Policies	• Ensure that circulation system is consistent where possible with Council's Access Policy • Provide disabled access to playground • Facilitate disabled access from playground to second grass terrace • Investigate possibility of access to all to Waterfront. • That Council use its best endeavours to achieve access to the waterfront for people with disabilities	• Survey users to determine level of satisfaction with access to and within the park	O
	• Provide hierarchy of site entrance	• Visually enhance major entrances (especially main entrance at southern end Babbage Road and playground entrance) • Maximise access at these two entrances within site constraints • Refer signage recommendations (below)	• Condition of entrances	LT
	• Provide clear links between site paths and the Two Creeks and Middle Harbour Foreshore Tracks	• Install signage to indicate path junctions • Investigate options for linking southern end of Park (near Roseville Bridge Marina) to Middle Harbour Foreshore Track	• Liaison with Willoughby Council • Signage installed	O
	• Provide a range of structures, furniture and facilities that adequately meets user requirements and adds a valuable amenity to the park, while maintaining existing informal and aesthetic quality	• Analyse existing structures, furniture and facilities in terms of user requirements and appropriateness of use value, style and design. • Develop and implement prioritised plan for rationalising, refurbishing, replacing, relocating or removing existing facilities or installing new one. • Investigate feasibility of providing access to storage hire for small water craft	• Monitor facility use to ensure objective is being fulfilled	O
	• Ensure all structures, furniture, facilities and signage are visually pleasing, thematically consistent, sympathetically located and compatible with Park's heritage values and informal character	• Continue to develop appropriate colours, forms and materials for park structures, furniture and facilities	• Visitor survey to assess aesthetic response	O

Management Issues	s.36(3)(b) **Objectives and Performance Targets**	s.36(3)(c) **Means of achievement of objectives**	s.36(3)(d) **Manner of assessment of performance**	**Priority**
	To provide for passive recreational activities or pastimes and for the casual playing of games and to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management			
	• Playground should be attractive, varied, interesting and with softfall ground surface	• Playground equipment to relevant standards and in response to identified need	• Playground is consistent with Council's operational compliance	O
	• Provide secure fencing	• Install fencing in locations identified and prioritised in risk assessment of Park	• Appropriate facilities provided • Use levels and user satisfaction	ST
	• Improve access from Babbage Road to playground, especially for prams and disabled persons	• Ensure level access adjacent to existing double gate at playground, or modify gate driveway	• Playground accessibility	MT
	• Improve existing amenity block and accessibility	• Consider relocation of existing amenities to top of park and connect to sewer rather than septic • Include accessible toilet in new amenity block	• Accessibility, aesthetics, user satisfaction	
	• Retain extensive lawn areas for passive recreational activities informal games and casual play	• Maintain existing open character of terraces and former-Baths site	• Use levels and user satisfaction	O
	• Ensure ongoing opportunity for fishing from rocks and seawall at former-Baths site	• Maintain status quo		O
	• Ensure variety of quiet seating areas	• Ensure seat placement in variety of locations – open / enclosed, sunny / shady / views etc		O
	• To provide sufficient parking to meet the needs of Park users and the local community	• Monitor car parking usage levels to confirm provision is meeting demand • Ensure adequate disabled parking spaces are installed	• Monitor levels of car parking in Babbage Road associated with Park usage	O

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Enhance aesthetic experience of Park	• Identify major viewing points, views and view corridors in the park • Maximise water views by ensuring no planting higher than 1.2m in identified view corridors • Supplement ornamental planting in terraced garden beds, and in formal garden beds near former-Baths site • Plant shade trees on former-Baths site, taking care to avoid historic building footings and allowing for informal games • Investigate relocation of power pole at top of sandstone steps near main entrance to improve view from entrance	• Site inspection and report to verify development and installations; and removal of light pole • Periodic assessment by Operations staff • Visitor survey to assess aesthetic response	LT
	• Manage Park vegetation in a manner consistent with protection of site's 'Bushland' and 'Foreshore' vegetation	• Develop Park planting and maintenance program • Exotic mature trees which are non-invasive may be retained • Mature native (but not locally indigenous) trees which are non-invasive may be retained	• Monitor and control spread of exotic and native (but not locally indigenous) plants	MT
CULTURAL SIGNIFICANCE	***The continuous protective care and maintenance of the physical mater of the land or of the context and setting of the area of cultural significance***			
INDIGENOUS	• Determine number, nature, and extent of sites within the boundaries of the park	• Conduct survey when bush regeneration in these areas improves accessibility. Undertake discreet test excavations after consultation with NPWS and MLALC. Report and newly identified sites to the NPWS	• Findings of the survey reported to NPWS following consultation with MLALC	MT
	• Prevent damage to Aboriginal sites	• Establish a baseline recording of the condition of the sites for comparison during ongoing monitoring • Prepare and implement program for regular monitoring of the condition of sites with priority given to those most threatened with human impact or natural deterioration • Formulate and implement strategies for stabilising and conserving site in line with the Echo Point Heritage Assessment Repot (2002)	• As long as the status quo is maintained, monitoring by an archaeologist and an Aboriginal community representative should be required only once every five years. • In the event of adverse impacts being noted, however, professional and Aboriginal community advice should be sought immediately	MT

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Minimise erosion of middens	• Options include o Stabilising midden edges o Minimising pedestrian activity in middens o Formalise a single path and stairway access to rock platform and other selected locations o Refer to Foreshore for prevention of foreshore erosion	• Regular monitoring to confirm sites intact and strategy implemented • NPWS and MLALC approval • Inspection report to confirm removals and construction	MT
	• Protect bushland and foreshore as contextual landscape settings for items of cultural significance and as areas of cultural significance in their own right	• Refer to Natural Area - Bushland and Foreshore	• Refer to Natural Area – Bushland and Foreshore	O
	The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material			
	N/A	N/A	N/A	
	The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state			
	N/A	N/A	N/A	
	The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require minimum impact)			
	• Interpret Aboriginal sites to Park visitors in a manner which is culturally sensitive and consistent with their conservation	• In consultation with NPWS and MLALC, determine desired level of public information and access to sites and then formulate strategies	• NPWS approval • MLALC consultation • Assess implementation of agreed action	MT

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Ensure that any significance assessment, conservation planning, protection, interpretation, and promotion of Echo Point Park's Aboriginal heritage is culturally acceptable to the Aboriginal community and consistent with NPWS requirements	• Ongoing liaison between NPWS and MLALC • Upon discovery during works of any possible indigenous artefact at the site work is to cease and consultation with MLALC is to be implemented.	• NPWS and MLALC are consulted as part of process	MT
	The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land. *A reference to land includes a reference to any buildings erected on the land.*			
	• Protect bushland and foreshore	• Refer to Natural Area – Bushland and Foreshore	• Refer to Natural Area – Bushland and Foreshore	O
NON-INDIGENOUS	***The continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural***			
	• Protect the existing landscape as contextual setting of non-indigenous items and area of cultural significance	• Refer to Bushland, Foreshore and Park for landscape protection and management recommendations	• Refer to Bushland, Foreshore and Park for means of assessment	O

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Protect remaining pre-1920 cultural items associated with the site's early farming history. These include: o boxed-out recesses in sandstone outcrop in position of former timber jetty o possible farm cottage foundations below grass level on second terrace o possible 'midden' of 19th century farm artefacts at southern end of lowest grass terrace o possible remnant orchard trees or stumps o creek as likely source of fresh water for farm	• Keep recessed outcrop free of weeds and graffiti • Refer below for suggested excavations • Undertake detailed vegetation survey to locate remnant farm trees or stumps (if any) which may have heritage value. • Refer also to recommendations for African Olives in the table – Bushland. • Refer to table Bushland for creek protection measures	• Inspection by Heritage and Operations staff	O

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Protect remaining post-1920 cultural items, mostly examples of early 1930s Depression Relief Labour. These include: o picnic shelter o circulation system of crushed sandstone paths and sandstone walls, steps and drains o terraced lawns o formed sandstone seawall o remains of stone abutments to old Roseville Bridge o foundation footprints of former Roseville Baths, dressing sheds, caretaker's cottage and kiosk o remains of grotto at former-Baths site	• While most formal paths can be maintained in existing condition, identify and repair those sections requiring repairs • Identify and make good those sections of sandstone drystone walls requiring repair • Identify and make good those sandstone steps or staircases requiring repair. Secure any loose treads • Maintain stone drains in existing positions whether or not still functional as drains • Maintain terraced lawns in existing condition except for any walls and steps requiring repair • Identify and implement any repairs to seawall consistent with original materials and construction methods • Retain in situ the limited remains of bridge abutments • Retain brick and concrete foundations of buildings associated with former Roseville Baths. Refer (d) below for suggested excavations. Any new picnic tables and / or shelters are to be sited sympathetically and avoid damage to foundations • Retain grotto work remnants near cliff at former-Baths site. Undertake works as necessary to stabilise, consistent with original materials and construction. • Retain foundations and sandstone terrace to former kiosk and caretaker's cottage, stabilising edges if necessary	• Post-repair survey of each works item to certify outcome • Periodic inspection and report by Operations staff and/or conservation architect to assess structural integrity and safety	O
	• Protect / maintain aesthetic and cultural character of existing paths, walls, steps and drains	• Any repairs are to use materials and construction methods equal to existing • Refer below for paths to be replaced	• Approval of conservation architect, landscape architect and/or archaeologist • Periodic visual inspections	O

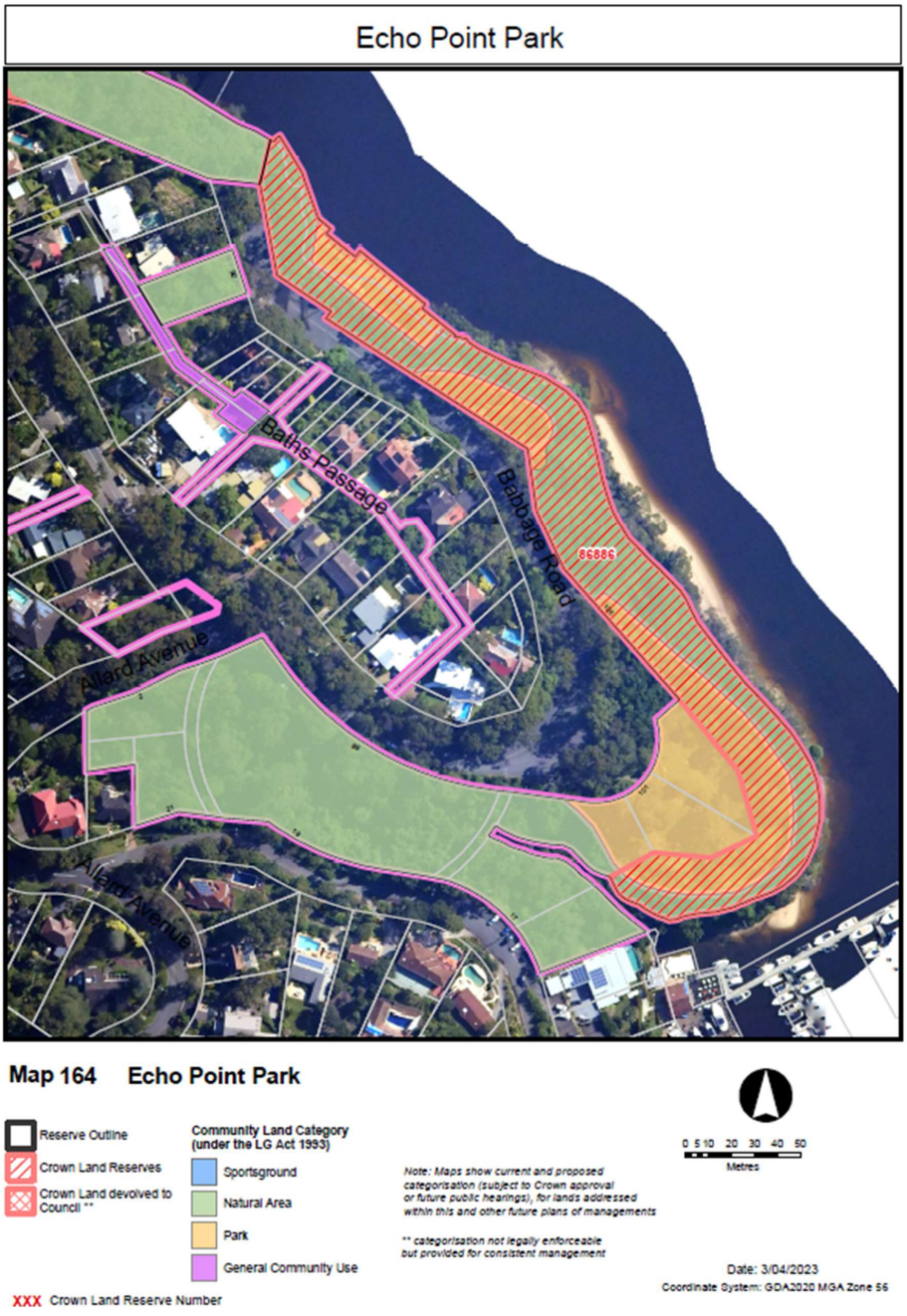
Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Protect the remains of listed heritage items	• Protect the remains of Roseville Baths, old Roseville Bridge and the site of Echo Point Farm in accordance with the provisions of relevant Plans and Policies • Prepare and implement program for regular monitoring of site condition with priority given to those most threatened with human impact or natural deterioration	• Ongoing monitoring to ensure remains intact • Regular monitoring to ensure sites intact and undamaged	O
	The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material			
	N/A	N/A	N/A	
	The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state			
	N/A	N/A	N/A	
	The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact)			
	• Allow for removal of selected items aesthetically incompatible with original construction materials and methods	• Ongoing maintenance and renewal of steps and paths to match the existing fabric	• Ongoing monitoring to ensure remains intact • Regular monitoring to ensure sites intact and undamaged	O
	• Allow for minor amendments to existing crushed sandstone paths to facilitate disabled access and to minimise damage to Aboriginal middens	• Undertake minor maintenance and renewals of degraded steps and paths to facilitate disabled access • Consider minor re-routing of crushed sandstone paths at select locations to avoid traversing and damaging middens	• Ongoing monitoring to ensure remains intact • Regular monitoring to ensure sites intact and undamaged	O

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
	• Formalise access from northern end of former-Baths site to northern end of Babbage Road to protect landform and remains of bridge abutments	• Maintain formal path and steps using materials and • construction methods typical on site	• Ongoing monitoring to ensure remains intact • Regular monitoring to ensure sites intact and undamaged	O
	• Determine nature and extent of sites to assist understanding of conservation values	• Conduct site survey of Park	• Involvement of relevant staff and • expertise • Survey completion and report to • KMC on findings	O
	• Maximise the site's educational potential, acknowledging that (aside from the terraces and circulation system) there is limited physical evidence of the site's post-1920 cultural significance, and almost none of its early farming history	• Develop means of interpreting to visitors the site's cultural • significance in a manner consistent with its conservation	• Involvement of relevant staff and • expertise in development and • implementation of interpretation • mechanisms and strategies. • · Survey visitors to evaluate • satisfaction and response	O
	The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land. *A reference to land includes a reference to any buildings erected on the land*			
	• Refer to the table above	• Refer to the table above	• Refer to the table above	O

Table 7. Objectives and performance targets, means of achieving them and assessing achievement for community land categorised as Area of Cultural Significance

APPENDICES

Appendix A1 – Echo Point Park



Appendix A2 – Plan of Management Legislative Framework

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at www.legislation.nsw.gov.au.

Local Government Act 1993

Section 35 of the *Local Government Act 1993* (LG Act) provides that community land can only be **used** in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

a) the category of the land,
b) the objectives and performance **targets** of the plan with respect to the land,
c) the means by which the council proposes to **achieve** the plan's objectives and performance targets,
d) the manner in which the council proposes **to assess its performance** with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the carrying out of any specified activity on the land.

A plan of management that applies to just one area of community land:

a) must include a description of:
   (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
   (ii) the use of the land and any such buildings or improvements as at that date, and
b) must:
   (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
   (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
   (iii) describe the scale and intensity of any such permitted use or development.

Land is to be categorised as one or more of the following:

a) a natural area
b) a sportsground
c) a park
d) an area of cultural significance
e) general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

a) bushland
b) wetland
c) escarpment
d) watercourse
e) foreshore
f) a category prescribed by the regulations.

Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant natural features (section 36C(2))
- by council to be of cultural significance (section 36D(2)).

Classification of public land

The LG Act requires classification of public land into either 'community' or 'operational' land (Section 26). The classification is generally made for council-owned public land by the council's Local Environmental Plan (LEP) or in some circumstances by a resolution of the council (Section 27).

Crown reserves managed by council as Crown land manager have been classified as community land upon commencement of the *Crown Land Management Act 2016* (CLM Act). Councils may manage these Crown reserves as operational land if written consent is obtained from the Minister administering the CLM Act.

Classification of land has a direct effect on the council's ability to dispose of or alienate land by sale, leasing, licensing or some other means. Under the LG Act, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by the council, and the land must be used and managed in accordance with an adopted PoM. In addition, community land is subject to strict controls relating to leases and licences (sections 45 and 46) of the LG Act.

By comparison, no such restrictions apply to operational land that is owned by councils. For example, operational land can be sold, disposed, exchanged or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land. Crown reserves managed by council as operational land may generally be dealt with as other operational land but may not be sold or otherwise disposed of without the written consent of the Minister administering the CLM Act.

Operational land would usually include land held as a temporary asset or an investment, land which facilitates the council carrying out its functions or land which may not be open to the general public (for example, a works depot).

The classification or reclassification of council-owned public land will generally be achieved by a Local Environmental Plan (LEP) or by a resolution of council in accordance with sections 31, 32 and 33 of the LG Act. If land is not classified by resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the LG Act.

For Crown land, Council cannot reclassify community land as operational land without consent of the Minister administering the CLM Act.

Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the CLM Act, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Under the CLM Act, as Council Crown land managers, councils manage Crown land as if it were public land under the LG Act. However, it must still be managed in accordance with the

purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of 'environmental protection' cannot be used in a way that compromises its environmental integrity.

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

Principles of Crown land management

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.
- Where appropriate, multiple uses of Crown land should be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

Crown land management compliance

In addition to management and use of Crown reserves that is aligned with the reserve purpose(s), there are other influences over council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

Native Title Act 1993

The Commonwealth *Native Title Act 1993* (NT Act) recognises and protects native title rights and interests. The objects of the NT Act are to:

- provide for the recognition and protection of native title
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- establish a mechanism for determining claims to native title
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The NT Act may affect use of Crown land, particularly development and granting of tenure.

Specifically, the CLM Act makes it mandatory for council to engage or employ a native title manager. This role provides advice to council as to how the council's dealings and activities on Crown land can be valid or not valid in accordance with the NT Act.

Council must obtain the written advice from an accredited native title manager that Council complies with any applicable provisions of the native title legislation when:

a) granting leases, licences, permits, forestry rights, easements or rights of way over the land
b) mortgaging the land or allowing it to be mortgaged
c) imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land

d) approving (or submitting for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in (a), (b) or (c).

Council plans and policies relating to this plan of management

Council has developed plans and policies that are concerned to some extent with the management of community land. These documents have been considered when preparing this PoM.

The following is a list of documents that have a direct association with this PoM:

Other state and Commonwealth legislation

NSW state legislation

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal peoples in NSW. It recognises the need of Aboriginal peoples for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable.

National Parks and Wildlife Act 1974

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect community land categorised as cultural significance, natural area or park.

Biodiversity Conservation Act 2016

> **Note:** This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the *Biodiversity Conservation Act 201*6. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

DPIE's Energy, Environment and Science division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed

on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse or wetland).

Where an area of community land is declared to be critical habitat, or if that area is affected by a recovery plan or threat abatement plan under Part 7A of the FM Act, a site-specific plan of management will need to be undertaken.

Rural Fires Act 1997

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

Water Management Act 2000

This Act is based on the concept of ecologically sustainable development, and its objective is to provide for the sustainable and integrated management of the water sources of the state for the benefit of both present and future generations. The Act recognises:

- the fundamental health of our rivers and groundwater systems and associated wetlands, floodplains, estuaries has to be protected
- the management of water must be integrated with other natural resources such as vegetation, native fauna, soils and land
- to be properly effective, water management must be a shared responsibility between the government and the community
- water management decisions must involve consideration of environmental, social, economic, cultural and heritage aspects
- social and economic benefits to the state will result from the sustainable and efficient use of water.

Heritage Act 1977

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance or natural area.

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Management Act 1999

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It

incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

State Environmental Planning Policies

State Environmental Planning Policy no. 19 – Bushland in urban areas

This planning policy deals with bushland in urban areas, so is applicable to PoMs for community land categorised as Natural Area – Bushland.

State Environmental Planning Policy (Infrastructure) 2007

This planning policy lists development allowed with consent or without consent on community land.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

This aims to protect quality of surface water and the ecosystems that depend on it and requires that any development would have a neutral or beneficial effect on water quality.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

This policy deals with clearing of native vegetation in urban areas and land zoned for environmental protection.

Other relevant legislation, policies and plans

Aboriginal Land Rights Act 1983

Biodiversity Conservation Act 2016

Biosecurity Act 2015

Catchment Management Authorities Act 2003

Companion Animals Act 1998

Disability Discrimination Act 1992

Environmental Planning and Assessment Act 1979

Environmental Protection and Biodiversity Conservation Management Act 1999 (Cth)

Fisheries Management Act 1994

Heritage Act 1977

Local Land Services Act 2013

Operations Act 1997

Pesticides Act 1999

Protection of the Environment Operations Act 1997

Retail Leases Act 1994

Rural Fires Act 1997

Soil Conservation Act 1938

Telecommunications Act 1997 (Cth)

Water Management Act 2000

NSW Invasive Species Plan 2008-2015

National Local Government Biodiversity Strategy

NSW Biodiversity Strategy

A Vegetation Management Plan for the Sydney Region (Green Web Sydney)

Australian Natural Heritage Charter

Appendix A3 – Aboriginal interests in Crown land

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal peoples of NSW. The CLM Act recognises and supports Aboriginal rights, interests and involvement in Crown land.

The management of Crown land can be impacted by the *Native Title Act 1993* (Cth) and the *Aboriginal Land Rights Act 1983* (NSW).

Native Title

Native title describes the rights and interests that Aboriginal and Torres Strait Islander people have in land and waters according to their traditional law and customs. Native title is governed by the Commonwealth *Native Title Act 1993* (NT Act).

Native title does not transfer the land to the native title holder, but recognises the right to land and water, by providing access to the land and if applicable, compensation for any loss, diminution, impairment or other effect of the act on their native title rights and interests.

All Crown land in NSW can be subject to a native title claim under the NT Act. A native title claim does not generally affect Crown land where native title has been extinguished or it is considered excluded land.

When preparing a PoM, Council is required to employ or engage a qualified native title manager to provide advice and validate acts (developments and tenures) over the reserve, in line with the NT Act. The most effective way to validate acts under the NT Act is to ensure all activities align with the reserve purpose.

If native title rights are found to exist on Crown land, council Crown land managers may be liable to pay compensation for acts that impact on native title rights and interests. This compensation liability arises for local councils whether or not the act was validated under the NT Act.

For further information about native title and the future acts framework see the Crown lands website.

Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation and removal of land in NSW (who may or may not also be native title holders).

Aboriginal land claims may be placed on any Crown land in NSW. The Department of Planning and Environment is responsible for investigating claims as defined in the ALR Act. If a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

At the time of preparing this plan of management, there are 0 reserves which are affected by an undetermined Aboriginal land claim. Council has considered the claim(s) in development of this plan of management.

Ku-ring-gai Council

Plan of management – Swain Gardens

January 2025

Version Number: 1
Adopted: Adoption Date
Effective: Effective Date

Contents

Key information 3
Introduction 4
Purpose of the plan of management 4
Process of preparing this plan of management 5
Change and review of plan of management 6
Community consultation 6
Land description 7
Culturally significant land 9
Legislative framework 9
Basis of management 13
Categorisation of the land 13
Guidelines and core objectives for management of community land 13
Council's strategic objectives and priorities 15
Development and use 16
Current use of the land 16
Permissible uses / future uses 16
Express authorisation of leases and licences and other estates 16
Management of land 18
Area of Cultural Significance 18
Park 19
Appendices 29
Appendix A1 – Maps 29
Appendix A2 – Plan of Management Legislative Framework 30

KEY INFORMATION

This plan of management (PoM) has been prepared by Ku-ring-gai Council and provides direction as to the use and management of council-owned community land classified as 'community land' in the Ku-ring-gai area. The PoM is required in accordance with Section 3.23 of the Crown Land Management Act 2016 and Section 36 of the Local Government Act 1993.

This PoM specifically addresses the management of Swain Gardens. The PoM outlines the way the land will be used and provides the framework for Council to follow in relation to the express authorisation of leases and licence on the land.

INTRODUCTION

Ku-ring-gai Council covers an area of 85 square kilometres and is located 16 kilometres north of the centre of Sydney. Council manages over 300 hectares of land identified as open spaces for community use.

Swain Gardens is located at 77 Stanhope Road, Killara. In addition to its natural and scenic values, its cultural significance, the gardens are the former domestic gardens that were progressively developed in the period between the 1940' and 1960's.

The gardens were bequeathed to the New South Wales National Trust in 1972 and transferred to Council ownership and control in 1983. The first plan of management was completed in 1992m with an adopted plan of management completed in 1996.

Purpose of the plan of management

The *Local Government Act 1993* (LG Act) requires a plan of management (PoM) to be prepared for all public land that is classified as 'community land' under that Act.

The purpose of this PoM is to:

- contribute to the council's broader strategic goals and vision as set out in the Local Strategic Planning Statement 2020
- ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*
- provide clarity in the future development, use and management of the community land
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

Further information about the legislative context of can be found in Appendix A2 of this document.

Process of preparing this plan of management

As outlined in figure 1 Council is required to adhere to the process in the development of the Site-Specific Plan of Management for Swain Gardens. Figure 1 illustrates the process undertaken by Council in preparing this PoM.

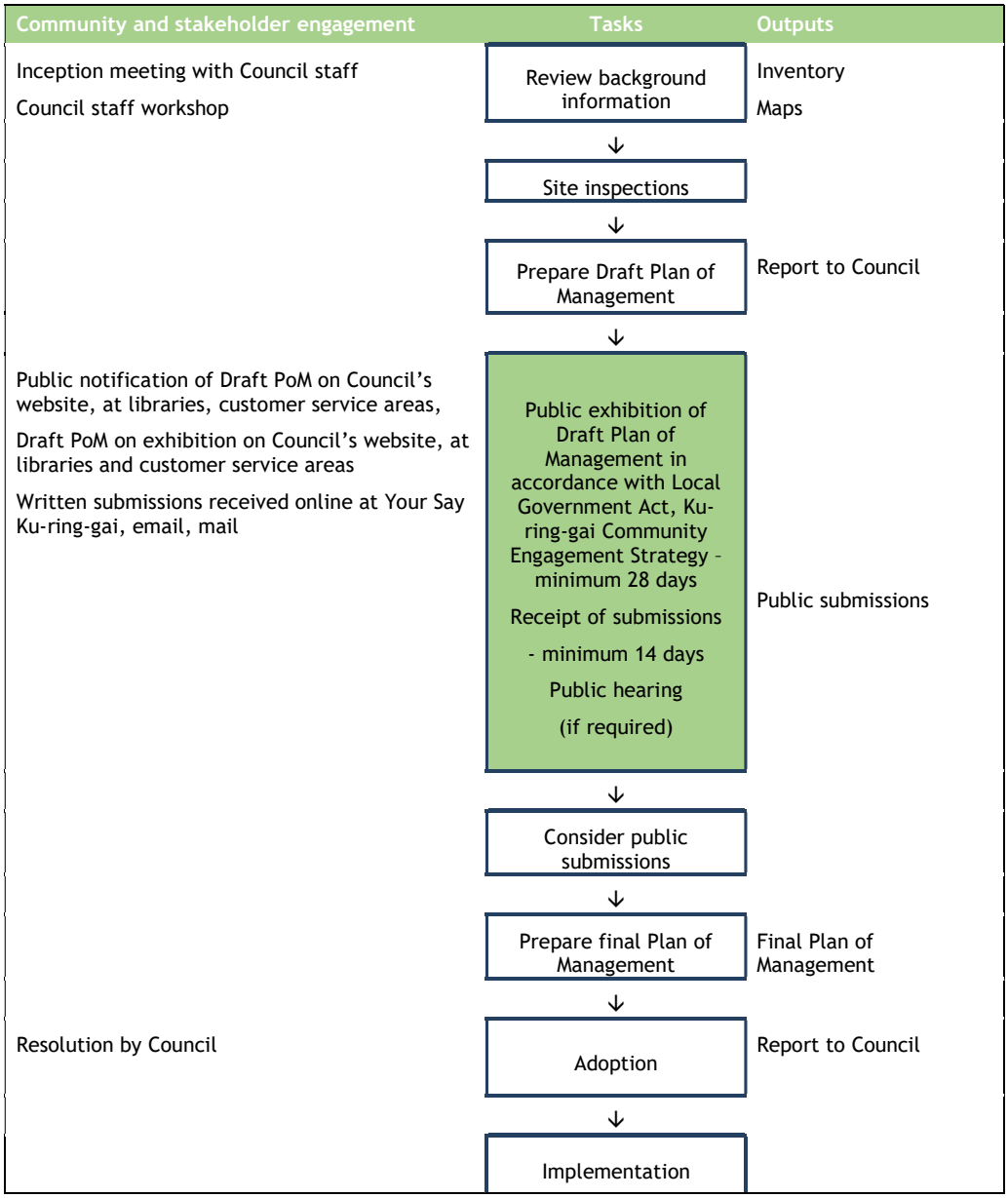


Figure 1 Process for the development of Plans of Management

Change and review of plan of management

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in council priorities. Council has determined that it will review the PoM within 5 years of its adoption. However, the performance of this PoM will be reviewed on a yearly basis to ensure that the Reserve is being managed in accordance with the PoM, is well maintained and provides a safe environment for public enjoyment.

Council may continue to acquire or divest land for the benefit of the community. Land may also come into council's ownership by dedication of land for open space. The appendices to this PoM may be updated from time to time, reflecting significant changes to the condition of the community land, or to reflect new acquisitions or dedications of land.

The community will have an opportunity to participate in reviews of this PoM.

Community consultation

Community engagement is an important part of the process in preparing this PoM. It is essential to ensure that the plans address the recreation needs of the local community and to communicate Council's aim for management if this site.

The Draft plan is to be placed on public exhibition for at least 28 days, with a further 14 days during which submissions were received from the community as required under the *Local Government Act 1993* as well as the requirements for community engagement under the *Crown Land Management Act 2016*.

Council will publicise the public exhibition and any required public hearing in accordance with the Ku-ring-gai Community Engagement Strategy on Council's website and Your Say Ku-ring-gai. Copies of the Draft Plan of Management will be made available at:

- Customer Service Centre, 818 Pacific Highway, Gordon
- Online at www.kmc.nsw.gov.au

This PoM was placed on public exhibition from [XX/XX/XXXX to XX/XX/XXXX], in accordance with the requirements of section 38 of the *Local Government Act 1993*. A total of [XX] submissions were received. Council considered these submissions before adopting the PoM.

LAND DESCRIPTION

This plan of management covers Swain Gardens. The reserve information is detailed in table 1. The land is owned by the Ku-ring-gai Council and is managed by council under the Local Government Act 1993.

The land parcels subject to this Plan are:

Reserve Name	Swain Gardens
Reserve purpose	Community Recreation
Land parcel/s	Lot A DP 386850 Lot 12 DP 601545
Owner	Ku-ring-gai Council
Area (Ha)	18,069 sqm
LEP zoning	RE 1
Assigned category/categories	Area of Cultural Significance Park

Table 1: Information about the reserve covered by this plan of management.

Physical description

The land slopes down generally in the North to South direction. The area was heavily landscaped during the 1940s to 1960s with formal pathways and exotic plant species adjoining areas of mainly covered bushland to the East and West of Wombin Reserve and Seven Little Australians Park respectively.

The gardens are a formally constructed area with sandstone constructed retaining walls, pathways, and steps. Additionally the site consist of the original bungalow, abor's, BBQ areas, amenities and pergola.

The site is used for:

- Informal recreation
- Wedding functions
- Social events
- Ornamental plant species conservation
- Environmental management of the bushland areas

Figure 2 Site Map

Culturally significant land

Under the LG Act, Swain Gardens provides an example of an expansive domestic garden created in a bushland setting including a mix of exotic plant material displayed using traditional landscape construction techniques and materials including terracing, dimensional sandstone walling and concrete paving.

Swain Gardens were created during the 1940s to 1960s by Arthur Newling (Mick) Swain, a Sydney Bookseller and amateur gardener. Mr Swain created a modernist garden of an extent and design consistency that is representative of a popular garden style of paths and sandstone terracing. The materials and planting in the garden are highly significant of the period and reflect a vision of the 'English Garden', rather than forming the principle focus of a garden of uniquely Australian character. The visual and spatial structure of the garden is based on a botanical collection of non-indigenous vegetation that is contrasted with the adjoining bushland that surrounds the gardens.

The garden retains elements of its former residential use which informs the landscape characters. There are four precincts, the entrance road to the garden from Stanhope Road contains Shot Machine Creek and a remnant garden, the 1920s bungalow, tennis court that has been redeveloped as a function space and the bushland to the rear of the site.

The gardens were bequeathed by the National Trust which held it until 1980 when they transferred the Garden and adjacent area of bushland to Council and sold 75 Stanhope Road. Mr Swain bequeathed 75 Stanhope Road to the National Trust with the intention that the rent would maintain the gardens. The property is now privately owned.

Legislative framework

This section describes the wider legislative and policy framework which applies to parks in Ku-ring-gai local government area.

Full versions of the legislation referred to below are on-line at www.legislation.gov.au and www.austlii.edu.au. Ku-ring-gai Council's website is www.kmc.nsw.gov.au.

The relevant provisions of the *Local Government Act 1993*. Other relevant legislation, plans and policies at the Commonwealth, NSW, Sydney, regional and Ku-ring-gai levels are outlined in Appendix 2

	LAND USE	RECREATION/OPEN SPACE	ENVIRONMENT	ACCESS/HEALTH/SAFETY
COMMON-WEALTH/ NATIONAL	Native Title Act 1993 Telecommunications Act 1997 PIA Megatrends: Shaping our Future 2016 Smart Cities Plan 2016	**Federal government sport planning** Sport 2030 – National Sport Plan The Future of Sport in Australia (Crawford Report) National sport development plans AusPlay National physical activity participation data	Environmental Protection and Biodiversity Conservation Act	Disability Discrimination Act 1992 Work Health and Safety Act 2011 Australian Standards 1. Risk Management 2. Lighting 3. Building Code of Australia 4. Access
NSW	NSW Premier's Priorities			
	Local Government Act 1993 Local Government (General) Regulation 2005 Crown Land Management Act 2016 Crown Land Management Regulation 2018 Leasing of Crown Land Policy Licensing of Crown Land Policy/Guidelines Environmental Planning & Assessment Act 1979 State Environmental Planning Policy (Transport and Infrastructure) 2021 Dividing Fences Act 1991 Roads Act 1993	Greener Places (Draft) 2017 Draft NSW Open Space for Recreation Guidelines Women in Sport – Her Sport, Her Way 2019-2023 NSW Department of Education Joint Use Projects Policy Future Sports Plans Delivering Sport and Active Recreation in NSW NSW peak sporting body strategic and development plans AusPlay NSW physical activity participation data Facility grants programs incl. Local Sport Grant Program Companion Animals Act 1998 and Regulation	Biodiversity Conservation Act 2016 Biosecurity Act 2015 Protection of the Environment Operations Act 1997 National Parks and Wildlife Act 1974 Contaminated Land Management Act 1997 Pesticides Act 1999 and Pesticides Regulation 2017 Water Management Act 2000 SEPP 19: Bushland in Urban Areas	Anti-Discrimination Act 1977 Disability Inclusion Act 2014 Tobacco Legislation Amendment Bill 2012 Smoke-free Environment Act 2000 and Regulation 2016
SYDNEY	Greater Sydney Region Plan: A Metropolis of Three Cities – Connecting People 2018			
		Greater Sydney Green Grid		
REGIONAL	Our Greater Sydney 2056: North District Plan 2018			
		North District Plan 2018 Sports Facilities Plan (Office of Sport) NSROC Regional Sportsground Strategy Review 2017 NSROC Regional Plan for Synthetic Sports fields North District – Sport Facility Plan Information Pack		

	LAND USE	RECREATION/OPEN SPACE	ENVIRONMENT	ACCESS/HEALTH/SAFETY
Local	Ku-ring-gai Community Strategic Plan 2038 **incl.** Delivery Program (4 years), Operational Plan and Budget (1 yr), Resourcing Strategy Ku-ring-gai Local Strategic Planning Statement			
Strategic / specific need	Ku-ring-gai Local Environmental Plan 2015 Ku-ring-gai Contributions Plan 2010	People, Parks and Bushland – Open Space Strategy for Ku-ring-gai 2005 Sport in Ku-ring-gai Strategy 2006 Recreational Facilities Asset Management Plan 2011 Management of Community and Recreation Land and Facilities Policy Recreation in Natural Areas Strategy	Climate Change Policy Urban Forest Policy Urban Forest Strategy Ku-ring-gai Water Sensitive City Policy	Public Art Policy Heritage Conservation plans etc
		***Generic*:** General Community Use Plan of Management Natural Areas Generic Plan of Management Parks Plan of Management Sportsground Plan of Management *Specific*: C St Ives Showground, Flying Fox Plan of Management		
Implementation	Delivery Program (4 years), Operational Plan and Budget (1 year)	Landscape Masterplans Terms and conditions for casual hire, seasonal allocation		Maintenance programs

Table 2 legislative Framework

Local Government Act 1993

The NSW *Local Government Act 1993* provides the legislative framework for Council's day to day operations. The Act identifies a Council's responsibility to actively manage public land and to involve the community in developing a strategy for its management.

The framework for classification and categorisation of community and Crown land is shown in Figure 3.

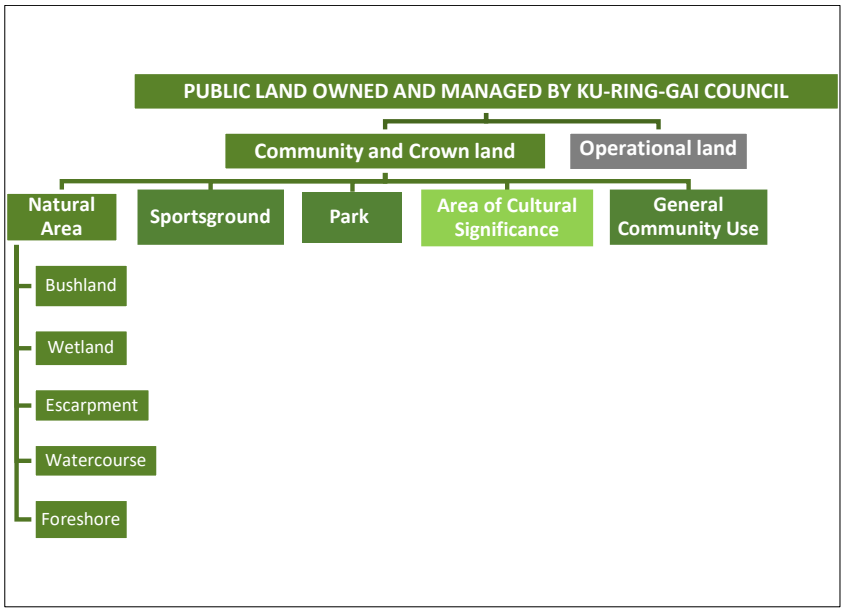


Figure 3 Classification framework

Community land is defined as land which must be kept for the general use of the community. Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *National Parks and Wildlife Act 1974*.

Open space located on land owned by Ku-ring-gai Council and Crown land are subject to the *Local Government Act 1993.* Council owned and Crown land which is classified as 'community' land under the Act must be managed and used according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

BASIS OF MANAGEMENT

The basis for management will guide management of Council's Community Use Land network over the next five (5) to ten (10) years. It incorporates the core values of the community and regular users regarding Council's open spaces. In addition, management will be guided by the following key Council documents and subsequent updates, revisions, or replacements of these:

- Ku-ring-gai Community Strategic Plan (2038)
- Management of Community and Recreation Facilities (2018)
- People, Park and Bushland – Open Space Strategy for Ku-ring-gai (2005)
- Recreational Facilities Asset Management Plan, Ku-ring-gai Council (2011)
- Local Strategic Planning Statement – March 2020
- Delivery Program & Operational Plan – 2022 – 2023
- Public Art Policy
- Conservation Management Plans

Ku-ring-gai Council intends to manage its community land to meet:

- Assigned categorisation of community land
- The LG Act guidelines and core objectives for community land
- The council's strategic objectives and priorities
- Development and use of the land outlined in Section 6 of the LG Act.

Categorisation of the land

All community land is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The LG Act defines five categories of community land:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Area of Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **Natural area** – for all areas that play an important role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The categorisation of the land is identified in site description as well as shown by maps in Appendix 1.

Guidelines and core objectives for management of community land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see

Categorisation of the land). Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2005. The core objectives for each category are set out in the LG Act.

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Ku-ring-gai Council area.

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

Ku-ring-gai Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within buildings, swimming pools, and recreational and sporting facilities in particular, Ku-ring-gai Council intends to permit and encourage a broad range of appropriate activities.

The core objectives for management of community land categorised as an area of cultural significance:

1. Retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
2. Those conservation methods may include any or all of the following methods—

   (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,

   (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,

   (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,

   (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),

   (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
3. A reference in subsection (2) to land includes a reference to any buildings erected on the land.

Council's strategic objectives and priorities

Ku-ring-gai Council, in consultation with the community, has developed the following strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach covered by PoMs.

Ku-ring-gai Local Strategic Plan

Ku-ring-gai Council, in consultation with the community, has developed the Ku-ring-gai Local Strategic Planning Statement to identify the priorities and aspirations of the community and the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach covered by the Site-Specific PoM.

Ku-ring-gai Community Strategic Plan

Ku-ring-gai Council takes a values-based approach to the planning, use and management of its general community use land. In aligning with the current Community Strategic Plan, council believes the new development of facilities and service must make a positive contribution to the "liveability of the area while protecting the natural environment and physical character." Values may be described as what is important or special about a place. This Plan of Management aims to protect and enhance the values of the parks in Ku-ring-gai.

The community engagement undertaken for the preparation of this plan indicated the community values park facilities highly. Key aspects valued were:

- Access to nature
- Proximity to home or work
- Multiple use
- Access to play and activity
- Quality of the grounds or facilities

Ku-ring-gai Local Environmental Plan

The objectives of the Ku-ring-gai Local Environmental Plan 2015 (KLEP) for the RE1 Public Recreation zone are to:

- Enable land to be used for public open space or recreational purposes
- Provide a range of recreational settings and activities and compatible land uses
- Protect and enhance the natural environment for recreational purposes
- Protect, manage, and restore areas of high ecological, scientific, cultural, or aesthetic values

This Plan of Management is consistent with the objectives of the land use zones that apply to parks facilities in Ku-ring-gai. Land zoned as RE1 public recreation under the KLEP 2015.

The park facilities covered by this PoM currently used for community purposes, as part of the management of these the site issues will be addressed through the either the site operational plan or specific Conservation Management Plans, as per the NSW Heritage Act 1977.

DEVELOPMENT AND USE

Swain Gardens will be used and developed in the future for activities associated within the categories identified below and consistent with Council's value of providing functional and sustainable recreational opportunities to the community.

Current use of the land

Each relevant category section of this plan of management contains information about the existing use of the land, including condition of the land and structures, use of the land and structures, and current leases and licences on the land.

Permissible uses / future uses

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Ku-ring-gai Council area.

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

Ku-ring-gai Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within buildings, swimming pools, and recreational and sporting facilities in particular, Ku-ring-gai Council intends to permit and encourage a broad range of appropriate activities.

The use of community land is often supported by appropriate ancillary development such as playground equipment, amenity blocks or food kiosks.

The general types of uses which may occur on community land categorised as Park, Sportsground, General Community Use and Natural Area, and the forms of development generally associated with those uses, are set out in tables in the relevant category section in this plan of management.

List of Category sections:

- Park
- Area of Cultural Significance

Express authorisation of leases and licences and other estates

Under section 46(1)(b) of the LG Act, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

Leases and licences authorised by the plan of management

This plan of management **expressly authorises** the issue of leases, licences and other estates over the land covered by the plan of management, provided that:

- The purpose is consistent with the purpose for which it was dedicated or reserved
- The purpose is consistent with the core objectives for the category of the land
- The lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the Local Government (General) Regulation 2005
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Cth)
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the Local Government (General) Regulation 2005
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Tables in the relevant category sections of this plan of management further identify the purposes for which leases and licences may be issued over the reserves identified in this plan of management.

Short-term licences

Short-term licences and bookings may be used to allow the council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are authorised for the purpose of:

a) The playing of a musical instrument, or singing, for fee or reward
b) Engaging in a trade or business
c) The delivery of a public address
d) Commercial photographic sessions
e) Picnics and private celebrations such as weddings and family gatherings
f) Filming sessions

Fees for short-term casual bookings will be charged in accordance with the council's adopted fees and charges at the time.

MANAGEMENT OF LAND

The *Local Government Act 1993* (s 36) requires each land category to be managed according to prescribed core objectives. Individual plans of management may add other desired objectives and define their own performance targets and means of achievement and assessment. Broadly, these are as follows:

- Objectives - broad goal statements
- Performance Targets - strategy frameworks for physical works
- Means of Achievement - actions to be undertaken
- Means of Assessment - how to measure whether the actions taken have achieved stated objectives.

This Draft Plan of Management for Swain Gardens details its objectives, targets and means for each land category in tabular form:

- Area of Culture Significance
- Park

Area of Cultural Significance

Swain Gardens in its entirety is considered and Area of Cultural Significance due to the gardens being created during the 1940s to 1960s. Mr Swain create a modernist garden of an extent and design consistency that was rare during this period. The visual and spatial structure of the gardens is based on a botanical collection of non-indigenous vegetation that is contrasted with the adjoining indigenous bushland that surrounds the gardens.

The garden contains evidence of its past use as a residential property and this dictate is landscape characters. There are four precincts, the entrance road to the gardens from Stanhope Road with contains Shot Machine Creek and a remnant garden, the 1920s bungalow, an old tennis court that has been redeveloped as a function space and the bushland to the rear of the site.

Areas of Cultural Significance are defined in LG Regulation 105 as land which:

- contains an area of Aboriginal significance
- contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers
- is an area of archaeological significance
- is an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or
- is an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or
- is an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.

The core objectives for an area of cultural significance, as outlined in Section 36H of the LG Act, are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.

Park

Swain Gardens in its entirety is considered a Park due to the formal nature and significant infrastructure consistent of the core objectives defined.

Park are defined in clause 104 of the LG (General) Regulation 2021 as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

The core objectives for parks, as outlined in Section 36G of the LG Act, are to:

- Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- Provide for passive recreational activities or pastimes and for the casual playing of games
- Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management

Physical environment

As previously identified the gardens were created during the 1940s to 1960s. The structure of the gardens is based a botanical collection of non-indigenous species with the contrast in the adjoining bushland vegetation communities of Wombin Reserve and Seven Little Australians Park.

The landscape treatment of the gardens responds to the sloping topography resulting in a number of garden Precinct:

- The entrance road to the garden from Stanhope Road containing Shot Machine Creek and Remnant gardens
- The 1920's Bungalow residence area
- The tennis court area – re-developed to a function space, and
- The surrounding bushland areas

The landscape character of the gardens is a contrast of man-made landscape elements with a vegetated landscape of non-indigenous plant species.

Key issues

The large domestic garden displaying an interesting collection of plants and use of garden construction techniques, Swain Gardens provide a unique recreational resource for the local community. Swain Gardens in its entirety is considered an Area of Cultural Significance due the *g*ardens being created an area where formal, horticultural based public recreational space is not common, the gardens constitute an equally important cultural resource.

The majority of issues and management considerations surrounding the management of the reserves are detailed as:

- Extensive Landscape gardens of non-indigenous plantings renewal and replacement in keeping with the intent of the site
- Renewal and or replacement of existing hard landscapes elements
- Maintaining the garden existing design intent and the visual and spatial structure of the gardens
- Adjoining bushland reserves not impacted from non-indigenous species.
- Pathways in varying condition and materials that are not consistent across the sites

- Appropriate fencing throughout the site to protect critical areas and to reduce Illegal pathways impacting the existing vegetation
- General Park infrastructure in varying condition and require renovation or renewal

Management framework for reserves categorised as area of cultural significance

Swain Gardens in its entirety is considered and Area of Cultural Significance due to the gardens being created as a modernist garden of an extent and design consistency that is representative of a now vanishing popular garden style of paths and sandstone terracing. The materials and planting in the garden are highly significant of the period and reflect a vision of the 'English Garden', rather than forming the principle focus of a garden of uniquely Australian character.

Adopted in February 2008, the Swain Gardens Landscape Masterplan provides significant detail into the history and evolution of the gardens and the design intent of its original creator. This document whilst 16 years old is still relevant in the context of maintaining the design intent and ongoing management of the site and should remain in place to guide Council in the management of the site.

Development and use

The scale and intensity of development and activities on community land categorised as Cultural Significant is generally dependent on:

- The nature of the approved uses and developments
- The physical constraints of the site
- Carrying capacity of the site
- Relevant legislation, plans and policies
- Approved development applications, council resolutions, and any conditions imposed by council
- An approved masterplan, and or Conservation Management Plan
- Proximity of neighbours and noise- and parking-sensitive land uses
- Permissible times of use.

Use	Scale	Intensity
Car parking	Limited to existing and proposed car parking on Stanhope Road	24 hours 7 days a week
Informal / passive recreation	Limited to physical capacity of existing and proposed facilities within developed areas and confined to formal pathways in the gardens	Unrestricted times, but in accordance with any displayed notices and with core objectives in Tables 3-7
Exercising dogs	Limited to developed areas and to formal pathways	Unrestricted times, but in accordance with Council policy re leashed and/or unleashed dog areas, and with core objectives in Tables 3-5
Landscaping	Limited to existing cultivated areas	Unrestricted, but in accordance with core objectives in Table 5

School study groups	In all areas, but confined to formal pathways in bushland areas	Limited to one group at a time. Limited to two days per week.

Table 3 Scale and Intensity of Permitted Uses

In addition, the following factors need to be considered:

Infrastructure and Facilities

Subject to budgetary constraints, Council may construct or approve construction by others of a variety of facilities on this land. The purposes of any facilities provided shall be to support activities and such that are consistent with the core objectives for this land category.

Permitted and Prohibited Activities

For this land category, this Plan identifies activities that are permitted without approval, activities that may be permitted with approval, and activities that are prohibited on this land.

Individuals and organisations wishing to undertake activities that require approval must obtain Written Consent approval before commencing that activity.

Specific Use Areas

There are many known conflicts in recreation activities. These conflicts can be resolved by designated specific recreation areas for certain recreational pursuits. Other activities that may not be compatible in these areas would be prohibited. Council may resolve to designate any area for a specific use in order to protect the users and or the facility.

Alcohol Free Zones

Council may resolve that the consumption of alcohol is prohibited within certain areas, either completely, or between certain hours. This is usually the result of a history of the subject area being used inappropriately, to the detriment of the public use of the area. Under Section 62 of the LG Act, Council is authorised to erect signs prohibiting certain activities.

Signage

Under Section 632 of the LG Act, signs may be erected by Council to regulate various activities. Permissible signage's includes:

- Signs advising the reserve name and or facilities contained within
- Directional signage's
- Interpretative signage
- Traffic signs
- Permissible activities

Any other signage requires Council approval. This plan allows the erection of temporary signs directly relating to the recreation use of the reserve that are in place just prior to a special event. Any signs are to be erected wholly within the reserve; they must not restrict pedestrian access or restrict vehicle sight distance around corners or along streets.

Dogs

Walking a dog is a recognised recreational pastime for many people. However, it is important that this recreational activity does not impinge on the quality of the recreation experience for other users. Dog owners comprise a large group of users and their needs should be recognised together with the needs of other users that may believe that dogs detract from their enjoyment of the facility. Some known problems attributed to dogs include defecation, aggression to people and other animals, barking other nuisance behaviour and non-compliance with leash laws. Public parks are a recreation resources and an appropriate balance needs to be established between these user groups.

In most parks, 'on leash' dog exercise is permitted. Dogs are not permitted to be walked 'off a leash' unless they are within one of Council's many designated dog exercise areas. In some areas, Council prohibits all dogs. These are usually areas of significant fauna habitat or where a conflict exists between other recreation uses, e.g., bird watching. Signs are installed at various locations describing the permitted usage of the area.

Council will enforce the Companion Animals Act 1998. This act in particular states that the owner of a dog that is on a prohibited place is guilty of an offence.

Generally, a "prohibited place" is:

- Within 10 metres of any playing apparatus,
- Within 10 metres of cooking or eating facilities.

Current use of the land

Condition of the land and structures

The whole of Swain Gardens is an area of cultural significance, based on its unique recreational resource in the community as a former domestic garden now a community resource for all the use.

Current leases and licences

Swain Garden currently has an ongoing lease of the existing house to ensure the upkeep of the 1920's Bungalow.

Permissible uses / future uses

The general types of uses which may occur on community land categorised as Area of Cultural Significance, and the forms of development generally associated with those uses, are set out in detail in Table 4. The facilities on community land may change over time, reflecting the needs of the community.

Purpose/Use, such as…	Development to facilitate uses, such as…
• Preservation of the council's natural heritage including the identified endangered ecological communities • Preservation of biological diversity and habitat • Providing a location for relaxation and passive informal recreation • Walking • Guided walks and bushwalks	• Toilets • Picnic tables • BBQs • Sheltered seating areas • Lighting • Low-impact walking trails • Interpretive signage

Purpose/Use, such as…	Development to facilitate uses, such as…
• Environmental and scientific study •	• Water saving initiatives such as rain gardens, swales and sediment traps • Bridges • Observation platforms, signs • Information kiosks • Refreshment kiosks (but not restaurants) • Work sheds or storage sheds required in connection with the maintenance of the land • Temporary erection or use of any building or structure necessary to enable a filming project to be carried out • Locational, directional and **regulatory signage**

Table 4. Permissible use and development of community land categorised as Area of Cultural Significance by council or the community

Express authorisation of leases, licences and other estates – Area of Cultural Significance

This plan of management **expressly authorises** the issue of leases, licences and other estates over the land categorised as Area of Cultural Significance, listed in Table 5.

Type of tenure arrangement	Purpose for which tenure may be granted
Lease	• walkways, pathways, bridges, causeways • observation platforms, signs • information kiosk • kiosk selling light refreshments (but not restaurants) • work sheds or storage sheds required in connection with the maintenance of the land • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Licence	• walkways, pathways, bridges, causeways • observation platforms, signs • Information kiosk • Kiosk selling light refreshments (but not restaurants) • work sheds or storage sheds required in connection with the maintenance of the land • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Short-term licence	• scientific studies and surveys or similar • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Other estates	This PoM allows the council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the LG Act 1993.

Table 5. Leases, licences and other estates and purposes for which they may be granted for community land categorised as Area of Cultural Significance.

Action plan

Section 36 of the LG Act requires that a PoM for community land details:

- Objectives and performance targets for the land
- The means by which the council proposes to achieve these objectives and performance targets
- The manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

Table 6 sets out these requirements for community land categorised as Area of Cultural Significance.

Codes used to define priorities in the table are:

- ST – Short Term
- MT – Medium Term
- LT – Long Term
- O – Ongoing

Action Plan

Management Issues	s.36(3)(b) **Objectives and Performance Targets**	s.36(3)(c) **Means of achievement of objectives**	s.36(3)(d) **Manner of assessment of performance**	**Priority**
Access	Maximise pedestrian and disabled access to and circulation within Swain Gardens	Identify constraint and opportunities to maximising access within Swain Garden and develop a program to improve and maintain access Progressively implement a program in line with budgetary constraints and Councils Access Policy to identify and rectify impediments to equal access	Assess useability of park by wheelchair users through surveys and observation Survey users to determine level of satisfaction with access to and within the park	O
Design Integrity	Ensure that Swain Gardens are maintained and developed in a manner which retains and preserves their original character and function as privately owned gardens in a bushland setting	Review and update the existing masterplan to ensure the original character and known details to address the need to retain the character of the site and meet current access standards	Masterplan is updated and meets current access standards	ST
Design Integrity	Ensure that Swain Gardens are maintained and developed in a manner which retains and preserves their original character and function as privately owned gardens in a bushland setting	Adhere to the masterplan for the development of Swain Gardens which is in keeping with the original character of the gardens and which addresses the need to retain this character in light of their current status as public open space Prepare a maintenance program for the general maintenance which responds to the Masterplan and the need to maintain the design integrity of the gardens	All development meets the masterplan requirements and ensure	O

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
Development of Swain Gardens	Carry out development of the gardens as required in order to improve access and amenities within the reserves whilst retaining the design integrity and heritage values	Maintain and review the masterplan indicating and prioritising appropriate development measures for the reserve Undertake a program to implement the development measures included in the masterplan	All maintenance and development is consistent with the masterplan	O
Development of adjoining properties	Ensure the development of properties adjoining or neighbouring to Swain Gardens, is assessed for its possible impacts on the visual and landscape quality of the reserve.	Encourage residents on adjoining or neighbouring properties to consider the effects on the landscape quality of the reserves when planning future development Consider the potential effects on Swain Gardens of proposed development on adjoining properties as part of the approval process for those developments	Engage with adjoining property owners regarding the significance of the site to maintain the visual and landscape quality of the site	O
Effects on adjoining bushland	Ensure that any development or activities within the reserve, whether or not it requires development approval, is considered for its possible impacts on the adjoining bushland reserves Minimise any adverse impacts on the catchment from the watercourse traversing the reserve	Ensure that future development within the reserve is consistent with guidelines included in all relevant codes and policies Ensure that the maintenance program recommended above employs measure to minimise the impacts of maintenance works on the adjoining bushland Develop and implement a catchment management program to minimise any adverse impacts associated with the activities within the reserve	Ongoing monitoring and control of exotic species so as to not impact the adjoining bushland, consistent with the intent of the site masterplan	O

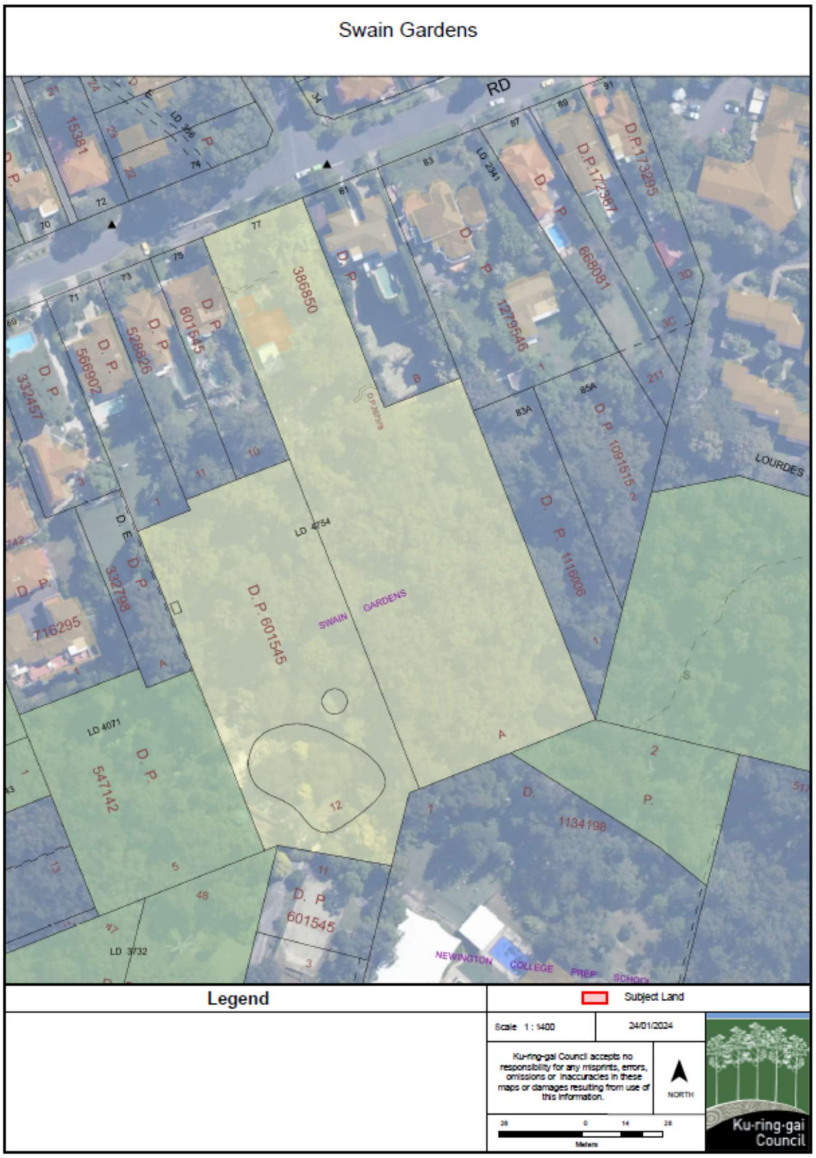
Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
Facilities	To ensure that sufficient and appropriate facilities are available with the reserve to serve the needs of it's users without impacting the function of the reserve or its design integrity	Assess the need for the provision of facilities in terms of the requirement of this objective Include provision of appropriate facilities in accordance with the masterplan	Monitor facility use to ensure objective is being fulfilled Visitor survey to assess aesthetic response	
Funding	To ensure adequate funding is provided to meet the needs and objectives of the reserve without impacting the design integrity.	Monitor funding requirement on a regular basis and ensure that budgetary requirements are regularly communicated to Council	Funding requirement meets the needs to maintain the site consistent with the intent of the site masterplan	O
Leases & Licences	To ensure that any agreement to grant a lease or licence over the land within the reserves meets the objectives of this plan of management	Ensure that all applications for granting of leases and licences over the land are assessed against the objectives of this plan of management	Applications are grant according to the *Local Government Act 1993*	O
Maintenance	To maintain Swain Gardens in a manner that reflects the original design intent and with due consideration of the effects of maintenance activities have on adjoining bushland	Ensure that the maintenance strategies for Swain Gardens aim to achieve the original design intent of the gardens inline with the masterplan Give due consideration of the maintenance strategies on the impacts of the surrounding properties and bushland	Ongoing monitoring by Council to ensure the park is maintained and improve based on the original design intent.	O
Safety	To identify and manage potential hazards within the Swain Gardens, to minimise Council's public liability exposure and confirm Council commitment to risk management	Conduct a survey of Swain Gardens to identify potential hazards Development of a program of works to minimise hazards within the Gardens, whilst maintaining the design intent.	Regular site inspection to monitor for site hazards and rectify as required within Councils budgetary constraints	ST

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance	Priority
Use	To ensure that management strategies reflect the numbers and types of users currently and likely to use Swain Gardens now and into the future	Conduct a survey to assess levels of usage and the types of users that currently use the Gardens Develop management strategies that respond to the numbers and types of users to ensure patronage is maintained of increase	Review and assess	MT

Table 6. Objectives and performance targets, means of achieving them and assessing achievement for community land categorised as Area of Cultural Significance

APPENDICES

Appendix A1 – Maps



Appendix A2 – Plan of Management Legislative Framework

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at www.legislation.nsw.gov.au.

Local Government Act 1993

Section 35 of the *Local Government Act 1993* (LG Act) provides that community land can only be **used** in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

a) the category of the land,
b) the objectives and performance **targets** of the plan with respect to the land,
c) the means by which the council proposes to **achieve** the plan's objectives and performance targets,
d) the manner in which the council proposes **to assess its performance** with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the carrying out of any specified activity on the land.

A plan of management that applies to just one area of community land:

a) must include a description of:
   (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
   (ii) the use of the land and any such buildings or improvements as at that date, and
b) must:
   (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
   (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
   (iii) describe the scale and intensity of any such permitted use or development.

Land is to be categorised as one or more of the following:

a) a natural area
b) a sportsground
c) a park
d) an area of cultural significance
e) general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

a) bushland
b) wetland
c) escarpment
d) watercourse
e) foreshore
f) a category prescribed by the regulations.

Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant natural features (section 36C(2))
- by council to be of cultural significance (section 36D(2)).

Classification of public land

The LG Act requires classification of public land into either 'community' or 'operational' land (Section 26). The classification is generally made for council-owned public land by the council's Local Environmental Plan (LEP) or in some circumstances by a resolution of the council (Section 27).

Crown reserves managed by council as Crown land manager have been classified as community land upon commencement of the *Crown Land Management Act 2016* (CLM Act). Councils may manage these Crown reserves as operational land if written consent is obtained from the Minister administering the CLM Act.

Classification of land has a direct effect on the council's ability to dispose of or alienate land by sale, leasing, licensing or some other means. Under the LG Act, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by the council, and the land must be used and managed in accordance with an adopted PoM. In addition, community land is subject to strict controls relating to leases and licences (sections 45 and 46) of the LG Act.

By comparison, no such restrictions apply to operational land that is owned by councils. For example, operational land can be sold, disposed, exchanged or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land. Crown reserves managed by council as operational land may generally be dealt with as other operational land but may not be sold or otherwise disposed of without the written consent of the Minister administering the CLM Act.

Operational land would usually include land held as a temporary asset or an investment, land which facilitates the council carrying out its functions or land which may not be open to the general public (for example, a works depot).

The classification or reclassification of council-owned public land will generally be achieved by a Local Environmental Plan (LEP) or by a resolution of council in accordance with sections 31, 32 and 33 of the LG Act. If land is not classified by resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the LG Act.

For Crown land, Council cannot reclassify community land as operational land without consent of the Minister administering the CLM Act.

Council plans and policies relating to this plan of management

Council has developed plans and policies that are concerned to some extent with the management of community land. These documents have been considered when preparing this PoM.

The following is a list of documents that have a direct association with this PoM:

- Ku-ring-gai Council Community Strategic Plan

- Ku-ring-gai Council Delivery Program
- Resourcing Strategy
- Ku-ring-gai Council Development Control Plan
- Ku-ring-gai Local Environmental Plan 2015
- Ku-ring-gai Delivery Program 2022 –2026 and Operational Plan 2023-2024

Other state and Commonwealth legislation

NSW state legislation

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

National Parks and Wildlife Act 1974

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect community land categorised as cultural significance, natural area or park.

Note: This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

Biodiversity Conservation Act 2016

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the *Biodiversity Conservation Act 201*6. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

DPIE's Energy, Environment and Science division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse or wetland).

Where an area of community land is declared to be critical habitat, or if that area is affected by a recovery plan or threat abatement plan under Part 7A of the FM Act, a site-specific plan of management will need to be undertaken.

Rural Fires Act 1997

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

Water Management Act 2000

This Act is based on the concept of ecologically sustainable development, and its objective is to provide for the sustainable and integrated management of the water sources of the state for the benefit of both present and future generations. The Act recognises:

- the fundamental health of our rivers and groundwater systems and associated wetlands, floodplains, estuaries has to be protected
- the management of water must be integrated with other natural resources such as vegetation, native fauna, soils and land
- to be properly effective, water management must be a shared responsibility between the government and the community
- water management decisions must involve consideration of environmental, social, economic, cultural and heritage aspects
- social and economic benefits to the state will result from the sustainable and efficient use of water.

Heritage Act 1977

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance or natural area.

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Management Act 1999

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

State Environmental Planning Policies

State Environmental Planning Policy no. 19 – Bushland in urban areas

This planning policy deals with bushland in urban areas, so is applicable to PoMs for community land categorised as Natural Area – Bushland.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This planning policy lists development allowed with consent or without consent on community land.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

This aims to protect quality of surface water and the ecosystems that depend on it and requires that any development would have a neutral or beneficial effect on water quality.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2019

This policy deals with clearing of native vegetation in urban areas and land zoned for environmental protection.

Other relevant legislation, policies and plans

Biodiversity Conservation Act 2016

Biosecurity Act 2015

Catchment Management Authorities Act 2003

Companion Animals Act 1998

Disability Discrimination Act 1992

Environmental Planning and Assessment Act 1979

Environmental Protection and Biodiversity Conservation Management Act 1999 (Cth)

Fisheries Management Act 1994

Heritage Act 1977

Local Land Services Act 2013

Operations Act 1997

Pesticides Act 1999
Protection of the Environment Operations Act 1997
Retail Leases Act 1994
Rural Fires Act 1997
Soil Conservation Act 1938
Telecommunications Act 1997 (Cth)
Water Management Act 2000
NSW Invasive Species Plan 2008-2015
National Local Government Biodiversity Strategy
NSW Biodiversity Strategy
A Vegetation Management Plan for the Sydney Region (Green Web Sydney)
Australian Natural Heritage Charter

MIDDLE HARBOUR NORTHERN CATCHMENTS FLOOD STUDY - REPORT UPDATE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To re-present the *Middle Harbour Northern Catchments Flood Study* for Council endorsement.
BACKGROUND:	The *Middle Harbour – Northern Catchments Flood Study* represents the first stage of the flood risk management process for the Middle Harbour Northern Catchments area. The document outlines the data collection, modelling and checks that have been undertaken to help determine the extent and nature of overland flow and mainstream flooding in the area. Council resolved that the endorsement of the *Middle Harbour – Northern Catchments Flood Study* be deferred to allow time for further review of site-specific submissions on 22 July 2025.
COMMENTS:	The site-specific queries related to the *Middle Harbour - Northern Catchments Flood Study* have undergone further review. Five submissions were reviewed. Two of these submissions included site visits and analysis of flood study modelling. Following this review there has been trimming of the Flood Planning Area and / or Probable Maximum Flood for three of the five submissions. The remaining two submissions have had no changes to the Planning Area and / or Probable Maximum Flood tagging at the Flood Study stage. Further reviews will be undertaken at the Flood Risk Management Study and Plan stage.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council endorse the Middle Harbour – Northern Catchments Flood Study Final Report.

PURPOSE OF REPORT

To re-present the *Middle Harbour Northern Catchments Flood Study* for Council endorsement.

BACKGROUND

The *Middle Harbour – Northern Catchments Flood Study* (Attachments A1 and A2) represents the first stage (Data Collection and Flood Study) of the flood risk management process (Figure 1) for the Middle Harbour Northern Catchments area.

Figure 1: NSW Flood Risk Management Process
(Source: Figure 2 from the NSW Flood Risk Management Manual 2023)

The document outlines the data collection and modelling that has been undertaken to help determine the extent and nature of overland flow and mainstream flooding in the area.

This study has been undertaken with financial and technical assistance from the NSW Department of Climate Change, Energy, Environment and Water (DCCEEW).

Consultants BMT were commissioned to undertake the *Middle Harbour – Northern Catchments Flood Study* in June 2020 and have undertaken community consultation and detailed analysis to investigate the nature and extent of flooding in the area.

The study area covers an approximately 16.3 km^2 catchment which drains to the Middle Harbour Estuary and includes the suburbs (or parts) of East Killara, Killara, Gordon, Pymble and St Ives.

The report outlines the data collection, modelling and results of the flood study, including a comprehensive set of design flood maps to visualise the potential flood inundation and associated flood risks across the study area. This includes peak flood level, depth, velocity, hazard and flood function mapping that are essential for planning, emergency response and management activities.

The final report was discussed at the Flood Risk Management Committee (FRMC) on 10 June 2025, and it was reported to Council on 22 July 2025 at Item GB.14 for endorsement. However, the following alternative resolution was presented:

A. That Council defer endorsement of the Middle Harbour – Northern Catchments Flood Study Final Report to allow further review of site-specific submissions alleging discrepancies between flood modelling and on-ground conditions;

B. That Council staff prepare a summary of affected properties where concerns relate to topographic or drainage inaccuracies, and assess whether additional site validation or modelling refinement is warranted;

C. That any properties subject to unresolved concerns be excluded from Flood Planning Area or PMF tagging pending review in the next stage of the Flood Risk Management process;

D. That improved explanatory material accompany all published flood mapping, clearly outlining the nature of PMF tagging, its limitations, and the criteria used for property inclusion; and,

E. That once endorsed, the final report be published and landowners directly notified, with clear guidance on how they can engage further during the next stage of planning.

Subsequently, Council officers and the consultants who undertook the Middle Harbour – Northern Catchments Flood Study have further reviewed five properties based on the site-specific submissions. This review was presented to the Flood Risk Management Committee on 20 August 2025; the committee recommended that the final *Middle Harbour Northern Catchments Flood Study* returns to Council to seek endorsement.

COMMENTS

In response to the resolution points A and B above, Council officers and the consultants who undertook the Middle Harbour – Northern Catchments Flood Study have further reviewed five properties based on the site-specific submissions. These are noted in more detail in Attachments A3 and A4.

Following this review there has been a slight change in mapped flood tagging on boundaries on two properties (submissions #9 and 31) using a desk-based analysis. Submission (#28) has been reviewed but remains to have a PMF tagging applied, and it has been noted that this will be reviewed through Flood Risk Management Study and Plan.

Site visits and analysis of modelling results were undertaken at two properties (submissions #24 and #29), in both cases staff inspected the creeks at the back of the property and areas of the property within the Flood Planning Area. These inspections allowed staff to ground-truth the topography in the vicinity of the creek compared to the topographic representation used in the Flood Study modelling. Analysis of modelling results in both cases confirmed that the general behaviour of large flood flows in proximity to the properties is to be expected given the nature of the topography and the conveyance of large volumes of water. Following the site inspections, the

property associated with submission #29 is unchanged, the same Flood Planning Area and Probable Maximum Flood tagging applies.

Following the inspection of the property associated with submission #24 there has been some adjustment of the Flood Planning Area and Probable Maximum Flood to account for structural landscaping that occurred after the development of the topographic data used in the Flood Study. It should be noted that part of the property continues to have some Flood Planning Area and Probable Maximum Flood tagging. More information on the review of these properties can be found in Attachment A3. Both properties associated with submissions #24 and #29 are noted for further review through Flood Risk Management Study and Plan stage.

In response to point C of the resolution, staff do not consider that there are unresolved concerns. As part of the flood study process there has been several additional steps to validate and refine the results. These steps included the survey of 13 culvert and bridge structures and 33 cross-sections of creek channels throughout the study area which informed the model development to ensure more accurate flood behaviour and movement of water across the catchment.

Several site inspections were also undertaken to gain an appreciation of the catchment topography, significant flow pathways and to ground truth the LiDAR data which underpins the model. Following the site inspections, surveys and consideration of information provided through the public exhibition process, the consultants undertook further sensitivity modelling to assess whether this information made a material change in property flood tagging. The Middle Harbour Northern Catchments Flood Study has also been reviewed by experts at NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) who had no concerns with the study.

The aim of the Middle Harbour – Northern Catchments Flood Study was to be a broadscale, catchment wide study to define overland flood behaviour across the study area. The study outputs are useful to inform general flood behaviour and identify flood hotspots to undertake more detailed assessment at the Flood Risk Management Study and Plan stage. Three of the five properties that are the subject of this review are listed for further assessment during the development of Middle Harbour – Northern Catchments the Flood Risk Management and Plan.

Also, in relation to point C, excluding properties where specific property owners have objected to the flood study results does not follow the statutory requirements set out by the NSW government issued 2021 planning circular (PS 21-006). This planning circular requires councils to note flood planning area information on section 10.7 planning certificates in a specific way. If there is no flood information available the certificate must state "No. Unknown.", however, where there is information on flooding and flood risk it should be included on the planning certificate. The Middle Harbour – Northern Catchments Flood Study provides substantial information on flood behaviour which should be included on planning certificates. Whilst the flood study remains in draft form, if residents need flood information, they need to engage an appropriately qualified flood engineer for site specific advice.

In relation to point D, the flooding webpages are currently being reviewed and updated to ensure further information on the Flood Study and wider Flood Risk Management process is provided to the community.

In relation to E, it has been and remains our protocol to notify residents who own properties subject to Flood Planning Area tagging or Probable Maximum Flood tagging following the

endorsement of a flood study. In future correspondence we will also ensure we inform residents on the future stages of the flood risk process.

INTEGRATED PLANNING AND REPORTING

Community. People and Culture

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
An aware community able to prepare and respond to the risk to life and property from emergency events.	Emergency Management Plans are developed and implemented, in partnership with emergency service agencies and key stakeholders.	Complete flood risk management studies in consultation with Flood Risk Management Committee and investigate priority management actions.

GOVERNANCE MATTERS

This Flood study has been undertaken in accordance with the NSW Flood Risk Management Manual and the Flood Prone Land Policy (2023), which guide local government in understanding and managing flood risk in their communities.

The Flood Risk Management Committee, with community, industry and government representation has overseen this flood study. The committee acts as an advisory committee to Council for the development of all flood studies and flood risk management studies and plans.

RISK IMPLICATION STATEMENT

The recent floods in various parts of Australia have highlighted the importance of floodplain risk management and have raised public awareness of the need for all councils to provide landowners with the best possible information on the risk of flooding to their property.

Completion of flood studies is a key preventative control for the management of flood risks.

It should also be noted under that Section 733 of the Local Government Act 1993 exempts councils from liability in respect of advice furnished, or anything done, or omitted to be done in good faith relating to the likelihood of land being flooded or the nature or extent of any such flooding. It could be argued that Council is not acting in good faith whilst the Middle Harbour – Northern Catchments Flood Study remains un-endorsed, and the information is not provided on 10.7 Planning Certificates.

The primary risk associated with the recommendation/s contained in this report is more frequent and extreme temperatures, fire, floods and storms resulting in damage to assets, injury to people and damage to natural environment. This covers the risk themes of People, Financial and Environment.

The key risks that arise from recommendations in this report and related internal controls are currently recorded, well described, and managed within council's risk register. The risk register was reviewed in December 2024 and has been considered in the preparation of this report - 2024/401891.

The policies and procedures currently in place are effective in managing these risks.

After considering the adequacy of internal controls, the key risks identified are *at Threshold Appetite*.

No further risk management actions are required.

FINANCIAL CONSIDERATIONS

This flood study has been primarily funded through the NSW Department of Climate Change, Energy, Environment and Water (DCCEEW) with Council funding being shared between the Operations and Strategy and Environment Departments.

SOCIAL CONSIDERATIONS

The results of flood studies and flood risk management studies and plans can impact on property values, insurance premiums, planning controls and options for future development.

Following the NSW government's Flood Risk Management Process helps to ensure that flood studies are informed by the local community and consider flood risks appropriate for the local context.

ENVIRONMENTAL CONSIDERATIONS

The NSW Flood Risk Management Manual (2023) clearly identifies the need for flood risk management to take into account the principles of ecologically sustainable development when managing risk associated with human occupation of the floodplain and emphasised maintaining and enhancing the riverine and floodplain environments, including consideration of the needs of threatened species populations and ecological communities as part of flood modification measures.

The Vision for flood risk management in New South Wales is:

Floodplains are strategically managed for the sustainable long-term benefit of the community and the environment, and to improve community resilience to floods.

COMMUNITY CONSULTATION

The local community has been consulted throughout development of this flood study. When preparing the *Draft Middle Harbour – Northern Catchments Flood Study* a community newsletter and questionnaire was sent to all residents and owners potentially impacted by the Probable Maximum Flood (6524 letters sent), in September 2020.

A total of 394 responses were received from the survey with feedback and incorporated into the flood study, primarily through the model verification process.

For the Draft Flood Study exhibition, notification letters (initially dated 29/09/23) were sent to directly impacted residents, including those properties impacted by the Flood Planning Area and Probable Maximum Flood Tagging Area Maps as per Council's resolution. The exhibition ended on 13 November 2023 and included an online webinar that provided background information on development of the flood study, and two drop-in sessions where interested community members

could meet with council staff and consultants to discuss the flood study and potential impact on their properties.

During the exhibition there were 22 recorded enquiries, 19 bookings and numerous additional walk-ins to the community information sessions, with 32 formal submissions made. Submissions were grouped into six general topics: Local observed drainage and flood; Local property/topography features; FPA Notation; PMF Notation; Property Value/Insurance; Flood information availability and Consultant Report. A summary of the topics and the general responses were provided in the 22 July item on the Draft Middle Harbour - Northern Catchments Flood Study (GB.14).

The full submission list (omitting sensitive information to ensure privacy), with specific responses to each submission is provided in Attachment A3.

Of the 32 submissions received 15 of those sites are no longer identified in the FPA or PMF mapping, 6 have reduced mapping extents, 10 remain similar and 1 was not applicable for this study area. Of the 16 submissions where mapping still applies 8 have been noted for review at the Flood Risk Management Study and Plan phase of the Flood Risk Management Process.

Prior to the 15 July 2025 public forum, all submitters to the Draft Middle Harbour - Northern Catchments Flood Study public exhibition, who provided contact information, were notified and invited to make written submissions or speak at the forum. Of 32 submissions from the public exhibition, 5 people chose to speak or provide a written submission to the forum. As stated in the Comment section above, more detail on the 5 submissions discussed at the Public Forum are included in Attachment A3.

Further details on the consultation undertaken to help inform this study is outlined in the final report (Attachments A1 and A2).

INTERNAL CONSULTATION

Council staff from the Strategy & Environment, Development & Regulation and Operations departments have been nominated to attend the Flood Risk Management Committee meetings and have been involved in review of the flood study materials.

Staff from the Information Management team in the Corporate Department have undertaken important review of the data to ensure accuracy and updates are made in the property information system where relevant.

SUMMARY

Following the OMC of July 2025 Council resolved to defer endorsement of the Middle Harbour Northern - Catchments Flood Study to enable a review of site specific queries.

Council officers and the consultants who undertook the study have reviewed five queries. This resulted in trimming of the Flood Plan Area and / or Probably Maximum Flood for three submissions. Two submissions have had no further changes made but will be reviewed at the Flood Risk Management Study and Plan stage.

The final *Middle Harbour Northern Catchments Flood Study* is ready for council endorsement.

RECOMMENDATION:

A. That Council endorse the Middle Harbour – Northern Catchments Flood Study Final Report.

B. That a copy of the Middle Harbour – Northern Catchments Flood Study Final Report is placed on Council's website.

C. That Section 10.7 Planning Certificates and Council's Flood Certificate Reports are updated to include relevant information.

D. That all owners of properties identified on the Mainstream and Overland Flow Flood Planning Area Map are directly notified about the finalisation.

E. That all owners of properties identified on the Probable Maximum Flood Tagging Map are directly notified about the finalisation.

Amy Lennard
Water and Catchments Program Leader

Sophia Findlay
Natural Areas Team Leader

Jacob Sife
Manager Environment and Sustainability

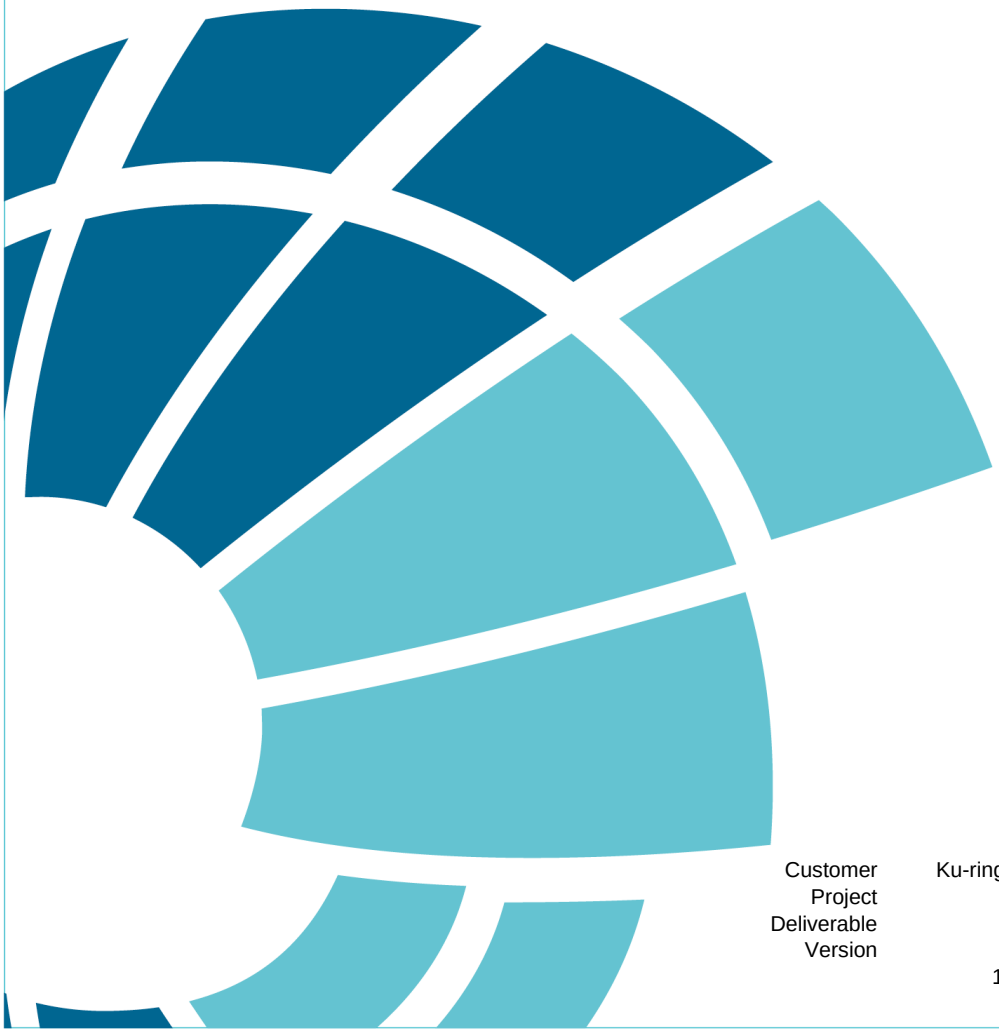
Andrew Watson
Director Strategy & Environment

Attachments:

A1⇩	Middle Harbour Northern Catchments Flood Study Final Report 2025 Volume 1		2025/214261
A2⇩	Middle Harbour Northern Catchments Flood Study Final Report 2025 Volume 2		2025/214263
A3⇩	REDACTED table for Council Report - Middle Harbour Northern Catchments Flood Study Submissions and Responses - FRMC August 2025		2025/261054
A4	FRMC Presentation - BMT - 20 August	Excluded	*Confidential*

Middle Harbour Northern Catchments Flood Study - Final Report

Volume 1 - Design Flood Results



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Synopsis	Final Flood Study Report

Author	Richard Wang, Kieran Smith
Reviewed By	Anne Kolega
Project Manager	Kieran Smith

Amendment Record

The Amendment Record below records the history and issue status of this document.

Version	Version Date	Distribution	Record
00	01 November 2024	Ku-ring-gai Council	Final Flood Study
01	10 April 2025	Ku-ring-gai Council	Updated Final Flood Study

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Executive Summary

The Middle Harbour Northern Catchments Flood Study has been prepared for Ku-ring-gai Council to define the existing flood behaviour within this portion of the Ku-ring-gai Local Government Area. The study area covers an approximately 16.3 km^2 catchment that drains to the Middle Harbour Estuary and includes the suburbs (or parts) of St Ives, Pymble, Gordon, Killara and East Killara. The study is focused on local overland flooding conditions within the urban environment in response to rainfall.

This flood study forms an initial stage towards the development of a comprehensive Floodplain Risk Management Study and Plan that will ultimately guide the direction of future floodplain risk management activities across the Middle Harbour Northern Catchments. The primary objective of the study is to define the flood behaviour under historical, existing and future conditions (incorporating potential impacts of climate change) for a range of design floods. The definition of flood behaviour will aid in Council's management of flood risk, including flood related land use and development controls, emergency management planning and response within the study area.

Specifically, the study comprised the following components:

- Compilation and review of existing information relevant to the study;
- Additional data collection, including survey;
- Community consultation and participation program to identify local flooding concerns and collect information on historical flood behaviour;
- Development of appropriate hydrologic and hydraulic models and verification for historical events to confirm that simulated results match the observed conditions within the catchment;
- Determination of design flood conditions for a range of design events for local overland flows, including the 20%, 10%, 5%, 2%, 1%, 0.5% and 0.2% Annual Exceedance Probability (AEP) events, and the Probable Maximum Flood (PMF); and
- Assessment of the potential impact of climate change using the latest guidelines.

The principal output from the flood modelling is a comprehensive set of design flood maps to visualise the potential flood inundation and associated flood risks across the study area. This includes peak flood level, depth, velocity, hazard and flood function mapping. The study also includes the following information to assist Council in future floodplain management and land use planning:

- Identification of properties experiencing flooding in each design event;
- Derivation of a Flood Planning Area (FPA) for application of land use development controls;
- Flood Planning Constraint Categories to guide land use planning for future development;
- SES Flood Emergency Response Classification of Communities.

The Flood Study is documented in the following two volumes:

- Volume 1 - Report and Appendices
- Volume 2 – Mapping

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Glossary

Afflux	The change in water level from existing conditions resulting from a change in the watercourse or floodplain – e.g. construction of a new bridge.
Annual Exceedance Probability (AEP)	The chance of a flood of a given size (or larger) occurring in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 m^3/s has an AEP of 5%, it means that there is a 5% chance (i.e. a 1 in 20 chance) of a peak discharge of 500 m^3/s (or larger) occurring in any one year. (see also average recurrence interval)
Australian Height Datum (AHD)	National survey datum corresponding approximately to mean sea level.
Astronomical Tide	Astronomical tide is the cyclic rising and falling of the Earth's oceans water levels resulting from gravitational forces of the Moon and the Sun acting on the Earth.
Attenuation	Weakening in force or intensity
Average Recurrence Interval (ARI)	The long-term average number of years between the occurrence of a flood as big as (or larger than) the selected event. For example, floods with a discharge as great as (or greater than) the 20yr ARI design flood will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event. (see also annual exceedance probability)
Australian Rainfall And Runoff (AR&R)	Engineers Australia publication pertaining to rainfall and flooding investigations in Australia
Calibration	The adjustment of model confuguration and key parameters to best fit an observed data set
Catchment	The catchment at a particular point is the area of land that drains to that point.
Critical Duration	The critical duration is the design storm duration which provides the highest peak water levels for a given design flood (e.g. 1% AEP) at a given location. For example, if the following design durations were modelled - 2-hour, 6-hour, 9-hour and 12-hour – and the 9-hour duration resulted in the highest peak water level at a given location then the critical duration for that location would be 9-hours.
Design Flood Event	A hypothetical flood representing a specific likelihood of occurrence (for example the 100yr ARI or 1% AEP flood).
Development	Existing or proposed works that may or may not impact upon flooding. Typical works are filling of land, and the construction of roads, floodways and buildings.

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Discharge	The rate of flow of water measured in terms of volume per unit time, for example, cubic metres per second (m^3/s). Discharge is different from the speed or velocity of flow, which is a measure of how fast the water is moving for example, metres per second (m/s).
Extreme Flood	An extreme flood deemed to be the maximum flood likely to occur (for this study the Extreme Flood event was defined as three times the 1% AEP event).
Flood	Relatively high river or creek flows, which overtop the natural or artificial banks, and inundate floodplains and/or coastal inundation resulting from super elevated sea levels and/or waves overtopping coastline defences.
Flood Behaviour	The pattern / characteristics / nature of a flood.
Flood Fringe	Land that may be affected by flooding but is not designated as floodway or flood storage.
Flood Hazard	The potential risk to life and limb and potential damage to property resulting from flooding. The degree of flood hazard varies with circumstances across the full range of floods.
Flood Level	The height or elevation of floodwaters relative to a datum (typically the Australian Height Datum). Also referred to as “stage”.
Flood Liable Land	see flood prone land
Floodplain	Land adjacent to a river or creek that is periodically inundated due to floods. The floodplain includes all land that is susceptible to inundation by the probable maximum flood (PMF) or Extreme Flood event.
Floodplain Management	The co-ordinated management of activities that occur on the floodplain.
Floodplain Risk Management Plan	A document outlining a range of actions aimed at improving floodplain management. The plan is the principal means of managing the risks associated with the use of the floodplain. A floodplain risk management plan needs to be developed in accordance with the principles and guidelines contained in the NSW Floodplain Management Manual. The plan usually contains both written and diagrammatic information describing how particular areas of the floodplain are to be used and managed to achieve defined objectives.
Flood Planning Area (FPA)	The area of land below the Flood Planning Level and subject to flood related development controls.

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Flood Planning Levels (FPLs)	Flood Planning Levels selected for planning purposes are derived from a combination of the adopted flood level plus freeboard, as determined in floodplain management studies and incorporated in floodplain risk management plans. Selection should be based on an understanding of the full range of flood behaviour and the associated flood risk. It should also take into account the social, economic and ecological consequences associated with floods of different severities. Different FPLs may be appropriate for different categories of landuse and for different flood plans. The concept of FPLs supersedes the "standard flood event". As FPLs do not necessarily extend to the limits of flood prone land, floodplain risk management plans may apply to flood prone land beyond that defined by the FPLs.
Flood Prone Land	Land susceptible to inundation by the probable maximum flood (PMF) or Extreme Flood event. Under the merit policy, the flood prone definition should not be seen as necessarily precluding development. Floodplain Risk Management Plans should encompass all flood prone land (i.e. the entire floodplain).
Flood Source	The source of the floodwaters. In this study, overland flow is the primary source of floodwaters.
Flood Storage	Floodplain area that is important for the temporary storage of floodwaters during a flood.
Floodway	A flow path (sometimes artificial) that carries significant volumes of floodwaters during a flood.
Freeboard	A factor of safety usually expressed as a height above the adopted flood level thus determining the flood planning level. Freeboard tends to compensate for factors such as wave action, localised hydraulic effects and uncertainties in the design flood levels.
Geomorphology	The study of the origin, characteristics and development of land forms.
Gauging (Tidal And Flood)	Measurement of flows and water levels during tides or flood events.
Historical Flood	A flood that has actually occurred.
Hydraulic	The term given to the study of water flow in rivers, estuaries and coastal systems.
Hydrodynamic	Pertaining to the movement of water
Hydrograph	A graph showing how a river or creek's discharge changes with time.
Hydrographic Survey	Survey of the bed levels of a waterway.
Hydrologic	Pertaining to rainfall-runoff processes in catchments

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Hydrology	The term given to the study of the rainfall-runoff process in catchments.
Hyetograph	A graph showing the depth of rainfall over time.
Intensity Frequency Duration (IFD) Curve	A statistical representation of rainfall showing the relationship between rainfall intensity, storm duration and frequency (probability) of occurrence.
Lidar	Light Detection and Ranging –a remote sensing method used to generate ground surface elevation. Typically acquired through airborne surveys from which an aeroplane can cover large areas.
Overland Flow	Overland flow is surface run off before it enters a waterway. It is caused by rainfall which flows downhill along low points concentrating in gullies, channels, surface depressions and stormwater systems.
Peak Flood Level, Flow Or Velocity	The maximum flood level, flow or velocity that occurs during a flood event.
Pluviometer	A rainfall gauge capable of continously measuring rainfall intensity
Probable Maximum Flood (PMF)	An extreme flood deemed to be the maximum flood likely to occur.
Probability	A statistical measure of the likely frequency or occurrence of flooding.
Riparian	The interface between land and waterway. Literally means “along the river margins”.
Runoff	The amount of rainfall from a catchment that actually ends up as flowing water in the river or creek.
Stage	See flood level.
Stage Hydrograph	A graph of water level over time.
Sub-Critical	Refers to flow in a channel that is relatively slow and deep
Topography	The shape of the surface features of land
Velocity	The speed at which the floodwaters are moving. A flood velocity predicted by a 2D computer flood model is quoted as the depth averaged velocity, i.e. the average velocity throughout the depth of the water column. A flood velocity predicted by a 1D or quasi-2D computer flood model is quoted as the depth and width averaged velocity, i.e. the average velocity across the whole river or creek section.
Validation	A test of the appropriateness of the adopted model configuration and parameters (through the calibration process) for other observed events.

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Water Level	See flood level.

Contents

1 Introduction 13
1.1 Background 13
1.2 Floodplain Risk Management Process 13
1.3 Study Area 14
1.4 Objectives and Scope of this Study 16
1.5 Report Structure 16

2 Data Collection and Review 18
2.1 Overview 18
2.2 Previous Studies 18
2.3 Geographic Information System (GIS) Data 21
2.4 Hydrologic Data 22
2.5 Topographic Data 25
2.6 Stormwater Network Data 27
2.7 Land Use Planning Information 27
2.8 Building Footprints 27
2.9 Site Inspection 28
2.10 Additional Survey 28

3 Community Consultation 31
3.1 Purpose 31
3.2 Study Webpage 31
3.3 Media Release, Community Letter and Questionnaire 31
3.4 Public Exhibition of Draft Flood Study Report 36

4 Model Development 39
4.1 Types of Models 39
4.2 Hydrologic Model 39
4.3 Hydraulic Model 45

5 Model Verification 55
5.1 Overview 55
5.2 February 2010 Model Verification Event 55
5.3 June 2016 Model Verification Event 63
5.4 February 2020 Model Verification Event 70
5.5 Summary of Model Verification 76

6 Design Flood Modelling 77
6.1 Design Floods 77

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6.2 ARR 2019 Approach....77
6.3 Blockage Assumptions....85
6.4 Critical Duration and Temporal Patterns Assessment....85
6.5 Probable Maximum Precipitation....86

7 Design Flood Conditions....89
7.1 Overview....89
7.2 Peak Flood Conditions....89
7.3 Predicted Flood Behaviour....94
7.4 Provisional Flood Hazard....95
7.5 Flood Function....97

8 Sensitivity and Climate Change Assessment....99
8.1 Summary....99
8.2 Rainfall Losses....104
8.3 Hydraulic Roughness....104
8.4 Hydraulic Structure Blockage....105
8.5 Climate Change....105

9 Flood Planning Information....110
9.1 Preliminary Flood Planning Area....110
9.2 Information to Support Decision Making....114

10 Conclusion....123

11 References....124

Annex A Rainfall Gauges....A-1

Annex B Detailed Survey Plans....B-1

Annex C Community Consultation Material....C-1

Annex D AR&R Datahub Results....D-1

Annex E ARR Blockage Assessment Form....E-1

Tables

Table 2.2 Pipe Capacities Identified by Hughes Trueman (2004)....20
Table 2.3 Summary of Council's Pit and Pipe Database....27
Table 2.4 Surveyed Hydraulic Structures and Survey Extent Locations....28
Table 3.1 Length of Residence of Respondents at Property....36
Table 4.1 Number and Average Size of Sub-Catchments....40
Table 4.2 Lane Use Zone with Percentage of Pervious/Impervious Areas....41

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Table 4.4 Scaled NSW Specific Probability Neutral Burst Initial Loss for ICA Areas (mm) 44
Table 4.5 Adopted Manning's 'n' Values 48
Table 4.6 Summary of Modelled Stormwater Infrastructure Elements in Hydraulic Model 52
Table 5.1 Recorded Daily Rainfall Total for February 2010 Event 56
Table 5.2 Comparison of Observed and Modelled Flood Behaviour – February 2010 Event 58
Table 5.3 Recorded Daily Rainfall Total for June 2016 Event 63
Table 5.4 Comparison of Observed and Modelled Flood Behaviour – June 2016 Event 65
Table 5.5 Recorded Daily Rainfall Total for February 2020 Event 70
Table 5.6 Comparison of Observed and Modelled Flood Behaviour – February 2020 Event 72
Table 6.1 Design Flood Terminology 77
Table 6.2 Rainfall Gauges Used for At-Site Rainfall Analysis 79
Table 6.3 Adopted Rainfall Depths 82
Table 6.4 ARFs - Contributing Catchment Areas 82
Table 6.5 ARF Estimates for the Rocky Creek 83
Table 6.6 ARF Estimates for the Middle Harbour 83
Table 6.7 Adopted Pit Inlet Blockages 85
Table 6.8 Design Critical Durations and Mean Temporal Patterns 86
Table 7.1 Modelled Peak Flood Levels 91
Table 7.2 Best Practice Provisional Flood Hazards (AIDR, 2017) 96
Table 7.3 Flood Function Categories 97
Table 8.1 Sensitivity and Climate Change Assessment Criteria 99
Table 8.2 Sensitivity Assessment: 1% AEP Peak Flood Level Comparison 100
Table 8.3 Rainfall Loss Values for the Sensitivity Assessment 104
Table 8.4 Hydraulic Roughness Values for Sensitivity Assessment 104
Table 8.5 Climate Change Sensitivity Scenarios (Rainfall Increase in %) 106
Table 9.1 Flood Planning Constraint Categories (FPCC) (AIDR, 2017) 117
Table 9.2 Flood Planning Constraint Categories (FPCC): Implications, Key Considerations (AIDR, 2017) and Potential Planning Options 119

Figures

Figure 1.1 Stages of the Floodplain Management Process 14
Figure 1.2 Study Area and Catchments 15
Figure 2.1 Rainfall and Water Level Gauges 24
Figure 2.2 Catchment Topography 26
Figure 2.3 Additional Survey – Location of Hydraulic Structures and Cross-Section 30
Figure 3.1 Community Questionnaire Responses 33
Figure 3.2 Community Questionnaire Responses Nature of Flooding 34
Figure 3.3 Questionnaire Responses – Nature of Flooding Experienced 36
Figure 4.1 Lane Use Zones (Impervious and Pervious Area Split) 42
Figure 4.2 Model Topography 47
Figure 4.3 Hydraulic Roughness Zone 49
Figure 4.4 Modelled Stormwater Network 51

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Figure 4.5 TUFLOW Model Configuration 54
Figure 5.1 Comparison of Recorded February 2010 Rainfall with IFD Relationships 57
Figure 5.2 February 2010 Verification Event 62
Figure 5.3 Comparison of June 2016 Rainfall with IFD Relationships 64
Figure 5.4 June 2016 Verification Event 68
Figure 5.5 Comparison of February 2020 Rainfall with IFD Relationships 71
Figure 5.6 February 2020 Verification Event 75
Figure 6.1 At-site Rainfall vs 2016 IFD Comparison for Chatswood Bowling Club Gauge 79
Figure 6.2 At-site Rainfall vs 2016 IFD Comparison for Pymble Bowling Club Gauge 80
Figure 6.3 At-site Rainfall vs 2016 IFD Comparison for East Lindfield Bowling Club Gauge 81
Figure 6.4 Temporal Pattern Bins (ARR 2019) 84
Figure 6.5 PMP Temporal Pattern 87
Figure 6.6 Spatial Distribution of Critical Duration PMF Event 88
Figure 7.1 Peak Flood Extents 90
Figure 7.2 Combined Provisional Flood Hazard Curves 96
Figure 8.1 Climate Change RCP 4.5 2090 Scenario (9.5% Rainfall Increase) 108
Figure 8.2 Climate Change RCP 8.5 2090 Scenario (19.7% Rainfall Increase) 109
Figure 9.1 FPA 112
Figure 9.2 PMF 113
Figure 9.3 Classification of Communities 116
Figure 9.4 Flood Planning Constraint Categories (FPCC) 118

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1 Introduction

1.1 Background

The Ku-ring-gai Local Government Area (LGA) is located on the northern fringe of the Sydney Metropolitan Area. The Middle Harbour Northern Catchments Flood Study covers an area of approximately 16.3 km^2 draining to the northern tributaries of Middle Harbour within the LGA.

Steep terrain and ridge-top development has historically contributed to major flood risk within the Ku-ring-gai LGA, which experiences flash flooding along headwater streams and drainage depressions. Whilst Ku-ring-gai Council ("Council") has previously developed large-scale flood models and undertaken drainage assessments for this catchment, there is currently insufficient information available to provide a detailed understanding of flood behaviour for use in flood risk management and planning. Furthermore, recently completed, and future planned developments have highlighted the need for updated flood mapping.

Accordingly, Ku-ring-gai Council engaged BMT Commercial Australia Pty Ltd ("BMT") to undertake the Middle Harbour Northern Catchments Flood Study to define the historic, existing, and potential future flood risk across the northern portion of the LGA. The flood study will form the basis upon which future flood risk management processes and a flood risk management study and plan will be undertaken which will guide future flood risk management actions. The study will also be used in the assessment of development applications and for other future planning decisions.

1.2 Floodplain Risk Management Process

Flooding in NSW is managed in accordance with the NSW Government's Flood Prone Land Policy (referred to as 'the Policy'). The Policy is directed towards providing solutions to existing flooding problems in developed areas, understanding potential future increases in flood risk, and ensuring that new development is compatible with its flood risk exposure and does not create additional flooding problems in other areas.

The NSW Government's *'Flood Risk Management Manual' (2023)* replacing the *'Floodplain Development Manual'* (2005) supports the Policy by defining the responsibilities, roles and processes for the management of flood liable land in NSW. Under the Policy, the management of flood liable land is the responsibility of the local authority, in this case Ku-ring-gai Council, with technical and financial support from the NSW Government. This includes the development and implementation of local flood studies and floodplain risk management studies and plans to define and manage flood risk. These are prepared through the staged approach defined by the NSW Flood Risk Management Process shown in Figure 1.1.

The Middle Harbour Northern Catchments Flood Study represents Stage 1 of the process and aims to compile relevant data and provide an understanding of flood behaviour in the study area. Ku-ring-gai Council has prepared this document with financial assistance from the NSW Government through its Floodplain Management Program. This document does not necessarily represent the opinions of the NSW Government or the Department of Climate Change, Energy, the Environment and Water.

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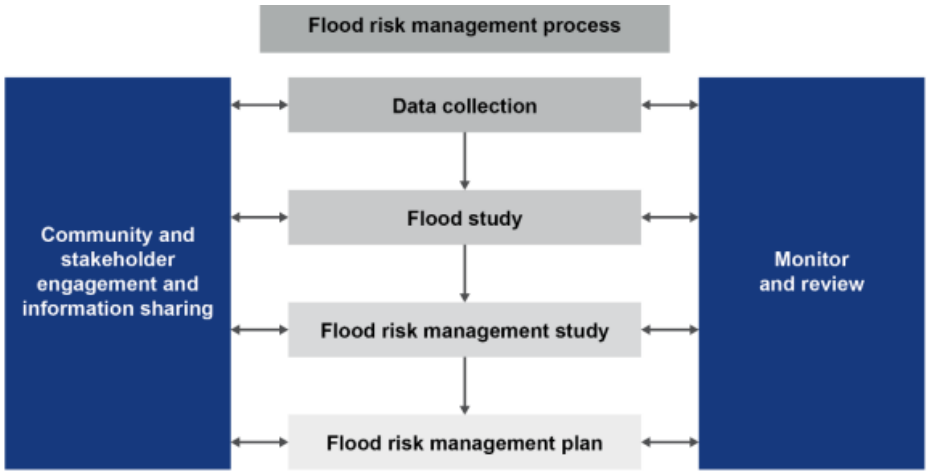

(Source: 'Flood Risk Management Manual' (2023))

Figure 1.1 Stages of the Floodplain Management Process

1.3 Study Area

The extent of the study area is shown in Figure 1.2 and comprises an area of approximately 16.3 km^2 that drains to the Middle Harbour Estuary, which lies along the eastern boundary of the LGA (and the study area). It covers the north-eastern portion of the Ku-ring-gai LGA, including the suburbs (or parts) of St Ives, Pymble, Gordon, Killara and East Killara.

Watercourses within the study include High Ridge Gully, Stony Creek and Rocky Creek. High Ridge Gully is a natural channel, with a small reach located in the urban areas of Gordon starting at Kulgoa Road. The channel is located in heavily vegetated areas discharging to Rocky Creek. Stony Creek is another natural channel located in the urban areas Gordon starting at Orana Avenue. Stony Creek is heavily vegetated and discharges to Rocky Creek. The study area has been divided up into two primary catchments draining either into Rocky Creek or directly into Middle Harbour as shown in Figure 1.2.

The local catchments comprise predominantly residential areas located at the top of ridgelines which drain through steep bushland reserves to undeveloped, vegetated waterway corridors such as High Ridge Gully and Rocky Creek before draining to Middle Harbour. Higher density residential and commercial development is centralised along the Pacific Highway and Mona Vale Road in the south-west of the catchment and north-west of the catchment. The catchment includes several large open recreational areas (notably Regimental Park, Killara Oval, Koola Park, Richmond Park, Darnley Oval, Barra Brui Park, Acron Oval, Dalrymple-Hay Nature Reserve and McIntosh Park), as well as several schools such as Gordon East Public School, Ravenswood School for Girls, Masada College, Sir Eric Woodward School, St Ives Public School, St Ives High School, St Ives Park Primary School, St Ives North Primary School and Brigidine College.

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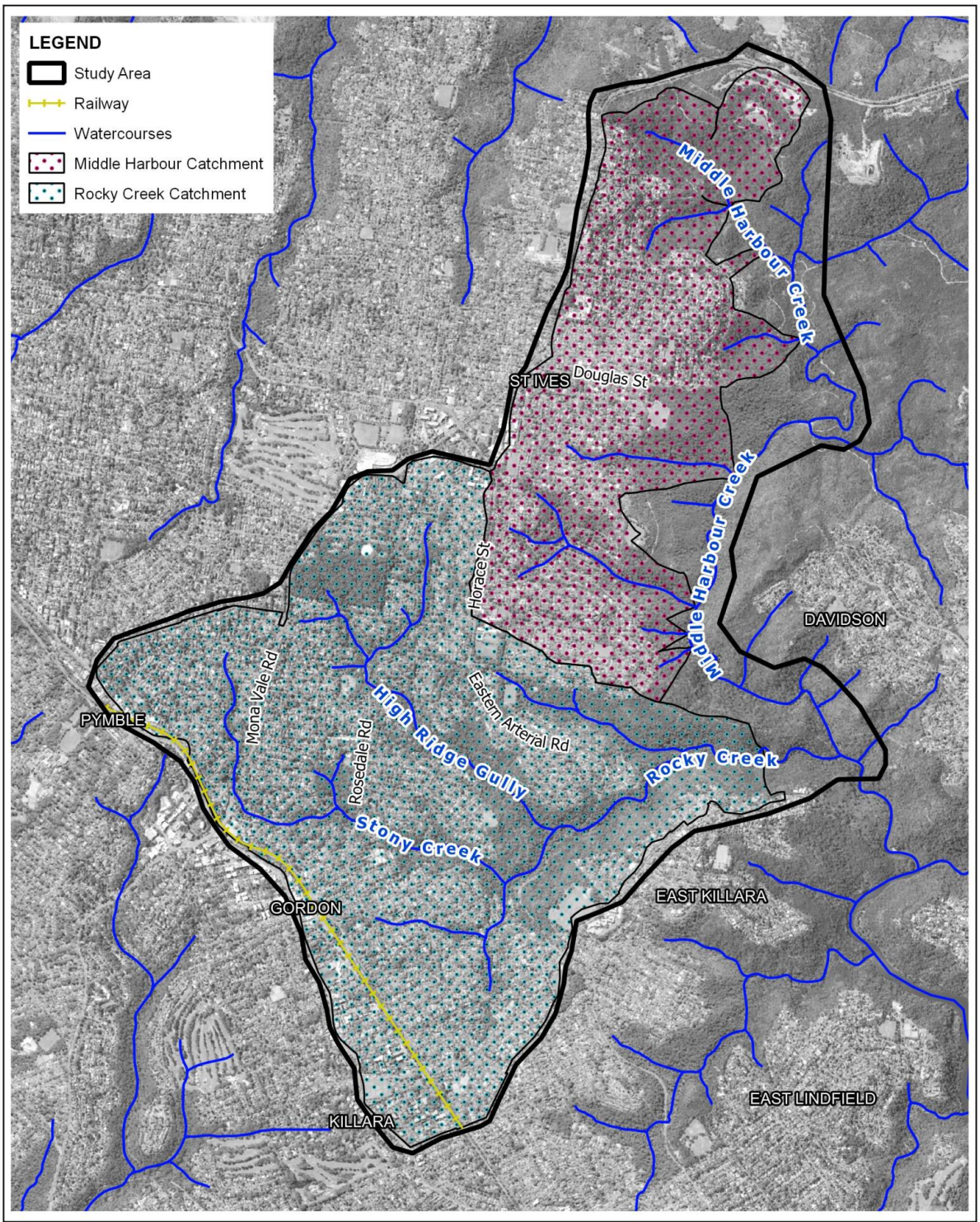

Title:
Study Area and Catchments

Figure: **1-2**

Rev: **A**

BMT endeavours to ensure that the information provided in this map is correct at the time of publication. BMT does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.

0 0.5 1 km

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Accordingly, the upstream catchment is generally characterised by lower rainfall infiltration losses and more rapid response to runoff due to the higher proportion of impervious surfaces (e.g. roadways, paved surface, buildings, etc). Whilst lower, undeveloped sections of the catchments are typically characterised by higher rainfall infiltration losses and relatively slower runoff response due to the higher proportion of pervious surfaces (e.g. vegetation, grass, etc).

Urban areas of the catchments are typically drained by drainage networks comprising open channels and/or sub-surface stormwater systems. These stormwater networks either connect into watercourses that drain into the major creeks or discharge directly to the major receiving watercourses. During periods of heavy rainfall, there is potential for the capacity of the stormwater system to be exceeded. In these circumstances, the excess water travels overland and may result in inundation of roadways and adjoining properties. There is also potential for floodwaters to overtop the banks of channels and inundate the adjoining floodplain where open watercourse sections drain through urban areas.

During major flooding, the lower parts of the catchments can also be inundated by backwater from Middle Harbour. Elevated water levels in receiving watercourses may also inhibit drainage of the study area following a major flood event.

1.4 Objectives and Scope of this Study

The primary objective of this flood study is to define overland flood behaviour across the urbanised portions of the study area under historic, existing and future conditions (incorporating potential impacts of climate change). This improved appreciation of flood behaviour will aid in Council's management of flood risk, including informing flood impact assessment, strategic land use, flood-related development control, stormwater management and flood emergency response. It will also enable the identification of flooding "hot spots" and the relative magnitude of flood-related problems to be prioritised to provide Council with a basis upon which to undertake a program of more detailed overland flow flood studies.

The general approach adopted to achieve the study objectives is as follows:

- Compilation and review of relevant data, including site inspections;
- Development of computer based hydrologic and hydraulic models;
- Calibration and validation of the computer models to reproduce historical flood behaviour;
- Simulation of the 20%, 10%, 5%, 2%, 1%, 0.5% and 0.2% Annual Exceedance Probability (AEP) design events and the Probable Maximum Flood (PMF) for existing topographic and future development conditions;
- Determination of design flood characteristics, flood risk and flood emergency response considerations within the study area;
- Assessment of potential climate change impacts.

1.5 Report Structure

This report comprises two volumes:

- Volume 1 (this document) contains the report text and appendices including:
  - Section 1 provides background to the study, introduces the flood study, and describes the study area.

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- Section 2 details the data collection and review.
- Section 3 describes the community consultation process.
- Section 4 details the development of the hydrologic and hydraulic models.
- Section 5 details the model verification process and outcomes.
- Section 6 details the design flood modelling approach.
- Section 7 details the design flood results.
- Section 8 details the sensitivity and climate change analysis of the design flood results.
- Section 9 details the flood planning information.
- Section 10 provides a conclusion summary of this study.
- Section 11 provides the list of references used in the study.
- Annexes A to E

- Volume 2 (Annex F) contains the flood mapping relevant to the study.

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2 Data Collection and Review

2.1 Overview

The initial stage of this flood study involved the collection and review of relevant data, including:

- Previous studies (Section 2.2);
- Geographical Information System (GIS) data (Section 2.3);
- Hydrologic data (Section 2.4);
- Topographic data (Section 2.5);
- Stormwater network data (Section 2.6);
- Land-use planning information (Section 2.7);
- Building footprints (Section 2.8);
- Site inspections (Section 2.9);
- Additional survey (Section 2.10).

A description of each dataset and its relevance in the context of the current study are presented in the following sections.

2.2 Previous Studies

2.2.1 Local Catchment Plans, Rocky Creek, Gordon Creek, Moores Creek, Middle Harbour Creeks (Hughes Trueman, 2004)

Hughes Trueman completed a local catchment plan for Council in 2004. This plan covered the areas of Ku-ring-gai LGA that drain via Rocky Creek, Gordon Creek, Moores Creek and four un-named creeks to Middle Harbour. It included the development of combined hydrologic and hydraulic models for each catchment using DRAINS software, and simulation of the models for the 20%, 10%, 5% and 1% AEP events, as well as the Probable Maximum Precipitation (PMP) event.

The DRAINS models developed as part of the *'Local Catchment Plans, Rocky Creek, Gordon Creek, Moores Creek, Middle Harbour Creeks'* (Hughes Trueman, 2004) have been utilised as the hydrologic input for this flood study[1]. Specific details of the DRAINS models and findings from the study for the Rocky Creek catchment are outlined below.

[1] Seven (7) DRAINS models were developed as part of the Hughes Trueman (2004) Study. Three (3) covered the areas of the major tributaries of Middle Harbour (Rocky Creek, Gordons Creek and Moores Creek) and four (4) covered the area draining to the Middle Harbour tributary itself (Middle Harbour 1, 2, 3 and 4). The Gordons Creek, Moores Creek and Middle Harbour 2, 3 and 4 DRAINS models form part of the Middle Harbour Southern Catchment Flood Study and are not discussed in this report. The Middle Harbour 1 and Rocky Creek DRAINS models have been utilised in this study.

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Review of DRAINS Models

Sub-catchment Delineation and Parameterisation

The DRAINS models utilised pit and pipe data supplied by Council (including 4,042 pits and nodes) as the starting point for which sub-catchments, overland flow paths and design rainfall conditions were derived.

GIS contours were used to determine the contributing catchment draining to each inlet pit, headwall or node (pipe discharging to creeks) as well as the slope. For each contributing catchment (or sub-catchment), the proportion of impervious area was determined from inspection of aerial photography and catchment type (i.e. whether the area was residential, commercial, parkland or bushland). A supplementary area (defined as an impervious area draining through a pervious area) was assigned to each sub-catchment with a pervious percentage greater than 20% (an arbitrarily chosen amount).

For each sub-catchment area draining to a pit, a flow path length was drawn representing the longest path water would be likely to travel to reach the pit outlet. This flow path length was assigned to the impervious portion of the catchment, however depending on the impervious flow path length an additional grass flow path length was added to represent the different travel times across various surfaces in the catchment.

A GIS layer of the delineated sub-catchments for both DRAINS models was supplied to BMT at the beginning of the study. A review of the sub-catchments undertaken by BMT found that the catchment sizes, slopes and flow path lengths generally matched the latest available Digital Elevation Model (DEM) data, although there were a few locations where catchments had to be redefined to ensure all contributing upstream areas were included. The review also determined that for areas in the downstream part of the study area (where inlet nodes were not supplied), no sub-catchments had been delineated by Hughes Trueman (2004).

Design Rainfall Information

Rainfall data used in the DRAINS models was determined from Ku-ring-gai Council's Rainfall Intensity-Frequency-Duration (IFD) data published in Ku-ring-gai Council's '*Water Management Development Control Plan'* (2004). Design storms for the 20%, 10%, 5% and 1% AEP and the PMP storm events were run in DRAINS for each sub-catchment for the 10, 20, 30, 45, 60, 90, 120 and 180 minute storm events.

Rainfall Losses

Values for the initial loss in paved (representing impervious) and grassed (representing pervious) areas were taken as 1 mm and 5 mm respectively as recommended in the DRAINS software manual. A DRAINS soil type "3" was nominated for the study area, indicating an area that has higher runoff potential and a lower infiltration rate.

The DRAINS software package allows for the selection of an Antecedent Moisture Condition (AMC) which accounts for the moisture condition of the soil in the leadup to an event. An AMC of 3 (representing a rather wet catchment that has experienced between 12.5 and 25 mm rainfall in the previous 5 days) was chosen for all storm events.

Summary

The DRAINS models developed as part of Hughes Trueman (2004) have been adopted as a preliminary input for use in this study. Alterations to the DRAINS models to match current catchment conditions, updated delineation of sub-catchments within downstream areas, and conversion of the

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model for use with Australian Rainfall and Runoff 2019 (ARR 2019) methodologies have been undertaken as part of this study (see Section 4.2 for further details).

Results of the Study

The results of the Hughes Trueman (2004) DRAINS modelling were used to assess the performance of the existing drainage systems (at the time the study was completed). Hughes Trueman (2004) found that the pipe system capacity across the Middle Harbour did not comply with modern design standards primarily due to inadequate capacity of stormwater inlet pits. Specifically, the study found that:

- 66% of the pipe drainage system is capable of conveying the flow from a 5% AEP storm;
- 70% of the inlet pits have inadequate capacity to drain flows from a 5% AEP storm.

A summary table of the report's findings in terms of both pit and pipe inlet capacities are shown in Table 2.1.

Table 2.1 Drainage Constraints Identified by Hughes Trueman (2004)

Drainage Constraint	AEP Event							
	20%		10%		5%		1%	
	No.	%	No.	%	No.	%	No.	%
Pits with Inlet Constraints	2,865	71%	2,824	70%	2,811	70%	2,746	68%
Pipes with Flow Constraints	479	12%	565	13%	548	14%	637	16%
No Constraints	698	17%	693	17%	683	17%	659	16%

Table 2.2 Pipe Capacities Identified by Hughes Trueman (2004)

Event	Percentage of total pipe network with capacity at or below nominated event
<1 EY	9%
1 EY	7%
0.5 EY	9%
20% AEP	5%
10% AEP	4%
5% AEP	5%
2% AEP	3%
1% AEP	27%
PMP	31%

The study found these inadequate capacities led to widespread nuisance flooding throughout the catchment. The report identified the following flooding hotspots within the study area:

- Dorset Drive and Putarri Avenue, St Ives – Overland flows from the sag point on Putarri Avenue pass through Putarri Reserve and then along Dorset Drive and through downstream properties.

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- Laing Avenue, Killara – Overland flow arriving from Forsyth Street continues through properties to Lagonda Avenue, before pooling at a sag point and flooding through properties downstream of the Laing Avenue sag.
- Carlotta Avenue, Gordon – Overland flow overtops the headwall just upstream of the Carlotta Avenue sag and flows across Carlotta Avenue near Metzler place. Flows then cross the Pearson Avenue sag and pass through properties as they move towards the creek at the rear of properties along Mr William Street.
- McIntosh Street and Arthur Street, Gordon – Upstream of McIntosh Street, low inlet capacity is unable to drain flows from the Rosedale Road sag.
- Woodward Place, St Ives – Overland flow from Kelvin Road moves east before dropping via a waterfall at the western end of Woodward Place, overtops the headwall and floods properties along Woodward Place.
- Cassandra Avenue, St Ives – Overland flow approaches Cassandra Avenue from two upstream areas (Mariana Close and Melaleuca Drive) before flowing through a sag point and into downstream properties.
- Ayres Road to Blackburn Street – Significant overland flows from Woodbury Road pass down Aronia Avenue towards Ayres Road. Flows then pass through the sag point on Ayres Road towards the Blackburn Street sag.

2.2.2 Ku-ring-gai Council Preliminary Flood Mapping Report (Mott MacDonald, 2011)

Ku-ring-gai Council commissioned Mott MacDonald to complete preliminary floodplain mapping for the LGA that would inform flood planning and land use zoning. The DRAINS models from Hughes Trueman (2004) were used for hydrologic estimates and a HEC-RAS 1D (One-Dimensional) hydraulic model was developed. The following parameters were adopted for design flood conditions:

- Impervious (paved) depression storage of 1 mm; and
- Pervious (grassed) depression storage of 5 mm.

DRAINS outputs were verified against Rational Method calculations. The DRAINS model hydrologic data was input into the HEC-RAS model where:

- Flows exceeded the drainage system capacity and were surcharging onto the surface; and
- Flows were discharging into the open channel sections of the network.
- A 20% and 50% blockage factor were applied to on-grade and sag pits.

Flood levels obtained from the HEC-RAS hydraulic model were processed to develop a continuous water surface profile between the model cross-sections. The level difference between the water surface profile and the ground elevation provided an indicative 5% AEP and 1% AEP flood extents. The report identified the chief flood mechanism in the catchment is characterised by the occurrence of short intense storms which lead to fast flowing surface runoff through residential areas.

2.3 Geographic Information System (GIS) Data

A number of digital Geographic Information System (GIS) layers were also provided by Council to assist with this flood study, including:

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- Study area extent;
- Cadastral lot boundaries;
- Locations of community hall, schools and childcare centres;
- Locations of drainage infrastructure including pits and pipes;
- Drainage catchments;
- Emergency management data including evacuation centres, vulnerable assets, sea level rise for 2100;
- Environmental management data including watercourses assessment lines;
- Current flood risk mapping;
- Roadway data (used for roadway labels);
- Land use zoning from Council's Local Environment Plan (LEP) 2015;
- Mapping from Hughes Trueman (2004), including catchment polygons, catchment outlets, stormwater networks details and overland flow paths from the DRAINS model;
- Locations of cycle facilities (i.e. cycle paths);
- Locations and details of water quality devices and catchments.

In general, the GIS layers provide a suitable basis for preparing report figures and informing the development of hydrologic and hydraulic models. Further details on the outcomes of the review of the stormwater layers is provided in Section 4.3.7.

2.4 Hydrologic Data

2.4.1 Rainfall Data

Daily and sub-daily gauge data provides a high-quality rainfall dataset for use in the model calibration and validation process. It is used to define when historical rainfall events occurred, as well as the temporal pattern and rainfall depths for these events.

The Bureau of Meteorology (BoM) operates an extensive network of rainfall gauges across Australia. At present, there are twenty-four (24) operational gauges within a 15 km radius of the Middle Harbour Northern Catchments study area centroid, with another eighty-nine (89) being discontinued sometime previously. Of these twenty-four (24) gauges, twenty-two (22) are daily read rainfall gauges and the remaining two (2) are sub-daily rainfall gauges.

Sydney Water also operates an extensive network of sub-daily rainfall gauges across Australia. At present, there are twenty-seven (27) operational gauges within a 15 km radius of the Middle Harbour Northern Catchments study area centroid, with another three (3) being discontinued sometime previously.

Annex A contains the full list of rainfall stations (including closed stations) and their respective periods of record. The location of gauges with data from 1998 to present (the period within which significant storms were identified as part of the Community Consultation - refer Section 3) is shown in Figure 2.1.

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For historical events, the recorded rainfall totals at daily and continuous rainfall gauges provide the observed rainfall depth, whilst the recorded hyetographs at the sub-daily rainfall gauges provide the temporal pattern. The spatial distribution of the gauges throughout the region allowed for the reasonable approximation of the historical temporal patterns across the study area.

The number of sub-daily gauges within 15 km of the study area, along with long operating periods results in at least twenty-nine (29) gauges operating between 1900 and 2020. For the period between 1970 and 2020, at least three (3) gauges operated concurrently. For the period between 1990 and 2020, ten (10) gauges operated concurrently.

2.4.2 Stream Gauge Data

There are no streamflow gauges found within the study area following a review of the data from the Manly Hydraulics Laboratory and WaterNSW.

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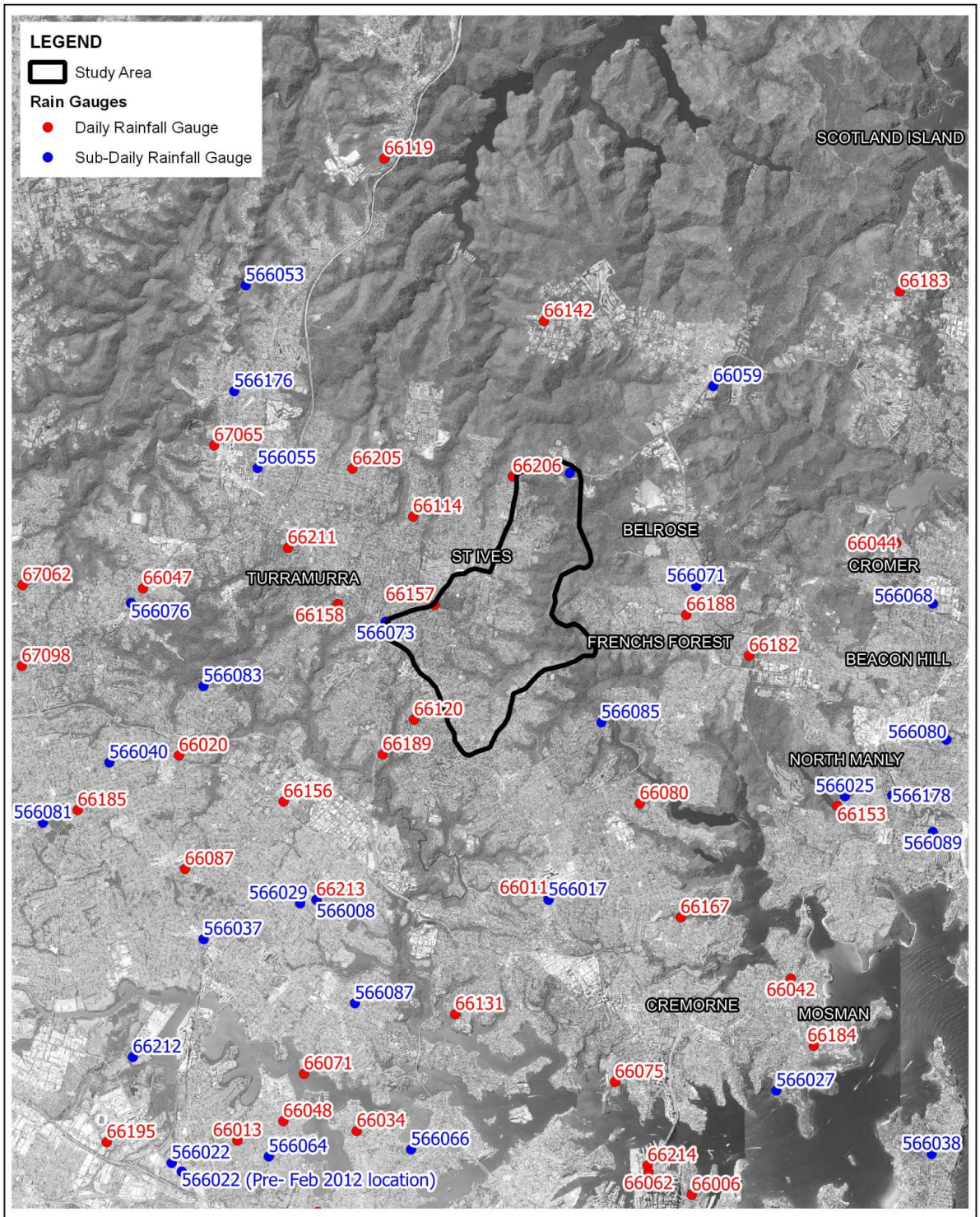

Title:
Rainfall Gauges

Figure: **2-1**

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2.5 Topographic Data

Aerial topographic survey, also known as LiDAR (Light Detection and Ranging) survey, covering the study area has been provided by Council. The survey was captured by the NSW Government's Department of Finance, Services and Innovation in 2020. The 2020 LiDAR data was supplied on a 1 m grid resolution, with a stated horizontal accuracy of +/- 0.8 m @ 95% confidence and a vertical accuracy of +/- 0.3 m @ 95% confidence. Additional survey has been conducted to in areas with high vegetation density refer to Section 2.10 for more detail.

The topography within the study area is shown in Figure 2.2. The highest point in the catchment is at northern end next to Mona Vale at approximately 176 m AHD. The catchments steeply descend into Middle Harbour to approximately -0.5 m AHD. Currently there are no available detailed bathymetry datasets for the Middle Harbour Estuary.

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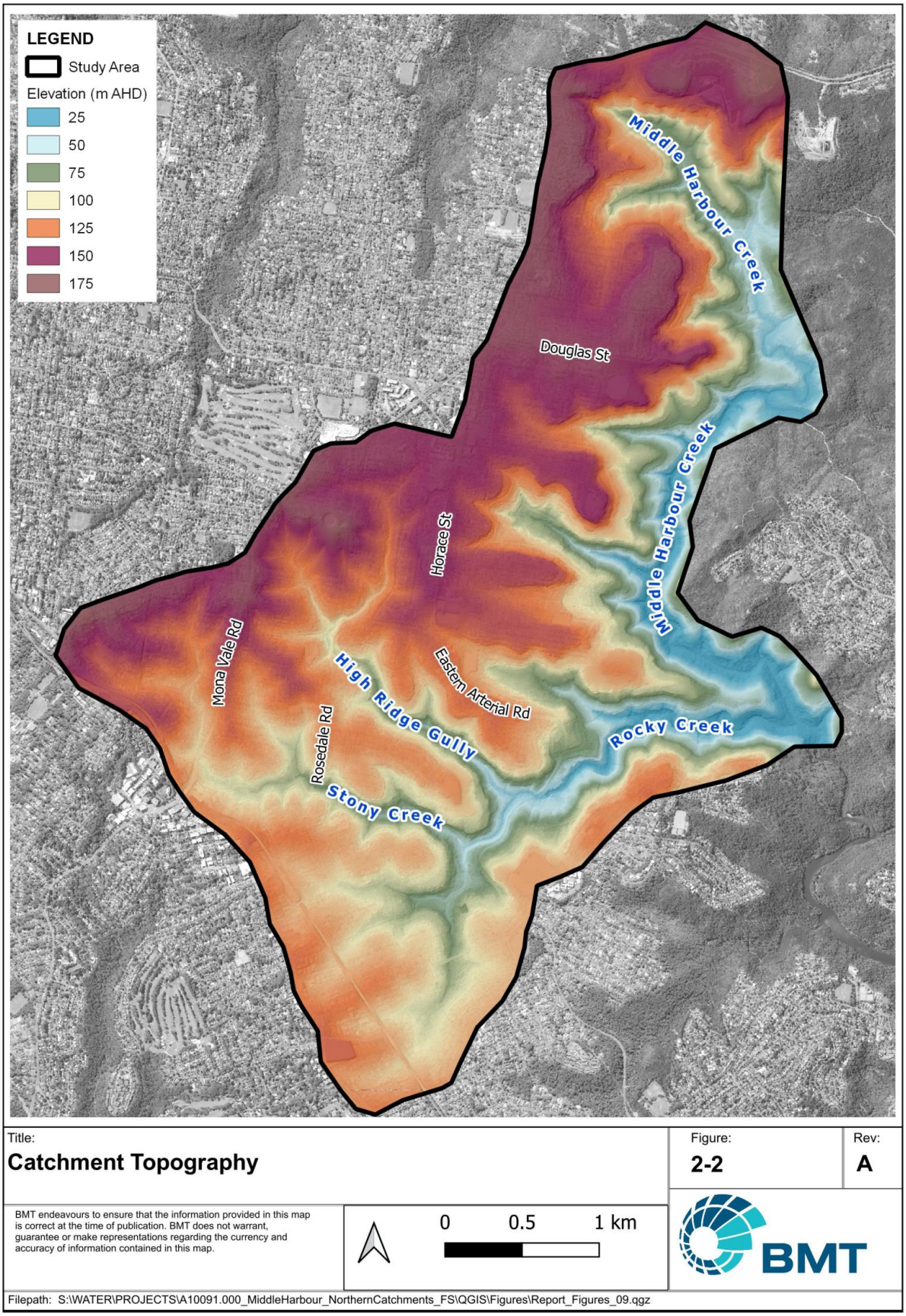
LEGEND
Study Area
Elevation (m AHD)
25
50
75
100
125
150
175
Middle Harbour Creek
Douglas St
Middle Harbour Creek
Horace St
Mona Vale Rd
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Rosedale Rd
Stony Creek
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Catchment Topography
Figure:
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2.6 Stormwater Network Data

The stormwater system can play a significant role in defining flood behaviour across the developed sections of the catchments, particularly during more frequent flood events. Therefore, it is important to include a representation of the stormwater system in the flood models developed for this study.

A GIS database comprising an extensive network of stormwater drainage infrastructure was provided by Council in August 2020. This database primarily consists of a pit and pipe stormwater network and a number of open channels. It provides the location, alignment and attributes of Council owned stormwater pipes and culverts, as well as the locations and attributes of stormwater pits or inlets. A summary of this data is provided in Table 2.3.

Table 2.3 Summary of Council's Pit and Pipe Database

Asset Type	Data Provided	Number of Assets
Pit	Location, Pit ID, Installation Date, Type (sag pit, junction pit, gully pit, grated pit, surface inlet, headwall), Dimensions	833
Pipe	Location, Length, Installation Date, Dimensions, Depth to Invert (Upstream and Downstream), Material of structure, Type (pipe, channel, gully)	751

A detailed review of these layers was completed to confirm if the available information was sufficient to include a representation of the stormwater system in the flood model. In general, the pit and pipe layers provide sufficient information. However, the following limitations were identified:

- Invert elevations provided were estimated from 2 m contours developed from orthographic maps. Many of the inverts were found not to be a good match with the 2020 LiDAR data and therefore, invert elevations were corrected for use in this study. This is discussed in further detail in Section 4.3.7.
- Several identified pits were the upstream and downstream nodes for major overland flow paths extracted from the Hughes Trueman (2004) DRAINS model. These were removed from the drainage dataset.

2.7 Land Use Planning Information

Land Use Planning Zones were provided by Ku-ring-gai Council. This data includes land use planning information that provides a means to distinguish between land use types across the study area and enable spatial variation of distinct hydrologic (e.g. rainfall losses) and hydraulic properties (e.g. Manning's 'n' roughness values).

2.8 Building Footprints

Building footprints were provided by Council. A visual assessment of the building footprints was undertaken against buildings shown in recent aerial imagery for the study area. In general, this dataset was determined to be representative of the building extents and locations, however it should be noted that there are data gaps in areas of dense vegetation and tree canopy cover.

Overall, this data provides a means to represent the localised blockages associated within buildings across the study area and will be incorporated into the hydraulic model.

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2.9 Site Inspection

Site inspections have been undertaken during the study (both physical assessments and virtual desktop assessments via Google Street View) to gain an appreciation of local hydraulic features and their potential influence on the catchment flood behaviour. Some of the key observations accounted for during the site inspections included:

- Presence of local structural hydraulic controls such as bridges, culverts, road embankments and natural topographical controls such as channel constrictions or steep reaches;
- General nature of the catchment landforms, vegetation type and coverage and the presence of significant flow paths;
- Location of existing development and infrastructure in the study area.

This visual assessment was useful for defining hydraulic properties within the hydraulic model and ground-truthing of topographic features identified in the DEM.

2.10 Additional Survey

Whilst the 2020 LiDAR data should generally provide a good representation of the variation in ground surface elevations across much of the catchment, the reliability of this data may be reduced in important conveyance areas due to the presence of vegetation and/or water within channels at the time the data was collected. LiDAR data will also not provide any information on features such as bridges and culverts, which can have a significant impact on flood behaviour.

Therefore, review of available topographic data identified the requirement for additional survey to be collected to provide the necessary coverage and detail required to develop the hydraulic model. Accordingly, detailed survey was completed by Pinnacle Land Surveyors during March 2022. This included:

- Survey of thirty-three (33) cross-sections to determine the conveyance of key channels and adjacent floodplain; and
- Survey of thirteen (13) hydraulic structures to collect details of several bridges and culverts on major tributaries and cross-drainage across major roadways. Data collected included structure dimensions, waterway areas and invert levels

The locations of surveyed cross-sections and structures are listed in Table 2.4 and shown in Figure 2.3. The survey plans provided by Pinnacle Land Surveyors are enclosed in Annex B.

Table 2.4 Surveyed Hydraulic Structures and Survey Extent Locations

ID	Location
Section 1	Ayres Road to Blackburn Street
Section 2	Carcoola Road
Section 3	Cassandra Avenue
Section 4	Melaleuca Drive
Section 5	Dorset Drive
Section 6	Bolton Place

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ID	Location
Section 7	Church Street
Section 8	Wellesley Road
Section 9	Fern Street
Section 10	Carlotta Avenue to Ashley Grove
Section 11	Maytone Avenue
Section 12	Wattle Street
Section 13	Werona Avenue

Note: 33 cross sections are located along the “Survey Extent’ areas in Figure 2.3

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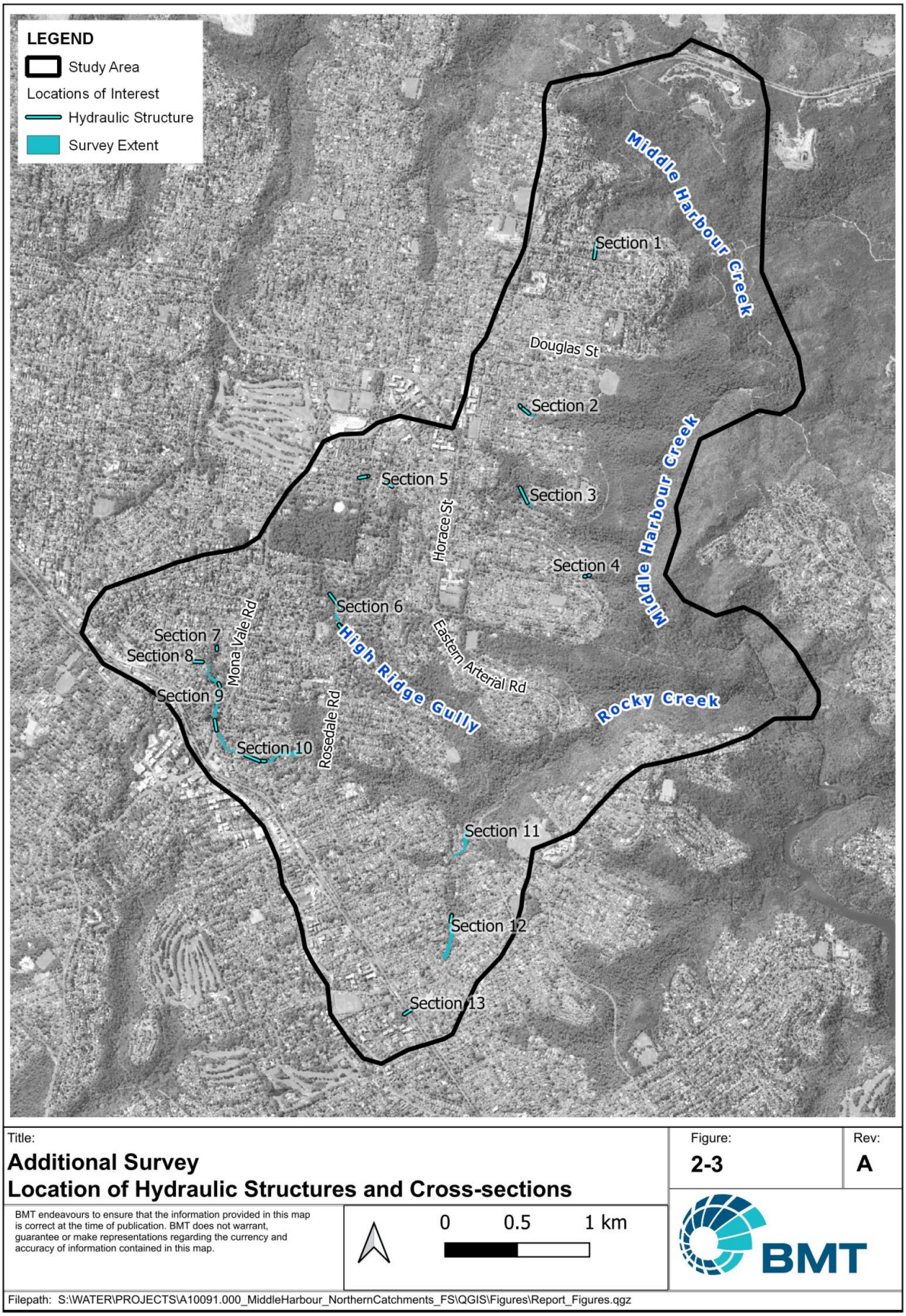
LEGEND
Study Area
Locations of Interest
Hydraulic Structure
Survey Extent
Middle Harbour Creek
Section 1
Douglas St
Section 2
Section 5
Section 3
Horace St
Middle Harbour Creek
Section 4
Section 6
Mona Vale Rd
Section 7
Section 8
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Section 9
Rosedale Rd
Section 10
Section 11
Section 12
Section 13
Title:
Additional Survey
Location of Hydraulic Structures and Cross-sections
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3 Community Consultation

3.1 Purpose

Council recognises that community consultation is an important component of the flood study for the Middle Harbour Northern Catchments. Therefore, the community was consulted throughout the preparation of the flood study. The consultation with the community aimed to:

- Inform the community about the study;
- Gather information from the community on their flood experiences within the catchment;
- Collect feedback regarding community concerns and attitudes;
- Develop and maintain community confidence in the study results.

The consultation was completed via a number of different consultation methods at various points within the flood study, as detailed in the following sections.

3.2 Study Webpage

A study webpage was established for the duration of the study and made available via Council's online community engagement portal:

https://www.krg.nsw.gov.au/Environment/Sustainable-living/Prepare-for-extreme-weather/Flooding

The webpage was developed to provide the community with detailed information about the study, as well as to provide an online forum to ask questions and complete the online questionnaire (this questionnaire was identical to the one distributed to the community, as discussed in the following section). 387 responses to the online questionnaire were received via the webpage.

3.3 Media Release, Community Letter and Questionnaire

A media release was prepared and distributed to local media outlets during the initial stage of the study. This media release provided a brief overview of the study, informed the community of the commencement, purpose and objectives of the study, and earmarked that a newsletter and questionnaire would be distributed.

A community information letter, Frequently Asked Questions (FAQ) sheet and questionnaire were distributed to all landowners, residents and businesses located within the study area in July 2020 (refer copies enclosed in Annex C).

The information letter provided an overview of the flood study, while the questionnaire sought to collect information on the community's past flood experiences and concerns. More specifically, the focus of the questionnaire was to gather relevant flood information from the community, including photographs, observed flood depths and descriptions of flood behaviour within the catchment. Photographs and comments relating to flood behaviour contained within the responses were extracted to assist with the model calibration process. As discussed, the questionnaire was also accessible through Council's online community engagement portal.

A total of 394 questionnaire responses were received (387 online surveys and 7 returned questionaries). These responses were compiled into a GIS database that has been used to analyse the spatial distribution of responses (refer Figure 3.1), as well as colour coded according to whether flooding issues (and what type of issue) were reported at that location (refer Figure 3.2).

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Figure 3.1 indicates a comprehensive coverage of responses across the study area. A number of respondents opted not to provide their name or address and therefore, the locations of these respondents could not be shown.

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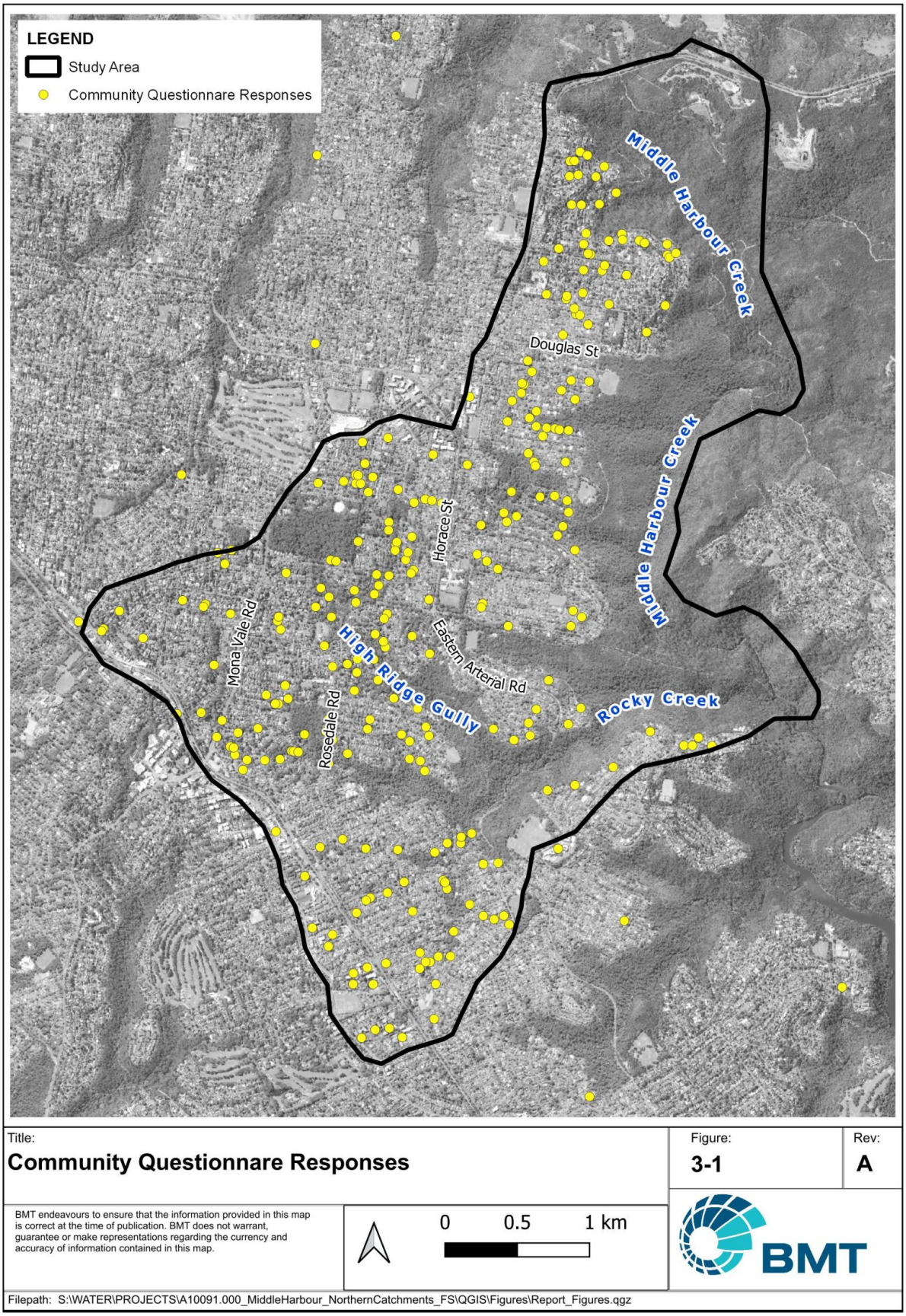
LEGEND
Study Area
Community Questionnare Responses
Middle Harbour Creek
Douglas St
Middle Harbour Creek
Horace St
Mona Vale Rd
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Rosedale Rd
Title:
Community Questionnare Responses
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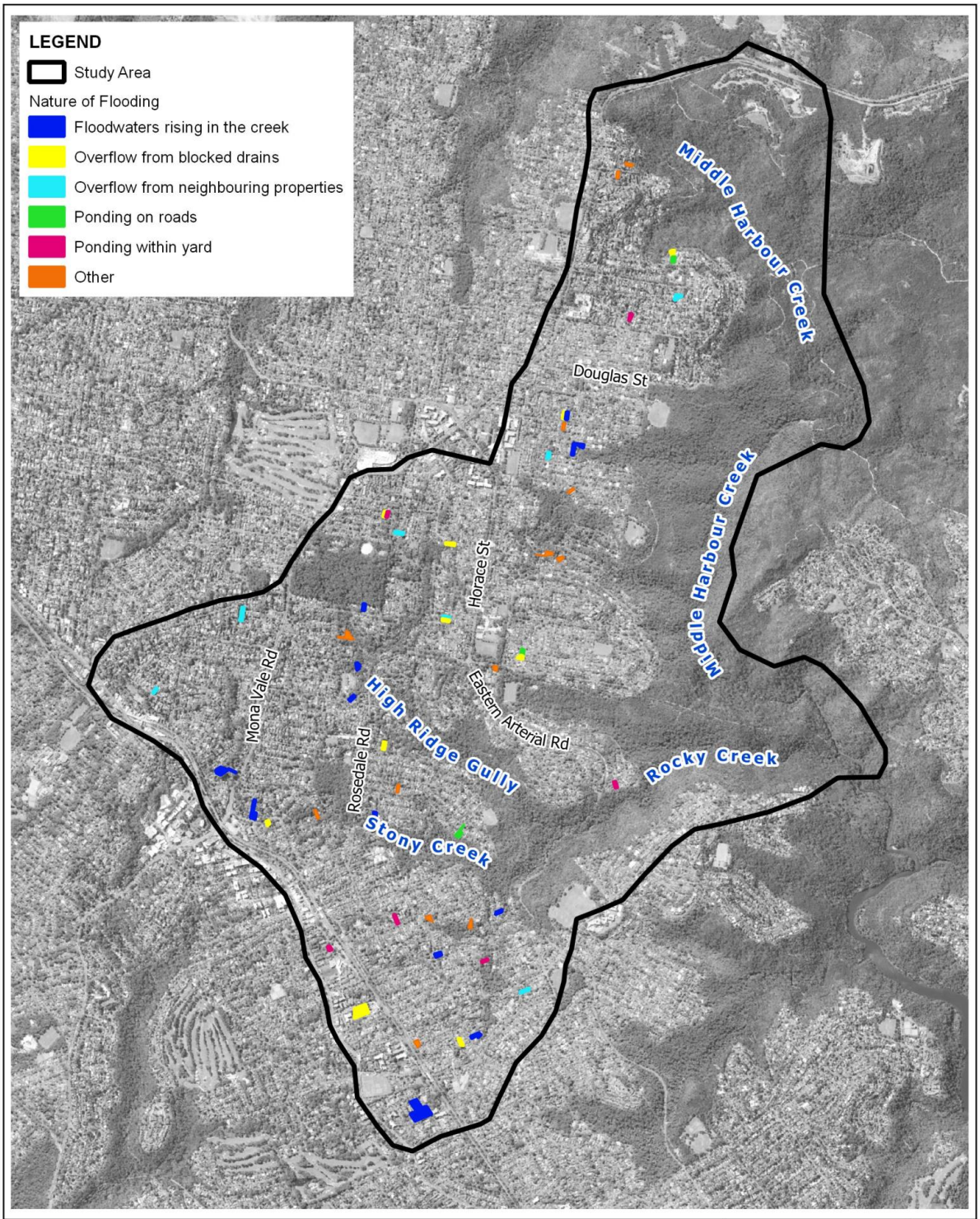

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Community Questionnare Responses
Nature of Flooding

Figure: **3-2**

Rev: **A**

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The responses to the questionnaire indicate that:

- The majority of the respondents have resided at their property for over 20 years, with reported experience provided for a 1986 flood event. A summary of the length of residence the respondents have been at their property is shown in Table 3.1.
- Approximately 50% of respondents had experienced flooding either within or outside of their property. Several historic events were identified from the consultation, with the February 2010 and February 2020 events being identified consistently by respondents as the most significant. The November 2009, June 2016, February 2018, November 2019 and January 2020 events were also identified as significant events.
- Multiple respondents referred to frequent flooding due to overflow from neighbouring properties, overflow from blocked drains or overflow from water rising in creeks. Multiple respondents reported shallow flood depths of less than 30 cm.
- Limited historical flood marks were identified during community consultation. A total of twenty-two (22) respondents reported having a flood mark; however no additional details were provided. Other respondents were unsure when the event occurred. Forty-two (42) granted permission to be contacted.
- One-hundred and forty-seven (147) respondents have experienced some degree of flooding. Where flooding was identified as an issue, the community were asked to separately report on the type of flooding observed. The nature of flooding experienced for the 147 respondents is shown spatially in Figure 3.2 and summarised in Figure 3.3. Overall, the number of responses for each category indicates comparatively greater observations of local stormwater overflow and rising floodwaters from open watercourses with fewer observations of ponding in yards and roadways.
- Forty (40) respondents reported they had observed overflow from blocked drains. Some reports indicated that inlet pits were blocked, with between 10% and 100% blockage reported. In some reports, pipes were noted as blocked or under capacity for the event.
- A number of respondents provided suggestions for alleviating the flood risk in the catchment. These suggestions included:
  - Increased maintenance of the drainage system, e.g. ensuring pits, stormwater drains and waterways are kept clear of debris;
  - Increasing capacity of the drainage system, e.g. upgrading pits and pipes to larger size to accommodate higher flows; and
  - Increasing widths of drainage easements.

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Table 3.1 Length of Residence of Respondents at Property

Length of Residence	No. of Respondents
0-2 years	38
3-5 years	36
6-10 years	70
11-20 years	80
More than 20 years	162
Not stated	8

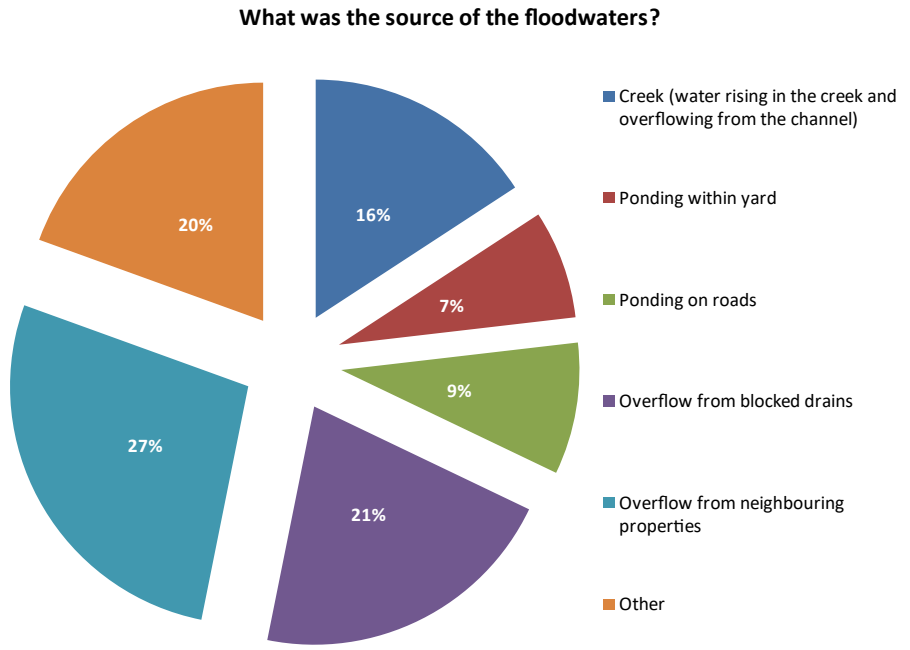

Figure 3.3 Questionnaire Responses – Nature of Flooding Experienced

3.4 Public Exhibition of Draft Flood Study Report

3.4.1 Public Exhibition and Community Session Details

The Draft Flood Study Report was placed on public exhibition between October and November 2023 during which public submissions were invited on the study. Letters informing the public exhibition were also mailed directly to properties that fell within the draft Flood Planning Area (FPA) and Probable Maximum Flood (PMF) extents (see Section 9).

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As part of the public exhibition of the report, two "drop-in" community information sessions were held on the 24th and 26th of October 2023 to provide opportunity for the community to talk to Council's engineering staff and BMT to find out more about the study. Some of the general discussions were related to:

- Community experiences during the March 2022 flood event;
- The representation of building structures within the flood model;
- The tagging of properties, particularly within the PMF extent as part of the 2021 NSW Flood Prone Lands Package;
- Identification of areas with inadequate drainage issues.

3.4.2 Community Response

A total of 32 submissions were received during the public exhibition period. The key themes raised in the responses, which are also generally consistent with the feedback during the "drop-in" sessions included (but were not limited to):

- Concerns around the tagging of properties, particularly those affected only in the PMF extent (not in the Flood Planning Area) and the potential effect on property values;
- Concerns around inadequate drainage and overdevelopment in parts of the catchment;
- Concerns around how building structures and local topographic features had been represented within the flood model and the potential for artificial ponding of water as a result;
- Minor amendments to reporting.

Following the public exhibition period, several individual site inspections were undertaken by BMT and Council across the catchment as a means of further ground truthing of the modelling results. As a result of the community feedback and in line with the observations from the individual property ground truthing, modifications were made to the modelling approach undertaken including:

- Amendment to building extents to enable better overland flow through densely populated urban areas.
- Local revision of individual hydraulic structures/stormwater assets and local topography.
- Revision of the filtering procedure was undertaken, along with subsequent review of catchment wide results, to ensure areas of low depth and isolated ponding were not tagged (see Section 9 for more detail).

The review of the modelling and mapping updates resulted in the following updates:

- Flood Planning Area Mapping:
  - 59 properties that were previously tagged in the draft FPA during the draft exhibition stage but are no longer tagged in the final FPA.
  - 52 newly identified properties were identified as potential additions, however, are not considered essential to add at this stage:
  - 40 have been identified for trimming due to minor boundary affectation; and
  - 12 will be reviewed as part of the Flood Risk Management Study and Plan.
- Probable Maximum Flood Tagging:

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- 547 properties that were previously tagged in the draft PMF tagging map during the draft exhibition stage are no longer on the PMF tagging map
- 9 newly identified properties were identified as potential additions, however, are not considered essential to add at this stage due to minor boundary affectation and will be reviewed as part of the Flood Risk Management Study and Plan.

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4 Model Development

4.1 Types of Models

The urbanised nature of the study area creates a complex hydrologic and hydraulic flow regime. This is due to its mixture of pervious and impervious surfaces, as well as a combination of open watercourses, overland flow paths, cross-drainage structures and piped stormwater systems.

Computer models are the most common and efficient tools for assessing flood behaviour within a catchment. Separate hydrologic and hydraulic models were developed for this study, whereby:

- The **hydrologic model** transforms rainfall into runoff across the catchment and produces the flows which form the inflow boundaries of the hydraulic model.
- The **hydraulic model** simulates the distribution and movement of the runoff (or flow) across the floodplain, overland flow paths and within the stormwater network, and produces flood levels, depths and velocities.

Information on the topography and characteristics of the catchments and floodplains are built into the hydrologic and hydraulic model. Recorded historical flood data, including rainfall and flood levels, are used to calibrate and validate the models, if possible. Alternatively, models can be verified where there is limited quantity and uncertainty over the accuracy of historical flood information (such as for this study). Once calibrated (or verified), the models can be used to simulate design events and derive design flood conditions (e.g. peak flood extents, flood depths, flood levels, discharges and flow velocities). These predicted flood conditions can be used to produce flood maps and define flood risk.

This section describes the development of the hydrologic and hydraulic models. Specific details of the application of these models as part of the model calibration and design modelling process are provided in Section 5 and Section 6.

4.2 Hydrologic Model

4.2.1 Modelling Approach

The DRAINS models developed for the *'Local Catchment Plans, Rocky Creek, Gordon Creek, Moores Creek, Middle Harbour Creeks'* (Hughes Trueman, 2004), (as discussed in Section 2.2.1) were used as a preliminary input to develop a single DRAINS model that includes both (2) major sub-catchments (i.e. Rocky Creek and Middle Harbour within a single hydrologic model). This hydrologic model includes all catchment areas draining to the outlets of the catchment within the study area. DRAINS is widely used throughout Australia.

DRAINS simulates a catchment and its tributaries as a series of sub-catchment areas linked together to replicate the rainfall and runoff process usually through a drainage network. Input data includes the definition of physical catchment characteristics including:

- Catchment slope, area, vegetation, urbanisation and other characteristics;
- Spatial and temporal variations in the distribution, intensity and amount of rainfall;
- Antecedent moisture conditions (dryness/wetness) of the catchment (i.e. initial and continuing losses).

The output from the hydrologic model is a series of flow hydrographs which form the inflow boundaries of the hydraulic model.

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The model development and adopted parameters are discussed in the following sections.

4.2.2 Catchment Delineation and Parameterisation

The study covers two (2) major sub-catchments based on the major watercourse receiving flows from each area. These catchments were previously delineated into sub-catchments as part of Hughes Trueman (2004) based on the topographic divides and the location of key drainage inlets (e.g. culvert crossings).

As outlined in Section 2.2.1, two (2) of these sub-catchment delineations were provided at the start of this study. The extent of the TUFLOW hydraulic model has been considered within the sub-catchment delineation to ensure the availability of inflow information at appropriate locations within the model. The number of sub-catchments delineated within each catchment area and average sub-catchment size within urban and non-urban areas of the catchment are listed in Table 4.1.

Table 4.1 Number and Average Size of Sub-Catchments

Major Catchment	No. of Sub-catchments	Sub-catchment size – Urban Areas (ha)	Sub-catchment size – Non-urban Areas (ha)
Rocky Creek	1,497	0.2	0.4
Middle Harbour	725	0.1	0.5

4.2.3 Impervious/Pervious Areas

Based on ARR 2019 guidelines, rainfall losses within a hydrologic model are differentiated based upon the land surface type. The definitions of each land surface type are provided below:

- Effective Impervious Area (EIA) – incorporates the impervious area of the catchment that generates a rapid runoff response in rainfall events and discharges directly into the drainage system.
- Indirectly Connected Areas (ICA): a contribution of discharges from:
  - Impervious areas which are not directly connected to the drainage network and flow over pervious surfaces before reaching the drainage system (e.g. a roof that discharges onto a lawn) – referred to as Indirectly Connected Impervious Area (ICIA).
  - Pervious areas that interact with Indirectly Connected Impervious Area (e.g. nature strip and lawns next to paved areas) – referred to as Indirectly Connected Pervious Area (ICPA).
- Urban Pervious Area (UPA) – consisting of parkland and bushland that do not interact with impervious areas.

Aerial photography and GIS digitising were used to determine the impervious/pervious area split for several land use categories which were then used to determine the percentage of EIA, ICA and UPA for each sub-catchment within the model.

As part of the digitising activity, it was noted that urban pervious areas are located predominantly in downstream areas of the catchment being made up of generally vegetated creek areas. Outside of these areas, urban pervious areas are limited to singular ovals scattered throughout the catchment. It is also noted that the DRAINS modelling software does not allow for the use of separate loss parameters for EIA, ICA and UPA areas (DRAINS does employ a methodology for dealing with the complex nature of losses in urban catchments but it was not considered appropriate for this study). Therefore, to simplify the loss approach (refer Section 4.2.4), it was decided that each catchment would be split into

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an EIA percentage (representing the impervious section) and an ICA percentage (representing the pervious section) only, with UPA areas encompassed within the ICA percentage. While this is considered a conservative approach, as most of the UPA area is in the downstream area of the catchment it is not considered to have a significant effect on design flood levels in the developed portion of the catchment.

The impervious/pervious area split for the different land use zones is outlined in Table 4.2, with the land use zones shown in Figure 4.1 The initial EIA, ICA, UPA calculation is included along with the final split adopted

Table 4.2 Lane Use Zone with Percentage of Pervious/Impervious Areas

Land Use Zone	GIS Assessment			Adopted Split	
	EIA	ICA	UPA	EIA	ICA
Urban Residential	40%	15%	45%	40%	60%
High Density Urban Residential	80%	10%	10%	80%	20%
Industrial/Commercial	80%	10%	10%	80%	20%
Railway	80%	10%	10%	80%	20%
Bush Pasture	0%	0%	100%	0	100%
Watercourse*	100%	0%	0%	100%	0%

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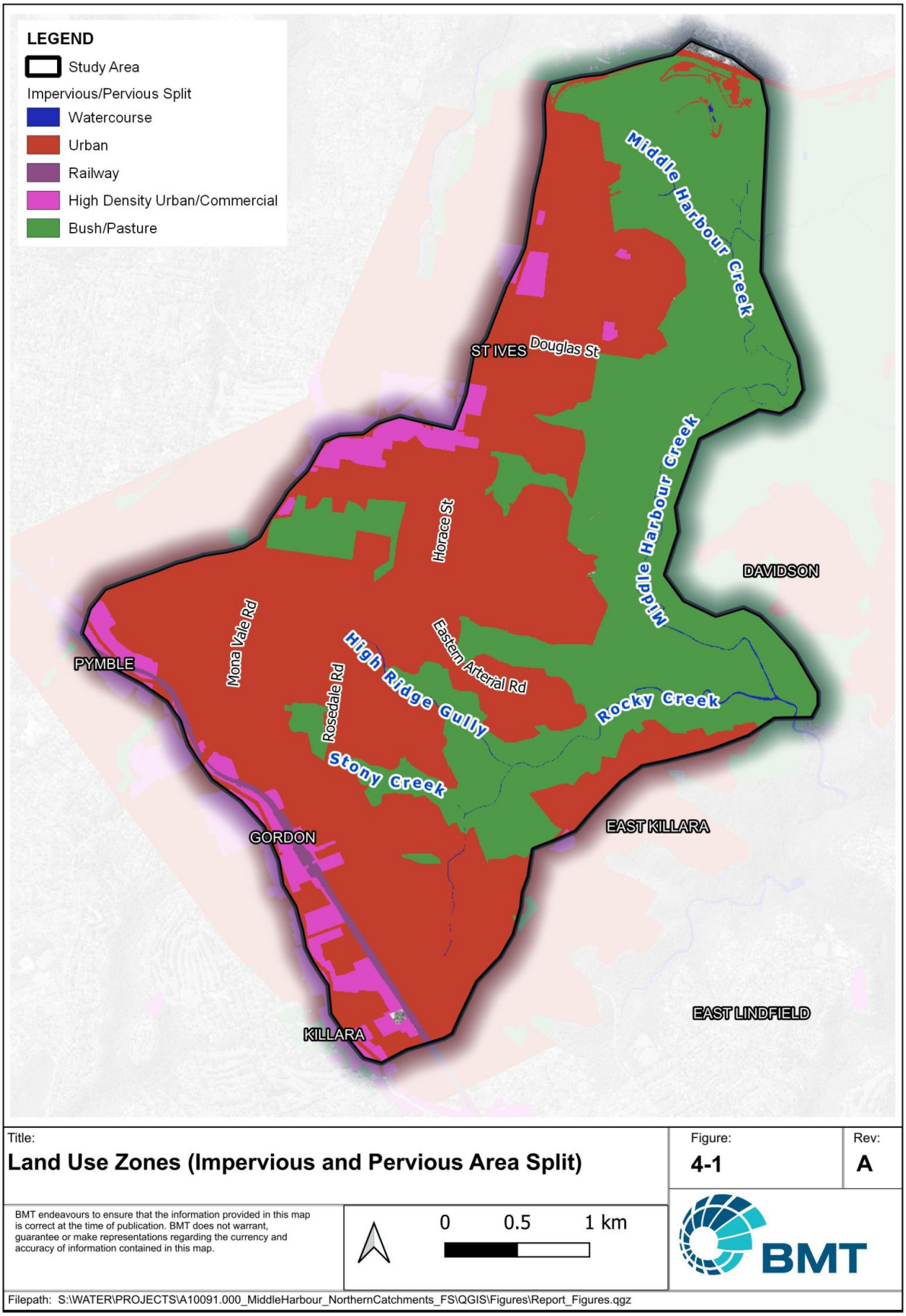
LEGEND
Study Area
Impervious/Pervious Split
Watercourse
Urban
Railway
High Density Urban/Commercial
Bush/Pasture
Middle Harbour Creek
ST IVES
Douglas St
Middle Harbour Creek
Horace St
DAVIDSON
Mona Vale Rd
PYMBLE
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Rosedale Rd
Stony Creek
EAST KILLARA
GORDON
EAST LINDFIELD
KILLARA
Title:
Land Use Zones (Impervious and Pervious Area Split)
Figure:
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4.2.4 Rainfall Losses

The "Initial Loss – Continuing Loss model" approach has been adopted for this study, which is recommended in the '*Australian Rainfall and Runoff 2019*' (ARR 2019). This loss model assumes that a specified amount of rainfall is lost during the initial saturation or wetting of the catchment (referred to as the "Initial Loss"). Further losses are applied at a constant rate to simulate infiltration and interception once the catchment is saturated (referred to as the "Continuing Loss Rate"). The initial and continuing losses are effectively deducted from the total rainfall over the catchment, leaving the residual rainfall to be distributed across the catchment as runoff.

The study area includes extensive urban areas that are relatively impervious and areas of "open" space that are pervious. The impervious and pervious sections of the catchment respond differently from a hydrologic perspective, i.e. rapid rainfall response and low rainfall losses across impervious areas and, slower rainfall response and higher rainfall losses across pervious areas. Accordingly, different initial and continuing losses were applied for pervious and impervious areas in the DRAINS model.

In February 2019, the Office of Environment and Heritage (OEH) (currently known as the Department of Climate Change, Energy, the Environment and Water (DCCEEW), and the Department of Planning, Housing and Infrastructure (DPHI)) released the '*Review of ARR Design Inputs for NSW'* (2019). This document was prepared to address concerns that the standard ARR 2019 method and parameters may provide an underestimation bias when deriving design event peak flows in NSW. It includes preliminary advice on changes required to address the bias associated with initial and continuing loss rates.

The document also outlines a 5-level hierarchical approach recommended to establish rainfall losses for NSW catchments, as presented Table 4.3. Based on this approach, it was determined that "Approach 5" in Table 4.3 (i.e. adopting ARR Data Hub parameters was suitable for application in this study for the following reasons:

- No observed flood marks were available for reliable calibration of rainfall losses. Therefore, "Approach 1" is considered not suitable.
- Existing studies within the catchment (such as Hughes Trueman (2014)) and in surrounding catchments including the '*Blackbutt Creek Flood Study*' (2014) and '*Lovers Jump Creek Flood Study*' (2018) utilised loss values typically in line with the recommendations in AR&R 1987. As this study has been undertaken using ARR 2019 methodologies these loss values were not considered appropriate for use in this study. Therefore, "Approach 2" and "Approach 3" are also considered not suitable.
- NSW FFA (Flood Frequency Analysis) reconciled initial losses are not available for the study area. Therefore, "Approach 4" is considered not suitable.

Table 4.3 Hierarchy of Approaches (listed from most (1) to least preferred (5))

Approach	Data to use	Storm Initial Loss	Pre-burst (transformational)	IL Burst	Continuing Loss
1	Current Study	Average Calibration	Not required or back calculated using $IL_{Storm} - IL_{Burst}$	$L_{Burst\ chosen} = IL_{Storm} * IL_{Burst-ARR} / IL_{Storm-ARR}$	Average Calibration
2	Other Studies within the catchment	Average Calibration	Not required or back calculated using $IL_{Storm} - IL_{Burst}$	$IL_{Burst\ chosen} = IL_{Storm} * IL_{Burst-ARR} / IL_{Storm-ARR}$	Average Calibration

Approach	Data to use	Storm Initial Loss	Pre-burst (transformational)	IL Burst	Continuing Loss
3	Neighbouring Studies	Average Calibration	Not required or back calculated using $IL_{Storm} - IL_{Burst}$	$L_{Burst\ chosen} = IL_{Storm} * IL_{Burst-ARR} / IL_{Storm-ARR}$	Average Calibration
4	FFA	NSW FFA reconciled initial loss	Not required or back calculated using $IL_{Storm} - IL_{Burst}$	Probability Neutral Burst Loss	NSW FFA reconciled continuing losses
5	ARR Data Hub	ARR Data Hub initial loss	Not required or back calculated using $IL_{Storm} - IL_{Burst}$	Probability Neutral Burst Loss	NSW FFA reconciled continuing losses

In accordance with the '*Review of ARR Design Inputs for NSW*'(2019), the following modifications to the ARR Data Hub loss values are recommended for NSW catchments:

- Adoption of the revised Probability Neutral Burst Initial Loss as provided through the ARR Data Hub.
- A multiplication factor of 0.4 should be applied to the ARR Data Hub continuing loss.

The NSW specific Probability Neutral Burst Initial Losses for the Middle Harbour Northern Catchments are provided in Table 4.4.

In line with current guidance from OEH, a multiplication factor of 0.4 was applied to the ARR Data Hub continuing loss for the catchment, thus, reducing the 1.8 mm/h ARR Data Hub continuing loss to 0.72 mm/h.

As per Book 5 Chapter 3 of ARR 2019, Indirectly Connected Areas should adopt an initial loss equivalent to between 60% and 80% of the recommended rural catchment initial loss. Therefore a 70% scaled initial loss for Indirectly Connected Areas has been adopted for this study, as per Table 4.4.

Table 4.4 Scaled NSW Specific Probability Neutral Burst Initial Loss for ICA Areas (mm)

Duration	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
60 min	12.3	8.1	9.0	8.7	8.6	6.6
90 min	11.8	8.1	9.5	9.7	9.5	7.0
120 min	13.4	9.0	10.2	10.0	10.1	6.0
180 min	13.8	9.3	10.6	10.1	8.9	4.3
360 min	13.2	8.6	8.8	8.1	9.1	3.7
720 min	17.6	12.2	12.2	10.6	11.9	3.1

The following loss rates have been adopted in the setup of the DRAINS model:

- Impervious areas:
  - Initial Loss – 1.5 mm;
  - Continuing Loss – 0 mm/h.

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- Pervious areas:
  - Initial Loss – As per Table 4.4;
  - Continuing Loss – 0.72 mm/h.

4.3 Hydraulic Model

4.3.1 Modelling Approach

The hydraulic model for this flood study was developed using the TUFLOW modelling software. TUFLOW was developed by BMT and is the most widely used 1D/2D (One/Two-Dimensional) flood modelling software in Australia.

An integrated 1D/2D TUFLOW model was created to model the dynamic interactions between waterways and floodplains, complex overland flow paths, converging and diverging of flows through structures, and the interaction between surface and sub-surface flow (i.e. stormwater drainage system). This has involved the schematisation the study area based on the following key model features:

- Floodplain and overland flow areas represented in the 2D domain;
- Open watercourse channels and bridge crossings are represented within the 2D model;
- Culvert structures represented as 1D elements;
- Stormwater drainage network represented as 1D elements, dynamically linked to the 2D domain;
- Hydrologic inflows derived using the DRAINS model applied as upstream and local inflows;
- Water levels within receiving watercourses applied as tailwater conditions.

The development of the hydraulic model and adopted parameters are discussed in the following sections.

4.3.2 Model Extent and Grid Size

The hydraulic model for the Middle Harbour Northern Catchments was developed using TUFLOW (version 2020-10-AC-ISP). The TUFLOW Heavily Parallelised Compute (HPC) solver was utilised for the study to improve modelling run times.

The area modelled within the TUFLOW 2D domain represents a total area of approximately 16.3 km^2. The model domain was defined by combining catchment areas within the northern parts of the Ku-ring-gai LGA that drain into Middle Harbour from St Ives along the eastern model boundary and from catchments draining to Rocky Creek from East Gordon and East Killara.

The TUFLOW software uses a grid to define the spatial variation in topography and hydrologic/hydraulic properties (e.g. Manning's 'n' roughness, rainfall losses) across the study area. Accordingly, the choice of grid size can have a significant impact on the performance of the model. In general, a smaller grid size will provide a more detailed and reliable representation of flood behaviour relative to a larger grid size. However, a smaller grid size will take longer to perform all of the necessary hydraulic computations. Therefore, it is typically necessary to select a grid size that makes an appropriate compromise between the level of detail provided by the model and the associated computational time required.

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A grid size of 2 metres was adopted for the hydraulic model and is considered to provide a reasonable compromise between reliability and simulation time.

4.3.3 Topography

The overland flow regime in urban environments is typically characterised by inundation of urban development with interconnecting and varying flow paths at varying depths. Road networks often convey a considerable proportion of floodwaters due to the hydraulic efficiency of the road surface compared to residential properties. A high-resolution DEM was derived for the study area from 2020 LiDAR survey data (refer Section 2.5) and cross-section survey undertaken as part of this study (refer Section 2.10). The ground surface elevation for the TUFLOW model grid points is sampled directly from the DEM.

A TUFLOW 2D domain model resolution of 2 m was adopted for the study area. It should be noted that TUFLOW samples elevation points at the cell centres, mid-sides and corners, so a 2 m cell size results in DEM elevations being sampled every 1 m. This resolution provides the necessary detail required for accurate representation of floodplain topography and its influence on out-of-bank flows.

No bathymetry data was available for the Middle Harbour Estuary, which is subject to tidal inundation based on the '*Greater Sydney Harbour Estuary Coastal Management Program Scoping Study*' (BMT, 2018). Given the limitations of LiDAR survey data in deep water areas and the significant elevation difference between the Middle Harbour Estuary and the upstream urban areas which is the main focus of the study, an elevation of -1.0 m AHD can be reasonably assumed for the Estuary bed in the DEM.

The resulting topography of the hydraulic model and the extent of the model domain are presented in Figure 4.2**.**

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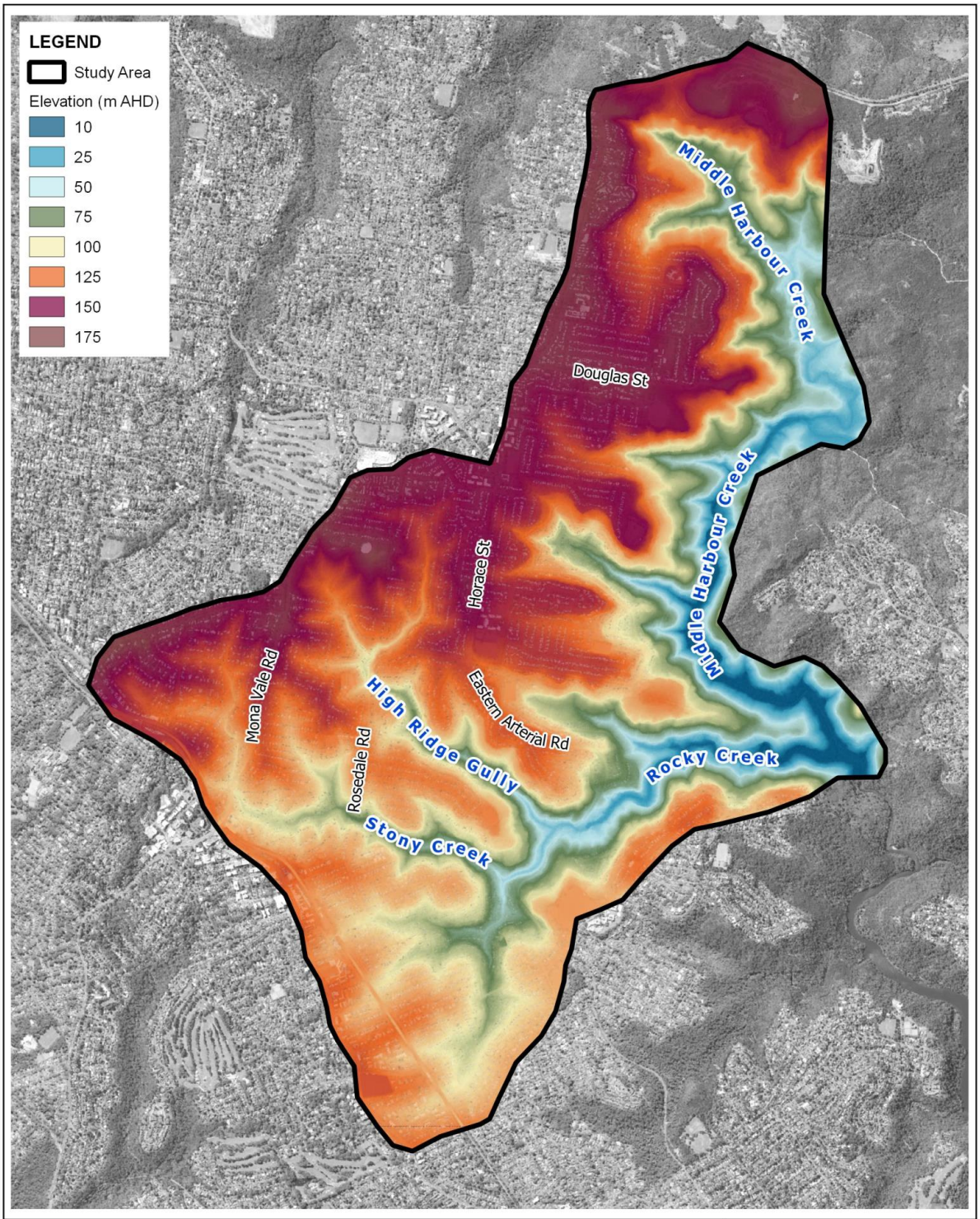

Title:
Model Topography

Figure: **4-2**

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4.3.4 Hydraulic Roughness

Utilising available land use information, the development of the TUFLOW model requires the definition of different hydraulic roughness (Manning's 'n') zones that assign surface materials for each grid cell in the model for simulating the variation in flow resistance afforded by different land-use surfaces within the model extent (e.g. trees, grass, roads, etc). Council's land-use planning data and aerial photography have been used as the basis for defining the different hydraulic roughness zones within the model.

The land-use map used to assign the different hydraulic roughness zones across the model is shown in Figure 4.3 and the adopted Manning's 'n' values are listed in Table 4.5, which are based on industry standard values.

Table 4.5 Adopted Manning's 'n' Values

Land Use Type	Manning's 'n' value
Roads	0.020
Low Density Residential Lots	0.080
High Rise Lots	0.080
Commercial Lots	0.035
Maintained Grass	0.030
Light to Medium Vegetation	0.060
Dense Vegetation	0.120
Riparian Zone	0.100
Railway	0.050
Waterbody	0.030
Open Area	0.080

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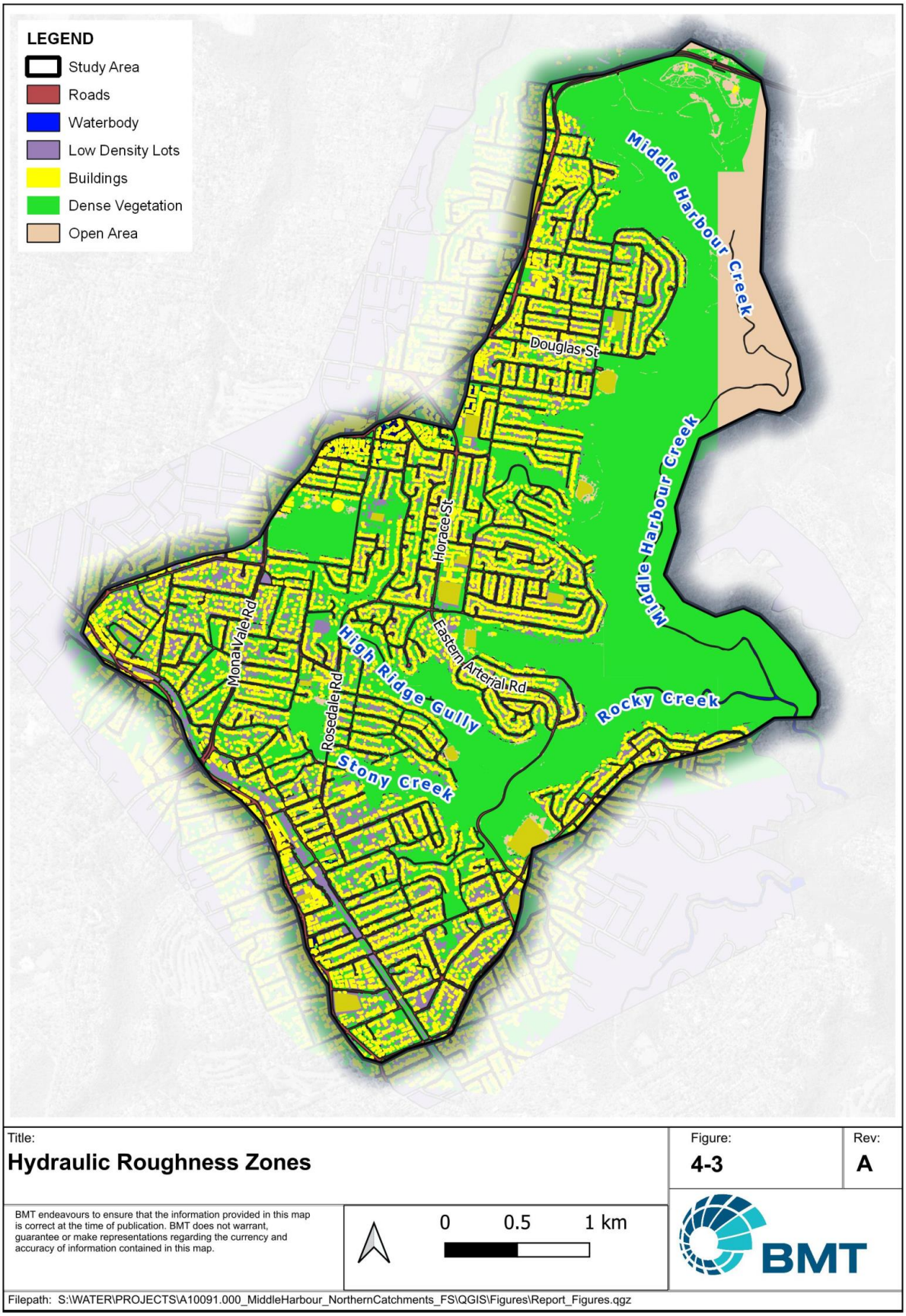
LEGEND
Study Area
Roads
Waterbody
Low Density Lots
Buildings
Dense Vegetation
Open Area
Middle Harbour Creek
Douglas St
Middle Harbour Creek
Horace St
Monaivale Rd
Rosedale Rd
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Stony Creek
Title:
Hydraulic Roughness Zones
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4.3.5 Representation of Buildings and Localised Obstructions

Building GIS layers were supplied by Council and are shown in Figure 4.3. The representation of buildings is important in areas conveying significant volumes of flow or experiencing significant ponding depth. For this study, buildings are represented in the TUFLOW model as impenetrable obstructions to flow, considering the energy dissipation of water flowing around the building. This approach does not consider or include the potential storage effects of the building being inundated but is considered appropriate for use in this study due to the short-duration, intense flash flooding nature of the catchment and the limitations in the representation of buildings within the adopted LiDAR dataset.

Smaller localised obstructions within or bordering private property, such as urban fences (for example Colorbond or wood paling fences), were not explicitly represented within the hydraulic model. Rather, these obstructions have been incorporated into the adopted Manning's 'n' roughness value for urban development land use across the study area (i.e. residential and commercial lots), due to their propensity to fail during large flood events.

4.3.6 Hydraulic Structures

There are numerous culvert and bridge structures located throughout the study area that enable cross-drainage under major roads. These structures vary in terms of size and configuration, with differing degrees of influence on local hydraulic behaviour. Incorporation of these structures in the model provides for simulation of the hydraulic losses associated with these structures and their influence on flood behaviour within the study area.

The culvert and bridge structures were modelled as either layered flow constriction structures in the 2D domain, or 1D structures embedded within the 2D domain. The adopted structure details (that is invert levels, geometric properties, handrails/road barriers) were derived from the following sources:

- Cross section and cross-drainage structure survey completed by Pinnacle Land Surveyors (refer Section 2.10). 13 structures were surveyed. Refer to Annex B for the compiled survey drawings and mapping showing the location and details for each structure and cross-section.
- GIS data supplied by Ku-ring-gai Council.
- Site visit completed by BMT.

Hydraulic structure locations are shown in Figure 4.4.

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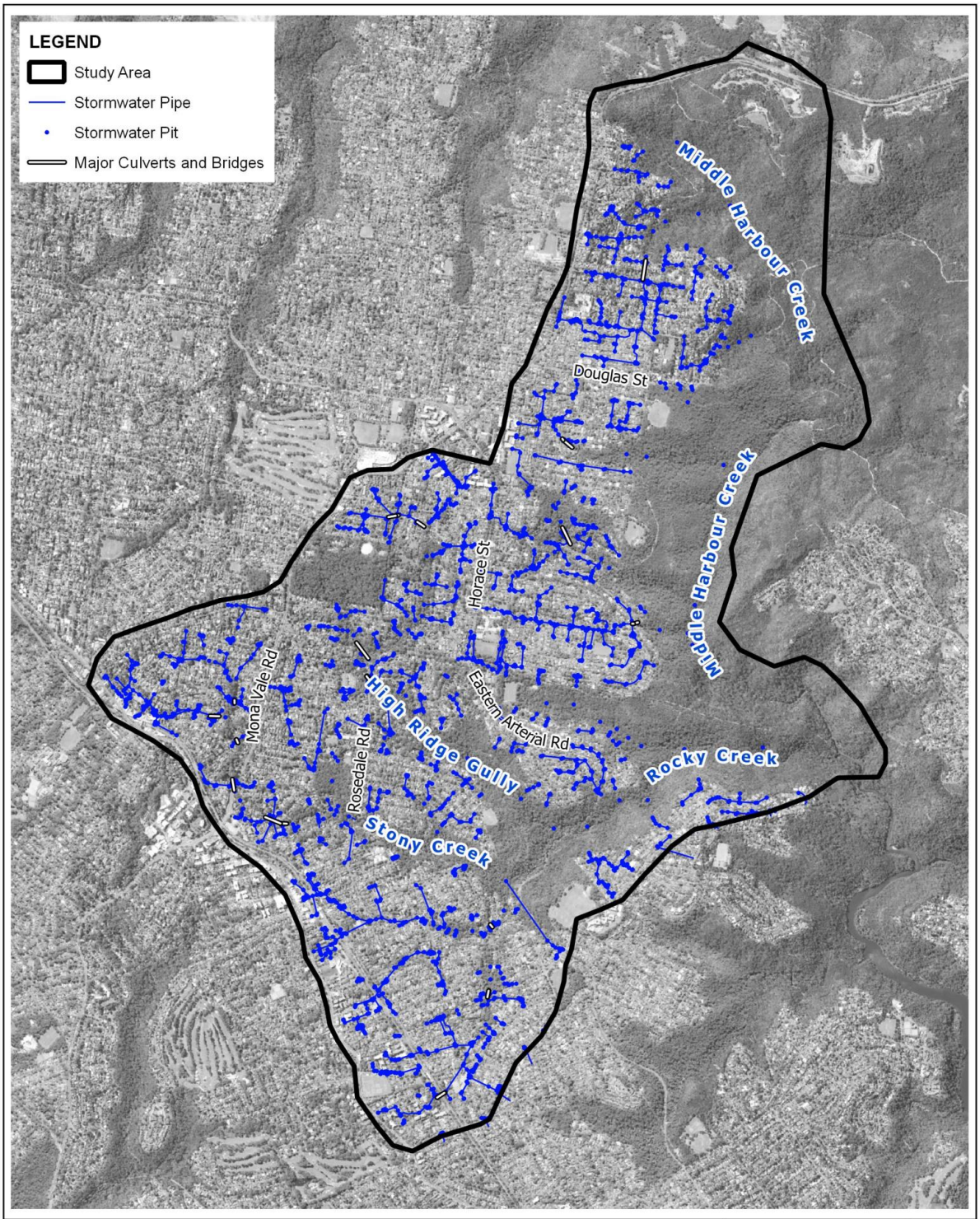

Title:
Modelled Stormwater Network and Bridges

Figure: **4-4**

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4.3.7 Stormwater System

The stormwater system has the potential to convey a significant proportion of runoff across the study area during relative frequent rainfall events in particular. Thus, it is important to incorporate the stormwater system in the TUFLOW model to ensure the interaction between the underground piped system and overland flows are reliably represented. Figure 4.4 shows the 1D stormwater network developed for the hydraulic model.

The full stormwater system contained within the catchment was included within the TUFLOW model as a dynamically linked 1D network. This allowed representation of the conveyance of flows by the stormwater system below ground as well as simulation of overland flows in the 2D domain once the capacity of the stormwater system is exceeded.

The properties of the stormwater system (e.g., pit types/sizes, pipe lengths/diameters) were defined from a number of different data sources. Data comprising pit/pipe locations, pit inlet type/dimensions and pipe sizes was received in GIS layers as discussed in Section 2.6. The data was used to build the details of the stormwater pipe network into the TUFLOW model as a 1D drainage network, dynamically linked to the 2D domain. Pipe invert levels nominated in the GIS layers were found to be not a good match for the 2020 LiDAR data, hence pipe inverts were re-estimated as the LiDAR elevation level minus the pipe diameter and a 0.4 m pipe cover and corrected where required to ensure positive and realistic pipe grades. Pit inlet capacities are based on the Hughes Trueman (2014) study DRAINS model and determined using lintel opening lengths and grate sizes.

A summary of the modelled stormwater drainage network is presented in Table 4.6 with the spatial distribution of the drainage network shown in Figure 4.4.

For the magnitude of the events under consideration in the study, the pipe drainage system capacity is anticipated to be exceeded, with the major proportion of flow conveyed in overland flow paths. Therefore, any limitations in the available pipe data or model representation of the drainage system is expected to have minimal effect on the design flood results.

Table 4.6 Summary of Modelled Stormwater Infrastructure Elements in Hydraulic Model

Stormwater Infrastructure Type	Number of Elements
Circular	2385
Rectangular	36
TOTAL PIPES/CULVERTS	**2421**
Pits	2247
Nodes	461
Outlets/Headwalls	354
TOTAL NODES/PITS	**3062**

4.3.8 Model Boundary Conditions

The specification of suitable boundary conditions that account for design flows into the system and tailwater conditions at the outlet of the system is a critical component of flood simulations. Model boundary locations are shown in Figure 4.5. The boundary conditions used in the TUFLOW model include:

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- Local inflow conditions: Local catchment runoff hydrographs derived by the DRAINS model are applied directly to the hydraulic model as inflow hydrographs. For sub-catchments with modelled stormwater drainage, the inflows are applied directly to the 2D domain where the cells are connected to the 1D stormwater network (i.e. inflows are directly applied to the top of the pit inlet). The advantage of this method is that any blockage assigned to a pit will be appropriately modelled. For sub-catchment areas containing no stormwater drainage network, the catchment runoff is applied directly to the 2D domain at the outlet of the catchment. The hydrographs for historical and design events were derived from the results of the DRAINS hydrologic model developed for the study (discussed further in Section 2.2.1 and Section 4.2).

- Downstream boundary conditions: The study area is primarily affected by local overland flows and flooding from local creeks across the study area (i.e. Rocky Creek and High Ridge Gully). A 'Stage-Discharge' or 'HQ' boundary has been applied along the Middle Harbour Estuary at the downstream boundary to represent the continued flow of water into Middle Harbour south. The 'Stage Discharge' approach utilises the bed slope of the Middle Harbour Creek channel, equivalent to 0.06%, to determine flow rates through the boundary.

Figure 4.5 shows the DRAINS sub-catchments used in this study, including the original catchments developed as part of Hughes Trueman (2004) and the those delineated as part of this study.

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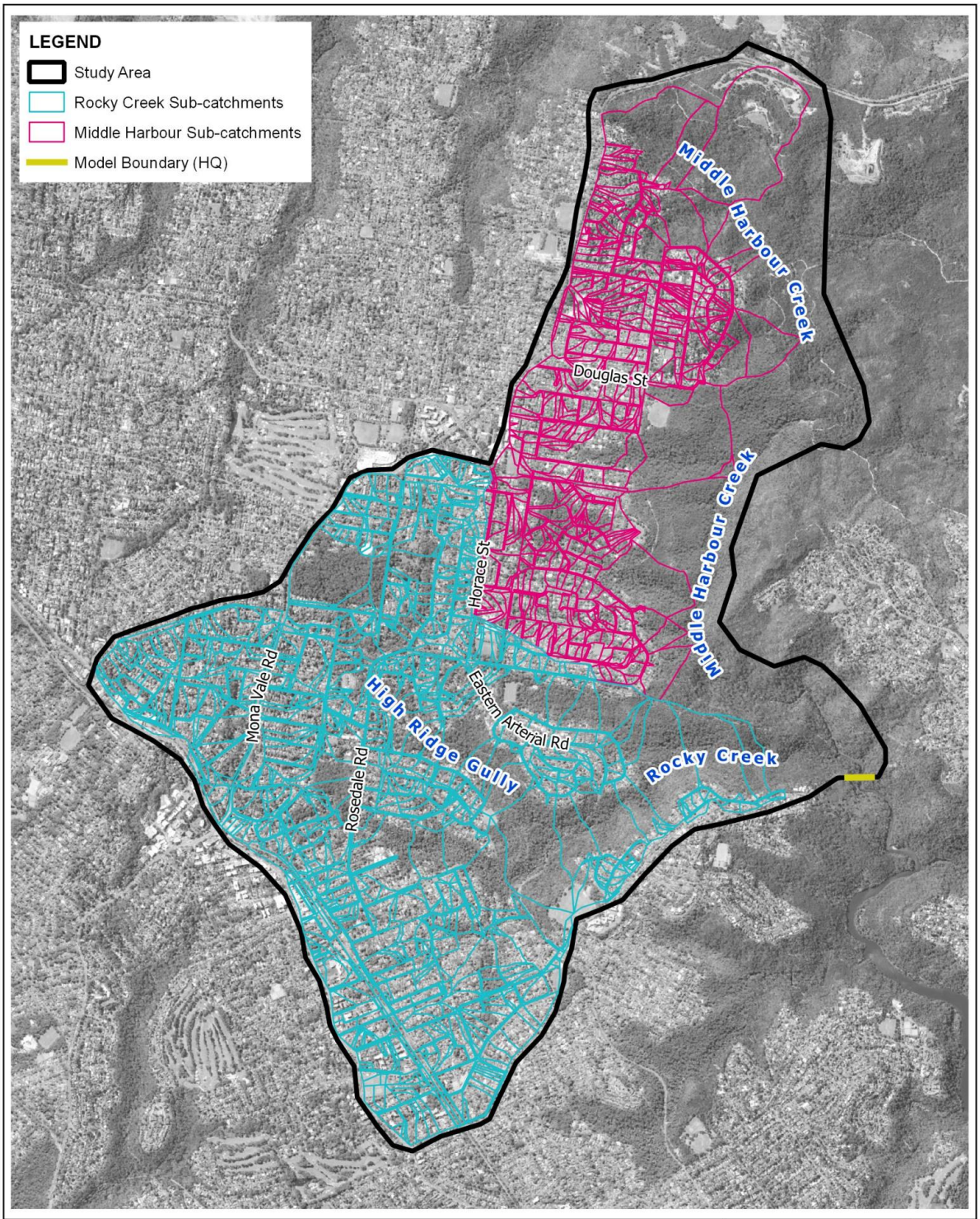

Title:
TUFLOW Model Configuration

Figure: **4-5**

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5 Model Verification

5.1 Overview

The selection of suitable historical events for calibration of computer models is largely dependent on available historical flood information. Ideally, the calibration and validation process should cover a range of flood magnitudes to demonstrate the suitability of the model for the range of design event magnitudes considered.

As there were no existing historical records of watercourse flows or overland flow flood levels within the Middle Harbour – Northern Catchments, data received from the community consultation process was instead relied upon for the verification process. Limited observed flood level information was available from the community and the information provided was mostly limited to anecdotal flood behaviour information. As such, a model verification process was undertaken in place of a model calibration and validation to verify the model against observed anecdotal flood behaviour. The February 2010, June 2016 and February 2020 flood events were identified by the community to be major events within the study area and have been utilised for the model verification herein.

5.2 February 2010 Model Verification Event

5.2.1 Verification Data

Rainfall Data

Short duration, intense rainfall often has high spatial variability, and it can be difficult to determine a reliable estimate of rainfall variability for a study area. Analysis of the Pymble Bowling Club (566073) rainfall gauge (located within the catchment area) and 3 additional rainfall gauges situated within 4 km of the study area. These rain gauges have been analysed to estimate the likely range of rainfall intensities experienced within the study area.

Although the Pymble – Canisius College (66157) daily rainfall gauge is located within the study area, it was closed on 1 August 2011 and there was no available rainfall data available for the February 2010 at this gauge. Thus, it is not included in this assessment. The Pymble Bowling Club rainfall gauge operated by Sydney Water Corporation (Sydney Water) has been used in this analysis. Another sub-daily and two Bureau of Meteorology (BoM) daily rainfall gauges were also operating during this period. The gauge locations are shown in Figure 2.1. The recorded daily totals (for the 24 hours to 9 am) from the 3rd to the 7th of February 2010 for active gauges are shown in Table 5.1.

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Table 5.1 Recorded Daily Rainfall Total for February 2010 Event

Gauge Name	Gauge ID	To 9AM 03/02/2010	To 9AM 04/02/2010	To 9AM 05/02/2010	To 9AM 06/02/2010	To 9AM 07/02/2010
Pymble Bowling Club	566073	17.0	29.0	3.5	57.0	189.0
East Lindfield Bowling Club	566085	15.0	14.0	4.5	37.0	120.5
St Ives (Richmond Avenue)	66206	21.0	10.6	1.0	32.0	114.6
Gordon Golf Club	66120	13.5	28.0	6.0	60.0	172.5

As shown in Table 5.1, rainfall across the region occurred over a 5-day period from the 3rd to the 7th of February 2010, with the largest amount of rainfall occurring in the 24 hours to 9am on the 6th and the 7th of February 2010. There was spatial similarity observed across the region, with the largest total rainfall of 295.5mm across the 5-day period recorded at the Pymble Bowling Club gauge.

The recorded sub-daily rainfall data at the Pymble Bowling Club gauge indicates that the event was characterised by a distinct burst between 1pm on the 6th and 4am on the 7th of February, with 180.5mm of rainfall recorded across the period. This data was used to define the rainfall depth and temporal pattern for the February 2010 event model verification.

To gain an appreciation of the relative intensity and magnitude of the February 2010 event, the rainfall depth for various durations within the storm has been compared with design IFD rainfall curves obtained from BoM, as presented in Figure 5.1. As shown in Figure 5.1, the rainfall input is estimated to be a 5% AEP event for an event duration of 30 minutes. For durations between 1 and 4.5 hours, rainfall input is estimated to be in the order of a 2% AEP event. For durations between 6 and 24 hours, rainfall input is estimated to be ranging between the 5% and the 20% AEP events.

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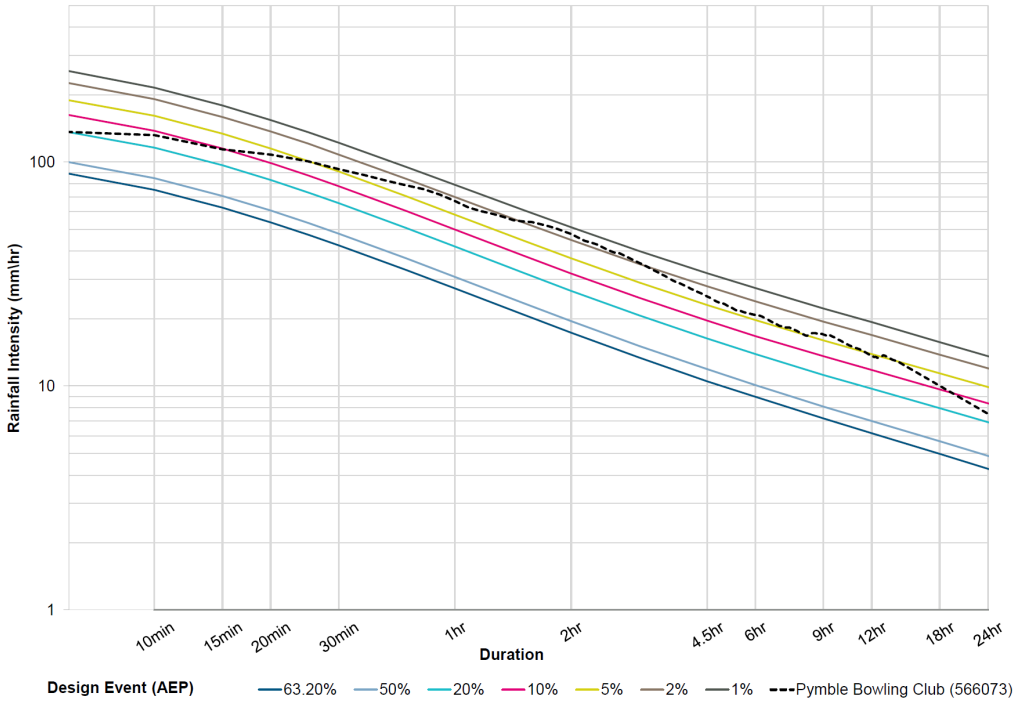

Figure 5.1 Comparison of Recorded February 2010 Rainfall with IFD Relationships

Downstream Boundary Condition

A 'Stage-Discharge' or 'HQ' boundary has been used to model the February 2010 event, which reflects the existing gradient in Middle Harbour.

5.2.2 Flood Level Data

There is no available data within the catchment area to provide recorded water levels for the February 2010 event. Anecdotal flood data for the event was obtained through the community questionnaire responses. This data does not provide definitive flood levels, but rather is indicative of depths of flooding, observations of flow paths and extent of inundation.

The observations are useful to provide some confidence in the model representation of the observed flood behaviour, as discussed further below. It is noted that instances where members of the community indicated flooding occurred "years ago" or "whenever it rains heavily" have been included in the comparison.

5.2.3 Observed and Modelled Flood Behaviour

The modelled peak flood depths are presented in Figure 5.2. The community consultation process indicated that the February 2010 event led to significant flood affectation on private properties, which is reflected in the TUFLOW model results. Overland flows travelling through urban areas discharged through private property in several locations before reaching the downstream watercourses within the catchment area.

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Anecdotal flood behaviour information was gained from limited photographs provided by residents and from the response provided as part of the community questionnaire. A comparison of the flood behaviour observed by the community members against the modelled flood behaviour is included in Table 5.2.

It is noted in several locations that the observed flood behaviour was only partially matched or in some cases not matched at all within the flood model. Review of the model in these areas indicates that this is due to the delineation of catchments and the placement of inflows within Council's DRAINS model, which encourages inflows to discharge directly into stormwater assets where possible and often at the lowest point within a catchment. The benefit to such a strategy is that nuisance stormwater flow (which is often found higher within individual catchments) is not represented in the flood model results. This may help to reduce overly conservative flood tagging of properties which are affected only by minor stormwater flows in rare events, and whose development may not cause a significant change to flood conditions elsewhere in the catchment. The disadvantage is that flooding of any property that is located upstream of the inflow location will not be represented in the modelled results. The approach has been previously discussed with Council and adopted in the Middle Harbour – Southern Catchments Flood Study, and as such is adopted in this study too.

Table 5.2 Comparison of Observed and Modelled Flood Behaviour – February 2010 Event

ID	Location	Observed Flood Behaviour	Replication in Flood Model
15	Carlotta Avenue, Gordon	Floodwaters overflowing from channel, entering yard and property at high depth	Good replication
16	Mount William Street, Gordon	Floodwaters overflowing from creek, flow through yards	Good replication
17	Yarrabung Road, St Ives	Floodwaters overflowing from creek, water entering carport and surrounding yards	Good replication
18	Onslow Lane, Gordon	Water running overland across patio, entering garage and through the house with high speed	Good replication
19	Corner of Yarrabung Road and Melaleuca Drive, St Ives	Flow from road with high speed and volume. Water in yard, garage and property	Good replication
20	Killeaton Street, St Ives	Drainage capacity problems causing water flow through backyard, into pool and under property	Good replication
21	Alvona Avenue, St Ives	Water running overland from road, between properties, pooling in the backyard and entering house	Good replication
22	Ravenswood Avenue, Gordon	Ponding at corner of the property	Satisfactory replication. Widespread flooding present in the area and surroundings
23	Carlotta Avenue, Gordon	Floodwaters from Stony Creek overflowing on roadway with high speed and high depth, blocked culvert under Carlotte Avenue	Good replication

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ID	Location	Observed Flood Behaviour	Replication in Flood Model
24	Lynwood Avenue, Killara	Overflowing from pipe system on Powell Street. Floodwaters under the house, entering living space.	Good replication
25	Cambourne Avenue, St Ives	Overflowing from blocked pit from neighbour property onto yard, pool and under the house	Satisfactory replication. Widespread flooding present in the area and surroundings
26	Mt William Street, Gordon	Floodwaters overflowing from creek, rise and fall rapidly. Water entering yards and front of house due to blocked drain	Good replication
27	Park Crescent, Pymble	Overland flow is directed into backyards	Satisfactory replication. Result shows high depth of ponding at property
28	Trevalgan Place, St Ives	Overland flow and blocked drainage causing flooding on road	Good replication
29	Intersection Kulgoa Road and Peace Avenue, Pymble	Flooding on road caused by pit surcharges	Good replication
30	Taylor Street, Gordon	Overflow from stormwater network along Waugoola Street, water in shed and garage	Good replication
31	Mt William Street, Gordon	Water at bottom of backyard due to Stony Creek overflowing	Below satisfactory replication. Water seems to be contained within the bank, cannot verify observed behaviour without site inspection.
32	Sabina Place, St Ives	Overland flow from neighbouring properties onto property, ponding within yard	Good replication
33	Alvona Avenue, St Ives	Overland flow from neighbouring properties onto property, front yard, inadequate drainage	Good replication
34	Shannon Street, St Ives	Floodwaters overflowing from creek onto backyard and garden	Good replication
35	McIntosh Street, Gordon	Water ponding on Arthur Street entering driveway, water overflowing with high velocity at intersection between McIntosh Road and Arthur Street	Good replication
36	Hunter Avenue, St Ives	Overland flow with shallow ponding in yard	Satisfactory replication
37	Carcoola Road, St Ives	Overland flow from northern properties, water ponding in yard	Good replication

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ID	Location	Observed Flood Behaviour	Replication in Flood Model
38	Intersection of Marian Street and Culworth Avenue before Stanhope Road, Killara	Ponding and overflowing on road with high depth	Good replication
39	Mt William Street, Gordon	Ponding in yard and garden	Satisfactory replication. Widespread of overland ponding at the property and surrounds
40	Putarri Avenue, St Ives	Water in front yard, large volume of water flowing through Puttari Avenue at Puttari Reserve	Good replication
41	Werona Avenue intersect with Lynwood Avenue, Killara	Knee-deep water in park, water overflow from manhole and flooding on road	Satisfactory replication. Result shows shallow flow across the area
42	Stratford Place, St Ives	Overflow from stormwater drain cause water flowing to property, garage, and front yard	Good replication
43	Bell Street, Gordon	Water overflow from reserve to the side of the house	Good replication
44	Carcoola Road, St Ives	Floodwaters overflowing from creek, water on road	Good replication
45	Corner of Ayres Road and Carissa Avenue, St Ives	Flooding across the rear garden	Good replication
46	Killeaton Street, St Ives	Overflow from drainage easement, water entering backyard and back step of the house	Good replication
47	Kylie Avenue, Killara	Ponding on road and ponding within yard, water entering garage, running downhill with fast pace	Good replication
48	Glenview Street, Gordon	Knee-deep water in driveway, shallow water over part of yard, raging water in Stony Creek	Satisfactory replication. Result shows shallow water in the driveway
49	Putarri Avenue, St Ives	Water at front yard, back yard and along property access	Good replication
50	Pacific Highway, Pymble	Overflow from drainage network, flowing alongside of the building, leakage in garage	Good replication
51	Telegraph Road, Pymble	Water along road, flowing down footpath. Water in building and garage	Good replication
52	Kylie Avenue, Killara	Floodwaters break channel banks and flood the backyard	Good replication

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ID	Location	Observed Flood Behaviour	Replication in Flood Model
53	Waugoola Street, Gordon	Water flowing down the driveway, front yard and inside building	Good replication
54	Rosedale Road at Putarri Avenue, St Ives	Flooding on road	Good replication
55	Larnock Avenue, Pymble	Heavy rain causing channel overflow and broke its bank.	Satisfactory replication
56	Athena Avenue, St Ives	Ponding on road at intersection with Acron Road, water running fast pace entering garage	Good replication
57	Vista Street, Pymble	Shallow inundation on road	Good replication
58	Lennox Street, Gordon	Water at backyard, garage and pool, overflow from neighbouring property	Observed behaviour not replicated due to placement of inflows
59	Waterhouse Avenue, St Ives	Blocked drain causing water ponding on road, entering front door, garage, and yard	Observed behaviour not replicated due to placement of inflows
60	Olinda Place, St Ives	Water flowing across backyard from neighbouring properties due to blocked drainage	Observed behaviour not replicated due to placement of inflows
61	Cassandra Avenue, St Ives	Water from neighbouring properties cannot discharge due to blocked drain, overflow across the yard	Observed behaviour not replicated due to placement of inflows

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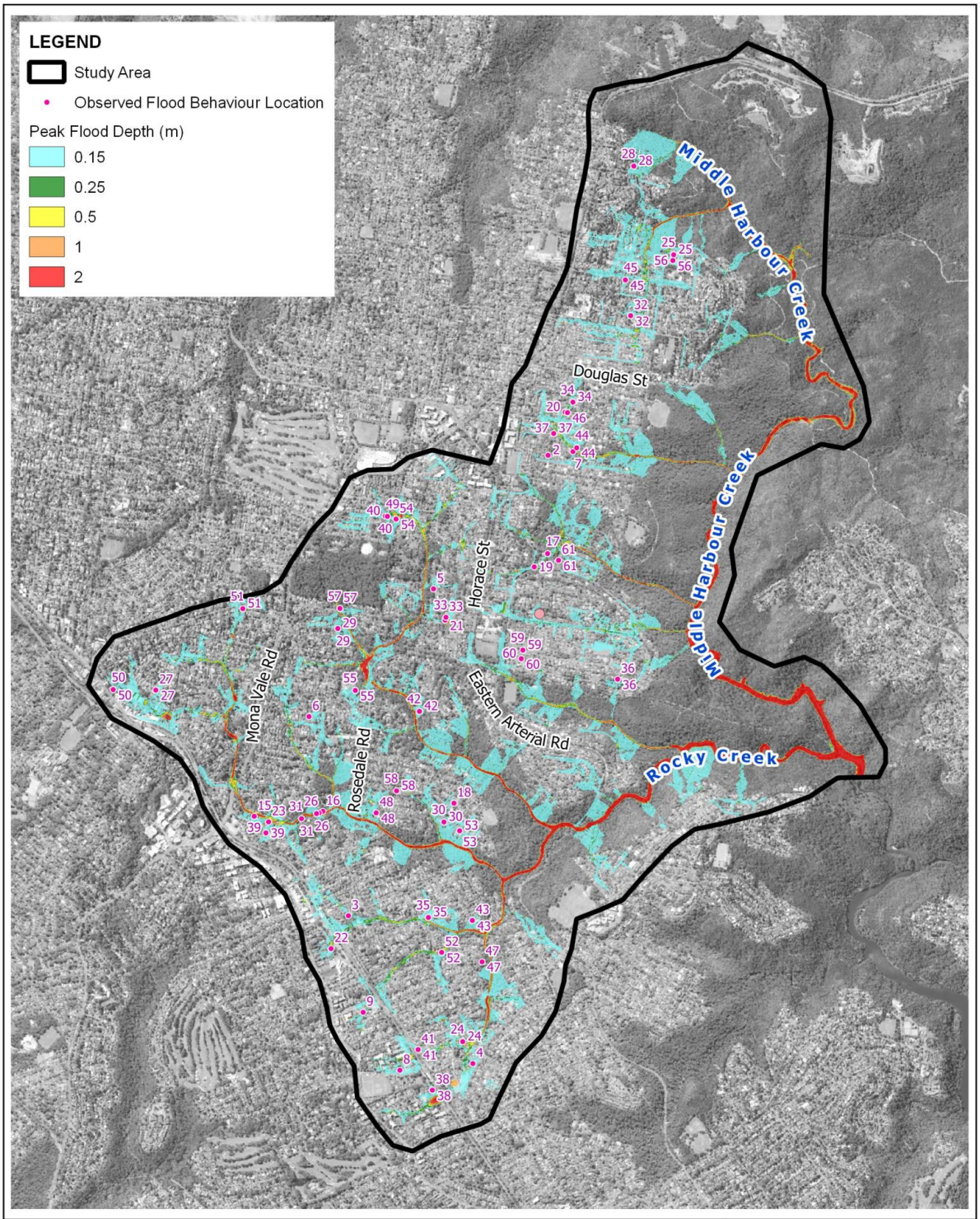

Title:
February 2010 Verification Event

Figure: **5-2**

Rev: **A**

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5.3 June 2016 Model Verification Event

5.3.1 Verification Data

Rainfall Data

The recorded daily totals (for the 24 hours to 9 am) from the 4th to the 6th of June 2016 for active gauges are shown in Table 5.3.

Table 5.3 Recorded Daily Rainfall Total for June 2016 Event

Gauge Name	Gauge ID	To 9AM 04/06/2016	To 9AM 05/06/2016	To 9AM 06/06/2016
Pymble Bowling Club	566073	13.0	139.5	150.0
East Lindfield Bowling Club	566085	34.0	133.0	127.0
St Ives (Richmond Avenue)	66206	19.4	117.6	126.6

As shown in Table 5.3, rainfall across the region occurred over a 3-day period from the 4th to the 6th of June 2016, with the largest amount of rainfall occurring in the 24 hours to 9am on the 5th and the 6th of February. There was a spatial similarity observed across the region, with the largest total rainfall of 302.5mm across the 3-day period recorded at the Pymble Bowling Club gauge.

The recorded sub-daily rainfall data at Pymble Bowling Club gauge indicate that the event was characterised by a distinct burst between 10pm on the 4th and 11pm on the 5th of June, with 263.5mm of rainfall recorded across the period. This data was used to define the rainfall depth and temporal pattern for the June 2016 event model verification.

To gain an appreciation of the relative intensity and magnitude of the June 2016 event, the rainfall depth for various durations within the storm has been compared with design IFD rainfall curves, as presented in Figure 5.3. As shown in Figure 5.3, the recorded rainfall is estimated to be in the order of a 10% AEP event for an event duration between 2 and 6 hours, and between a 5% and 2% AEP event for durations between 9 and 24 hours.

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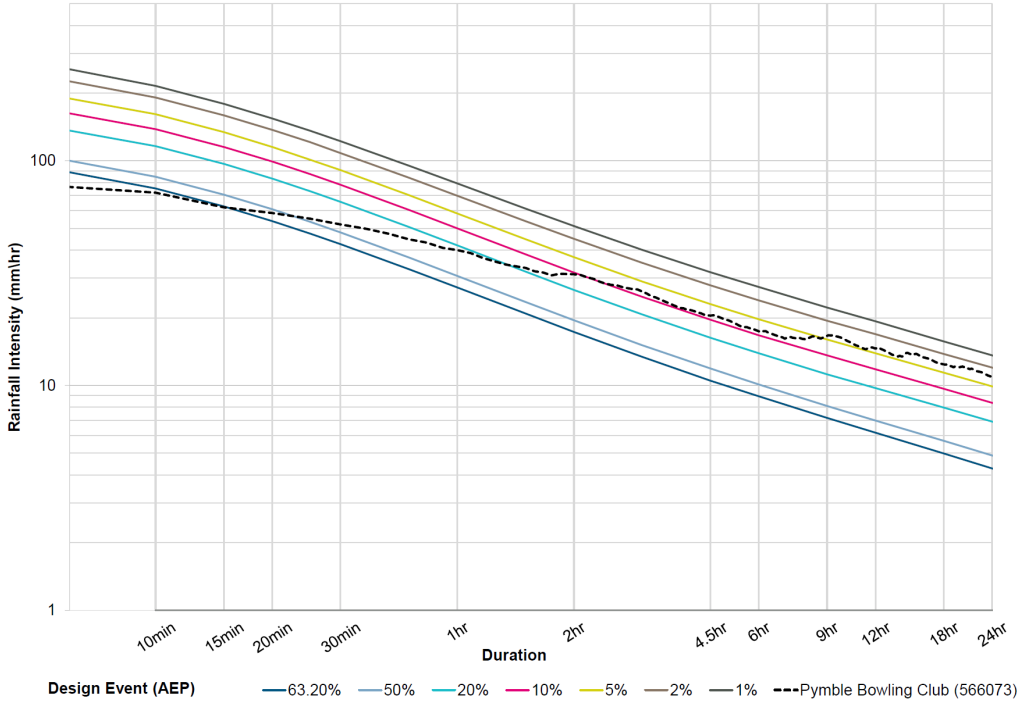

Figure 5.3 Comparison of June 2016 Rainfall with IFD Relationships

Downstream Boundary Condition

A normal depth downstream boundary has been used to model the June 2016 event, which reflects the existing gradient in Middle Harbour.

5.3.2 Flood Level Data

As per the February 2010 event, there is no available data within the catchment area to provide recorded water levels for the June 2016 event. Anecdotal flood data for the event was again obtained through the community questionnaire. This data does not provide definitive flood levels, but rather is indicative of depths of flooding, observations of flow paths and extent of inundation.

The observations are useful to provide some confidence in the model representation of the observed flood behaviour, as discussed further below. It is noted that instances where members of the community indicated flooding occurred “years ago” or “whenever it rains heavily” have been included in the comparison.

5.3.3 Observed and Modelled Flood Behaviour

The modelled peak flood depths are presented in Figure 5.4. The community consultation process indicated that the February 2020 event led to significant flood affectation on private properties, which is reflected in the TUFLOW model results. Overland flows travelling through urban areas discharged through private property in several locations before reaching the downstream watercourses within the catchment area.

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A summary of the flood behaviour observed by the community members against the modelled flood behaviour is included in Table 5.4 below. Further discussion regarding locations where observed flooding is not present in modelling will occur prior to finalisation of calibration and completion of the Stage 2 report.

Table 5.4 Comparison of Observed and Modelled Flood Behaviour – June 2016 Event

ID	Location	Observed Flood Behaviour	Replication in Flood Model
10	Mcintosh Street, Gordon	Overflow from neighbouring properties, ponding in yards	Good replication
11	Lynbara Avenue, St Ives	Overflow from street drainage flow into yards and property	Good replication
12	Intersection of Baldwin Street and Elgin Street, Gordon	Blocked drains divert water overflowing between properties	Good replication
13	Yarrabung Road, St Ives	Floodwater with high velocity running downhill causing high hazards	Good replication
14	Carlotta Avenue, Gordon	Floodwaters overflowing from channel and cascading through property	Good replication
24	Lynwood Avenue, Killara	Overflowing from pipe system on Powell Street. Floodwaters under the house, entering living space.	Good replication
25	Cambourne Avenue, St Ives	Overflowing from blocked pit from neighbour property onto yard, pool and under the house	Satisfactory replication. Widespread flooding present in the area and surroundings
26	Mt William Street, Gordon	Floodwaters overflowing from creek, rise and fall rapidly. Water entering yards and front of house due to blocked drain	Good replication
27	Park Crescent, Pymble	Overland flow is directed into backyards	Satisfactory replication. Result shows high depth of ponding at property
28	Trevalgan Place, St Ives	Overland flow and blocked drainage causing flooding on road	Good replication
29	Intersection Kulgoa Road and Peace Avenue, Pymble	Flooding on road caused by pit surcharges	Good replication
30	Taylor Street, Gordon	Overflow from stormwater network along Waugoola Street, water in shed and garage	Good replication
31	Mt William Street, Gordon	Water at bottom of backyard due to Stony Creek overflowing	Below satisfactory replication. Water seems to be contained within the bank, cannot verify

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ID	Location	Observed Flood Behaviour	Replication in Flood Model
			observed behaviour without inspection.
32	Sabina Place, St Ives	Overland flow from neighbouring properties onto property, ponding within yard	Good replication
33	Alvona Avenue, St Ives	Overland flow from neighbouring properties onto property, front yard, inadequate drainage	Good replication
34	Shannon Street, St Ives	Floodwaters overflowing from creek onto backyard and garden	Good replication
35	McIntosh Street, Gordon	Water ponding on Arthur Street entering driveway, water overflowing with high velocity at intersection between McIntosh Road and Arthur Street	Good replication
36	Hunter Avenue, St Ives	Overland flow with shallow ponding in yard	Satisfactory replication
37	Carcoola Road, St Ives	Overland flow from northern properties, water ponding in yard	Good replication
38	Intersection of Marian Street and Culworth Avenue before Stanhope Road, Killara	Ponding and overflowing on road with high depth	Good replication
39	Mt William Street, Gordon	Ponding in yard and garden	Satisfactory replication. Widespread of overland ponding at the property and surrounds
40	Putarri Avenue, St Ives	Water in front yard, large volume of water flowing through Puttari Avenue at Puttari Reserve	Good replication
41	Werona Avenue intersect with Lynwood Avenue, Killara	Knee-deep water in park, water overflow from manhole and flooding on road	Satisfactory replication. Result shows shallow flow across the area
42	Stratford Place, St Ives	Overflow from stormwater drain cause water flowing to property, garage, and front yard	Good replication
43	Bell Street, Gordon	Water overflow from reserve to the side of the house	Good replication
44	Carcoola Road, St Ives	Floodwaters overflowing from creek, water on road	Good replication
45	Corner of Ayres Road and Carissa Avenue, St Ives	Flooding across the rear garden	Good replication
46	Killeaton Street, St Ives	Overflow from drainage easement, water entering backyard and back step of the house	Good replication

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ID	Location	Observed Flood Behaviour	Replication in Flood Model
47	Kylie Avenue, Killara	Ponding on road and ponding within yard, water entering garage, running downhill with fast pace	Good replication
48	Glenview Street, Gordon	Knee-deep water in driveway, shallow water over part of yard, raging water in Stony Creek	Satisfactory replication. Result shows shallow water in the driveway
49	Putarri Avenue, St Ives	Water at front yard, back yard and along property access	Good replication
50	Pacific Highway, Pymble	Overflow from drainage network, flowing alongside of the building, leakage in garage	Good replication
51	Telegraph Road, Pymble	Water along road, flowing downs footpath. Water in building and garage	Good replication
52	Kylie Avenue, Killara	Floodwaters break channel banks and flood the backyard	Good replication
53	Waugoola Street, Gordon	Water flowing down the driveway, front yard and inside building	Good replication
54	Rosedale Road at Putarri Avenue, St Ives	Flooding on road	Good replication
55	Larnock Avenue, Pymble	Heavy rain causing channel overflow and broke its bank.	Satisfactory replication
56	Athena Avenue, St Ives	Ponding on road at intersection with Acron Road, water running fast pace entering garage	Good replication
57	Vista Street, Pymble	Shallow inundation on road	Good replication
58	Lennox Street, Gordon	Water at backyard, garage and pool, overflow from neighbouring property	Observed behaviour not replicated due to placement of inflows
59	Waterhouse Avenue, St Ives	Blocked drain causing water ponding on road, entering front door, garage, and yard	Observed behaviour not replicated due to placement of inflows
60	Olinda Place, St Ives	Water flowing across backyard from neighbouring properties due to blocked drainage	Observed behaviour not replicated due to placement of inflows
61	Cassandra Avenue, St Ives	Water from neighbouring properties cannot discharge due to blocked drain, overflow across the yard	Observed behaviour not replicated due to placement of inflows

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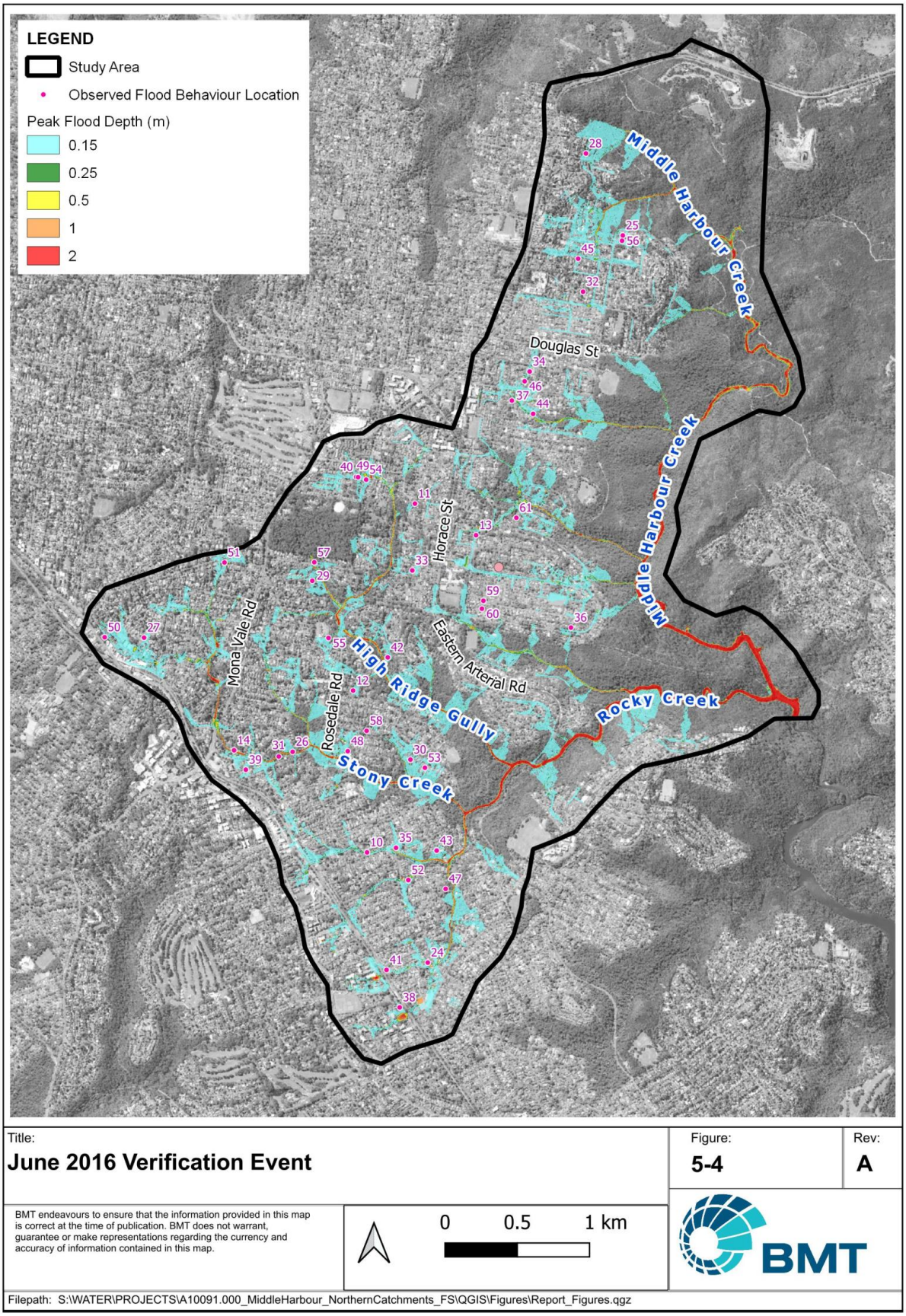

Title:
June 2016 Verification Event

Figure: **5-4**

Rev: **A**

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5.4 February 2020 Model Verification Event

5.4.1 Verification Data

Rainfall Data

The recorded daily totals (for the 24 hours to 9 am) from the 6th to the 10th of February 2020 for active gauges are shown in Table 5.5.

Table 5.5 Recorded Daily Rainfall Total for February 2020 Event

Gauge Name	Gauge ID	To 9AM 06/02/2020	To 9AM 07/02/2020	To 9AM 08/02/2020	To 9AM 09/02/2020	To 9AM 10/02/2020
Pymble Bowling Club	566073	2.5	58.5	58.5	120.0	196.0
East Lindfield Bowling Club	566085	1.5	63.0	61.5	107.5	201.0
St Ives (Richmond Avenue)	66206	5.2	43.6	88.6	89.8	187.6
Gordon Golf Club	66120	1.8	40.6	74.0	42.0	240.0

As shown in Table 5.5, rainfall across the region occurred over a 5-day period from the 6th to the 10th of February 2020, with the largest amount of rainfall occurring in the 24 hours to 9am on the 10th of February. There was a spatial similarity observed across the region, with the largest total rainfall of 435.5mm across the 5-day period recorded at the Pymble Bowling Club gauge.

The recorded sub-daily rainfall data at Pymble Bowling Club gauge indicate that the event was characterised by a distinct burst between 12am on the 9th and 1pm on the 10th of February, with 286mm of rainfall recorded across the period. This data was used to define the rainfall depth and temporal pattern for the February 2020 event model verification.

To gain an appreciation of the relative intensity and magnitude of the February 2020 event, the rainfall depth for various durations within the storm has been compared with design IFD rainfall curves, as presented in Figure 5.5. As shown in Figure 5.5, the rainfall input is estimated to be in the order of a 1% AEP event for an event duration between 9-hour and 18-hour.

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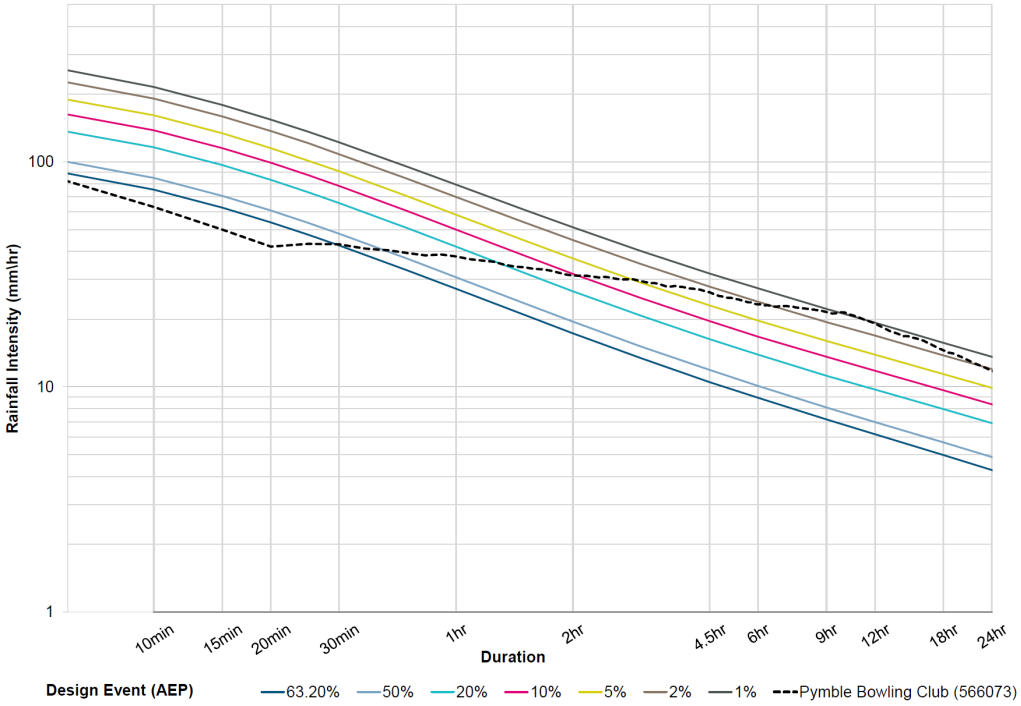

Figure 5.5 Comparison of February 2020 Rainfall with IFD Relationships

Downstream Boundary Condition
A 'Stage Discharge' downstream boundary has been used to model the February 2020 event, which reflects the existing gradient in Middle Harbour.

5.4.2 Flood Level Data

As per the June 2016 event, there is no available data within the catchment area to provide recorded water levels for the February 2020 event. Anecdotal flood data for the event was again obtained through the community questionnaire. This data does not provide definitive flood levels, but rather is indicative of depths of flooding, observations of flow paths and extent of inundation.

The observations are useful to provide some confidence in the model representation of the observed flood behaviour, as discussed further below. It is noted that instances where members of the community indicated flooding occurred "years ago" or "whenever it rains heavily" have been included in the comparison.

5.4.3 Observed and Modelled Flood Behaviour

The modelled peak flood depths are presented in Figure 5.6. The community consultation process indicated that the February 2020 event led to significant flood affectation on private properties, which is reflected in the TUFLOW model results. Overland flows travelling through urban areas discharged through private property in several locations before reaching the downstream watercourses within the catchment area.

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A summary of the flood behaviour observed by the community members against the modelled flood behaviour is included in Table 5.6 below. Further discussion regarding locations where observed flooding is not present in modelling will occur prior to finalisation of calibration and completion of the Stage 2 report.

Table 5.6 Comparison of Observed and Modelled Flood Behaviour – February 2020 Event

ID	Location	Observed Flood Behaviour	Replication in Flood Model
1	Mt William Street, Gordon	Floodwaters overflowing from creek, water ponding on road due to blockages	Good replication
2	Lawson Parade, St Ives	Flooding along Yarrabung Road and running overland through Lawson Parade, into yards and properties	Good replication
3	Werona Avenue, Gordon	Floodwaters overflowing through Gordon recreational ground	Good replication
4	Intersection of Arnold Street and Locksley Street, Killara	Floodwaters from road running through property with high volume	Good replication
5	Lynbara Avenue, St Ives	Ponding on road, overflow from road gutter into yard and property,	Good replication
6	Bromley Avenue, Pymble	Flooding in backyards	Good replication
7	Carcoola Road, St Ives	Floodwaters overflowing from creek and cascading through property	Good replication
8	Lorne Avenue, Killara	Overflow from street drainage floods yards and into building, ponding on road	Good replication
9	Bruce Avenue, Killara	Floodwaters entering basement up to knee-deep	Good replication
24	Lynwood Avenue, Killara	Overflowing from pipe system on Powell Street. Floodwaters under the house, entering living space.	Good replication
25	Cambourne Avenue, St Ives	Overflowing from blocked pit from neighbour property onto yard, pool and under the house	Satisfactory replication. Widespread flooding present in the area and surroundings
26	Mt William Street, Gordon	Floodwaters overflowing from creek, rise and fall rapidly. Water entering yards and front of house due to blocked drain	Good replication
27	Park Crescent, Pymble	Overland flow is directed into backyards	Satisfactory replication. Result shows high depth of ponding at property
28	Trevalgan Place, St Ives	Overland flow and blocked drainage causing flooding on road	Good replication
29	Intersection Kulgoa Road and Peace Avenue, Pymble	Flooding on road caused by pit surcharges	Good replication

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ID	Location	Observed Flood Behaviour	Replication in Flood Model
30	Taylor Street, Gordon	Overflow from stormwater network along Waugoola Street, water in shed and garage	Good replication
31	Mt William Street, Gordon	Water at bottom of backyard due to Stony Creek overflowing	Below satisfactory replication. Water seems to be contained within the bank, cannot verify observed behaviour without inspection.
32	Sabina Place, St Ives	Overland flow from neighbouring properties onto property, ponding within yard	Good replication
33	Alvona Avenue, St Ives	Overland flow from neighbouring properties onto property, front yard, inadequate drainage	Good replication
34	Shannon Street, St Ives	Floodwaters overflowing from creek onto backyard and garden	Good replication
35	McIntosh Street, Gordon	Water ponding on Arthur Street entering driveway, water overflowing with high velocity at intersection between McIntosh Road and Arthur Street	Good replication
36	Hunter Avenue, St Ives	Overland flow with shallow ponding in yard	Satisfactory replication
37	Carcoola Road, St Ives	Overland flow from northern properties, water ponding in yard	Good replication
38	Intersection of Marian Street and Culworth Avenue before Stanhope Road, Killara	Ponding and overflowing on road with high depth	Good replication
39	Mt William Street, Gordon	Ponding in yard and garden	Satisfactory replication. Widespread of overland ponding at the property and surrounds
40	Putarri Avenue, St Ives	Water in front yard, large volume of water flowing through Puttari Avenue at Puttari Reserve	Good replication
41	Werona Avenue intersect with Lynwood Avenue, Killara	Knee-deep water in park, water overflow from manhole and flooding on road	Satisfactory replication. Result shows shallow flow across the area
42	Stratford Place, St Ives	Overflow from stormwater drain cause water flowing to property, garage, and front yard	Good replication
43	Bell Street, Gordon	Water overflow from reserve to the side of the house	Good replication
44	Carcoola Road, St Ives	Floodwaters overflowing from creek, water on road	Good replication

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ID	Location	Observed Flood Behaviour	Replication in Flood Model
45	Corner of Ayres Road and Carissa Avenue, St Ives	Flooding across the rear garden	Good replication
46	Killeaton Street, St Ives	Overflow from drainage easement, water entering backyard and back step of the house	Good replication
47	Kylie Avenue, Killara	Ponding on road and ponding within yard, water entering garage, running downhill with fast pace	Good replication
48	Glenview Street, Gordon	Knee-deep water in driveway, shallow water over part of yard, raging water in Stony Creek	Satisfactory replication. Result shows shallow water in the driveway
49	Putarri Avenue, St Ives	Water at front yard, back yard and along property access	Good replication
50	Pacific Highway, Pymble	Overflow from drainage network, flowing alongside of the building, leakage in garage	Good replication
51	Telegraph Road, Pymble	Water along road, flowing downs footpath. Water in building and garage	Good replication
52	Kylie Avenue, Killara	Floodwaters break channel banks and flood the backyard	Good replication
53	Waugoola Street, Gordon	Water flowing down the driveway, front yard and inside building	Good replication
54	Rosedale Road at Putarri Avenue, St Ives	Flooding on road	Good replication
55	Larnock Aavenue, Pymble	Heavy rain causing channel overflow and broke its bank.	Satisfactory replication
56	Athena Avenue, St Ives	Ponding on road at intersection with Acron Road, water running fast pace entering garage	Good replication
57	Vista Street, Pymble	Shallow inundation on road	Good replication
58	Lennox Street, Gordon	Water at backyard, garage and pool, overflow from neighbouring property	Observed behaviour not replicated due to placement of inflows
59	Waterhouse Avenue, St Ives	Blocked drain causing water ponding on road, entering front door, garage, and yard	Observed behaviour not replicated due to placement of inflows
60	Olinda Place, St Ives	Water flowing across backyard from neighbouring properties due to blocked drainage	Observed behaviour not replicated due to placement of inflows
61	Cassandra Avenue, St Ives	Water from neighbouring properties cannot discharge due to blocked drain, overflow across the yard	Observed behaviour not replicated due to placement of inflows

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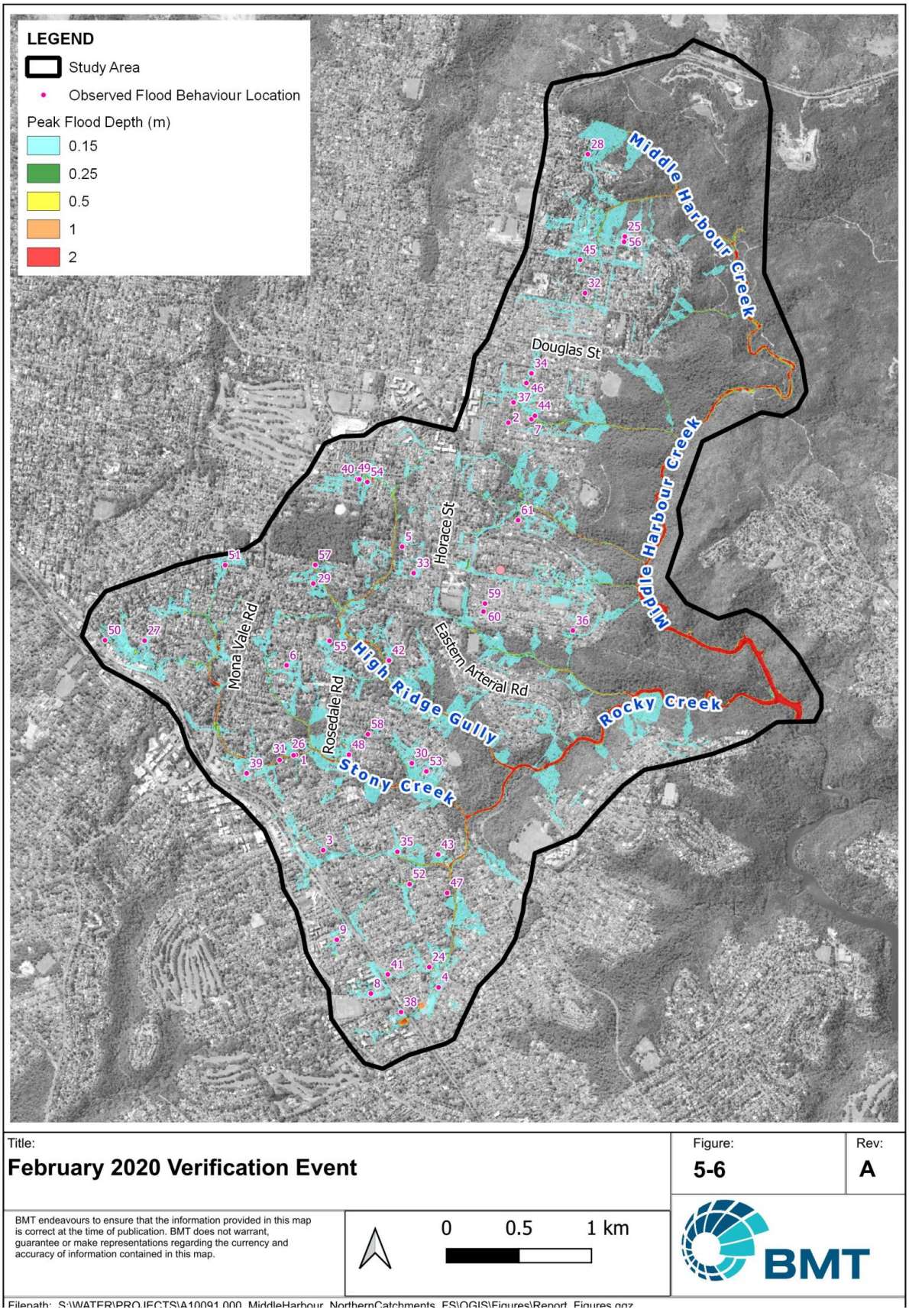
LEGEND
Study Area
Observed Flood Behaviour Location
Peak Flood Depth (m)
0.15
0.25
0.5
1
2
Middle Harbour Creek
Douglas St
Horace St
Mona Vale Rd
Rosedale Rd
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Stony Creek
Title:
February 2020 Verification Event
Figure:
5-6
Rev:
A
BMT endeavours to ensure that the information provided in this map is correct at the time of publication. BMT does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.
0
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1 km
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5.5 Summary of Model Verification

The model verification process has utilising the TUFLOW model developed for this study to best represent the flooding conditions within the study area utilising the available data. Rainfall inputs have been developed for the modelling of three verification events: February 2010, June 2016, and February 2020 respectively, utilising available rainfall gauge data. While there is no recorded peak flood level data upon which to base a quantitative model calibration, the modelled flood behaviour agrees well with the majority of anecdotal observed flood behaviour provided as part of the community consultation process. There were some areas for which the model did not match well to observed conditions as a result of the placement of sub-catchment inflows. Further consideration will need to be given to the proposed modelling approach (with regards to the inflow placement) and it is recommended that the same approach adopted for the Middle Harbour – Southern Catchments Flood Study be used for consistency purposes.

In the absence of quantitative calibration data, a sensitivity analysis will be undertaken to assess the influence of the adopted model parameters on the modelled flood conditions. This analysis will provide a basis for determining the relative accuracy of modelling results, and an initial focus for future floodplain management planning.

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6 Design Flood Modelling

6.1 Design Floods

Design floods are probabilistic or statistical estimates of floods used for floodplain risk management. They are based on having a probability of occurrence specified either as:

- Annual Exceedance Probability (AEP) expressed as a percentage; or
- Average Recurrence Interval (ARI) expressed in years.

This report uses the AEP terminology as per ARR 2019 recommendations. Refer to Table 6.1 for a definition of AEP and the ARI equivalent.

Table 6.1 Design Flood Terminology

AEP[1]	ARI[2]	Comments
Extreme Flood / PMF		A probabilistic or statistical estimate of flood or combination of floods, which represent an extreme scenario.
0.2% AEP	500 years	A probabilistic or statistical estimate of flood or combination of floods likely to occur on average once every 500 years or with a 0.2% probability of occurring in any given year
0.5% AEP	200 years	As for the 0.2% AEP flood but with a 0.5% probability or 200-year return period.
1% AEP	100 years	As for the 0.2% AEP flood but with a 1% probability or 100-year return period.
2% AEP	50 years	As for the 0.2% AEP flood but with a 2% probability or 50-year return period.
5% AEP	20 years	As for the 0.2% AEP flood but with a 5% probability or 20-year return period.
10% AEP	10 years	As for the 0.2% AEP flood but with a 10% probability or 10-year return period.
20% AEP	Approximately 5 years	As for the 0.2% AEP flood but with a 20% probability or approximately 5-year return period.

Note:

1 Annual Exceedance Probability (%)

2 Average Recurrence Interval (years)

6.2 ARR 2019 Approach

6.2.1 Overview

The ARR 2019 guidelines comprise significant changes to the previous AR&R 1987 guideline. Some of the key changes in ARR 2019 include:

- Intensity-Frequency-Duration (IFD) 2016 design rainfalls – revised IFD rainfall estimates underpin the ARR 2019 guidelines. The updated IFD, developed by BoM, includes an additional 30 years of

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rainfall data as well as in increase in the number of available pluviograph and daily rainfall gauges (600 to 2280 pluviograph gauges and 7500 to 8074 daily gauges).

- Areal reduction factors (ARFs) – revised equations have been developed as part of ARR 2019 with regionalised parameters to define ARFs for catchments based on catchment area and storm duration.
- Design rainfall losses – estimation of initial and continuing loss rates (as applied in the hydrologic model) are provided in ARR 2019 as gridded spatial data. Representative losses for catchments are extracted from the database. This is a significant change from the previous approach (AR&R 1987) in which basic ranges were recommended for broad areas that is eastern or western NSW.
- Pre-burst rainfall – ARR 2019 provides procedures for the consideration of pre-burst rainfalls for consideration along with design initial losses. The procedures provide for generation of tabular outputs of pre-burst rainfall for the catchment of interest based on a combination of storm duration and return period.
- Temporal patterns – the change in temporal patterns represents one of the most significant differences from the ARR 2019 guidelines. Each design duration now has an ensemble of 10 temporal patterns as opposed to a single temporal pattern for each duration for AR&R 1987.

The ARR 2019 parameters are sourced via the ARR Data Hub (https://data.arr-software.org/). The ARR 2019 Data Hub report for the study area is included in Annex D.

6.2.2 IFD Design Rainfall

Design rainfall grids (based on the 2016 IFDs) were obtained from the BoM website for a range of AEP/duration combinations. The IFD grids have a grid cell spacing of 0.025 decimal spacing (an area of approx. 2.8 km^2). Spatial variability in design rainfall depth is present between the northern and southern portions of the catchment. IFD rainfall depths are highest in the north-east portion of the catchment and the central and western parts of the catchment have similar rainfall across all events. However, an assessment of at-site rainfall data (as outlined in Section 6.2.3) has determined that the 2016 ARR IFDs underestimate expected rainfall behaviour within the study area based on historical record.

6.2.3 At-Site IFD Analysis

As part of this study, “at-site” gauge data has been compared against the 2016 IFD design rainfalls supplied by BoM to establish if:

- There is a significant bias between the two datasets; and
- 2016 IFD design rainfall potentially overestimates or underestimates likely catchment rainfall conditions.

Historical rainfall data was supplied by Sydney Water for the three pluviographs closest to the catchment. A summary of each pluviograph and its period of record is shown in Table 6.2.

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Table 6.2 Rainfall Gauges Used for At-Site Rainfall Analysis

Gauge Name	Gauge Number	Period of Record	Length of Record (years)
Chatswood Bowling Club	566017	1962-2021	~59
Pymble Bowling Club	566073	1987-2021	~34
East Lindfield Bowling Club	566085	1990-2021	~31

The annual maximum rainfall depth for all design durations at the 3 gauges was used to produce an annual maximum series (AMS) for each gauge. The TUFLOW FLIKE software was then used to fit a probability distribution through the AMS depths (using a GEV probability model with an LH moments inference method). The probability distribution for each gauge was then compared against the 2016 IFDs as shown in Figure 6.1 to Figure 6.3.

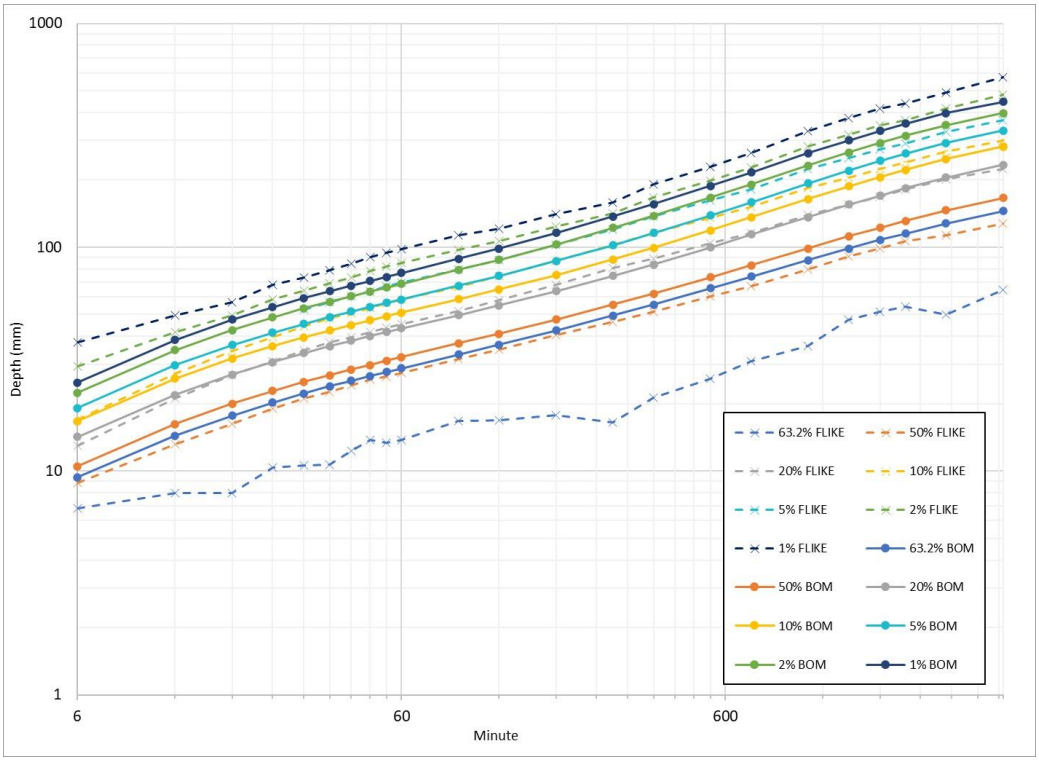

Figure 6.1 At-site Rainfall vs 2016 IFD Comparison for Chatswood Bowling Club Gauge

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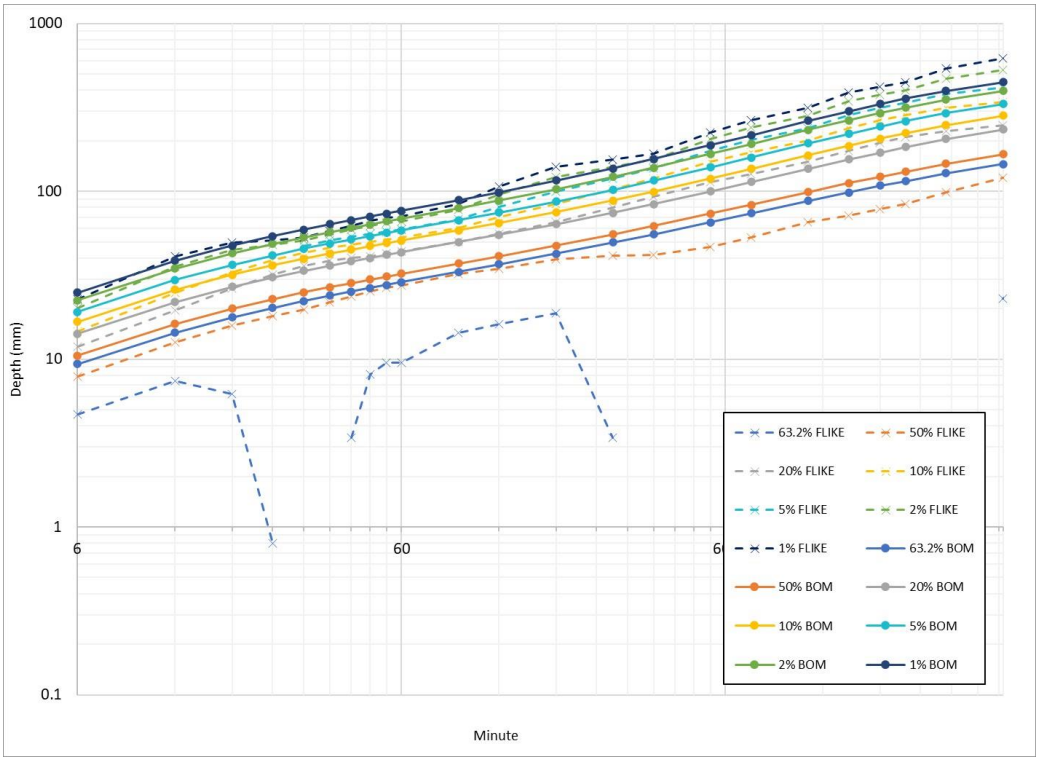

Note, negative values are not displayed on chart.

Figure 6.2 At-site Rainfall vs 2016 IFD Comparison for Pymble Bowling Club Gauge

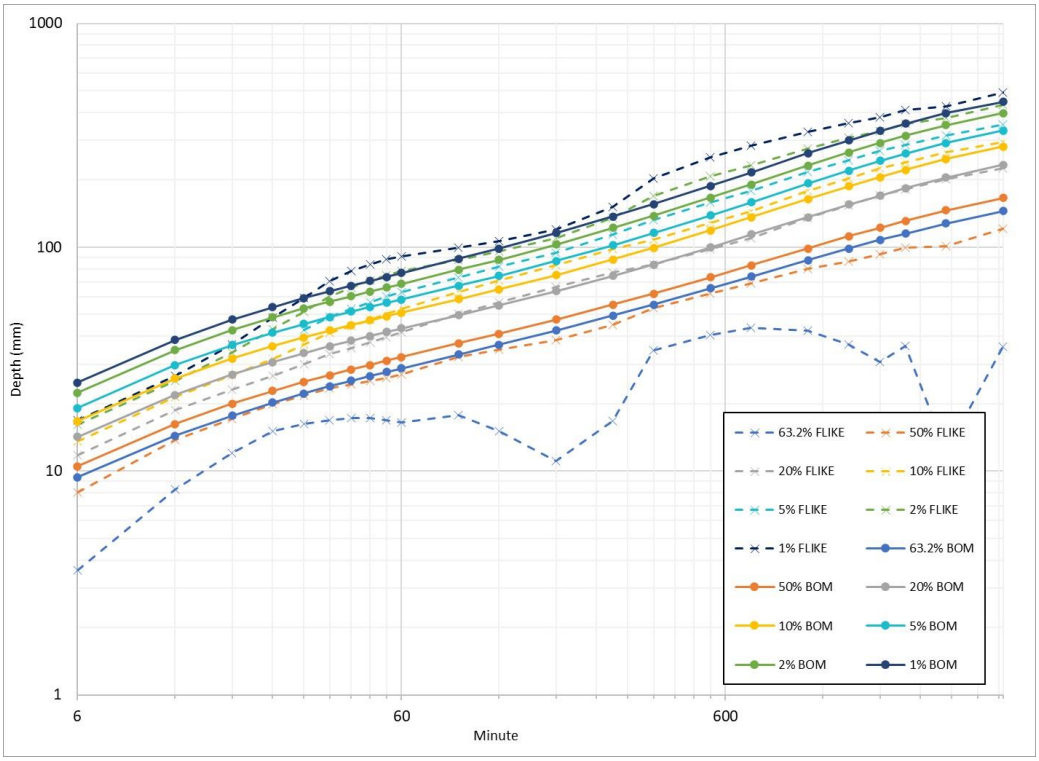

Figure 6.3 At-site Rainfall vs 2016 IFD Comparison for East Lindfield Bowling Club Gauge

Of the three gauged datasets, only the Chatswood Bowling Club gauge is considered appropriate for use in this assessment as it is the only gauge with a long enough period of record (59 years) from which a conclusive pattern can be drawn.

As shown in Figure 6.1, the results of the at-site rainfall analysis for the Chatswood Bowling Club gauge indicate that the 2016 IFDs underestimate expected rainfall depths within the study area based on historical records. This was found to be particularly true for shorter duration storms likely to be critical in urban areas, with IFD rainfall depths being on average 17% lower than historical rainfall data for durations of less than 3 hours. It was therefore decided to scale the 2016 IFD rainfall depths to match the at-site rainfall analysis of the Chatswood Bowling Club gauge and to use these scaled rainfall depths for modelling design rainfall events in this study. The adopted rainfall depths are outlined in Table 6.3.

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Table 6.3 Adopted Rainfall Depths

Duration	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP	1 in 200 AEP	1 in 500 AEP
15 min	23.9	30.8	36.8	45.6	53.1	57.3	64.8
20 min	28.1	36.1	42.8	52.5	60.4	65.2	73.8
25 min	31.5	40.4	48.2	59.4	68.8	74.3	84.1
30 min	34.7	44.4	52.5	63.9	73.2	79.2	89.6
45 min	40.8	52.2	61.9	75.8	87.3	94.6	107.1
1 hour	45.3	58.4	69.4	85.2	98.2	106.5	120.7
1.5 hour	51.9	66.7	79.4	97.6	112.9	122.4	138.1
2 hours	58.0	74.1	87.5	106.2	121.4	131.8	148.1
3 hours	68.2	87.2	102.7	123.9	140.7	152.0	172.1
4.5 hours	80.6	102.6	119.7	142.0	159.0	171.0	192.5
6 hours	89.2	115.4	137.0	166.9	190.9	204.8	231.4
9 hours	104.3	135.6	161.6	198.3	228.2	244.3	275.3
12 hours	115.3	151.1	182.0	226.9	264.5	283.2	319.4

6.2.4 Areal Reduction Factors

An Areal Reduction Factor (ARF) considers how the rainfall depth varies across a catchment under the assumption that larger catchments will not experience the same rainfall depth over the entire area. Equations have been developed as part of ARR 2019 with regionalised parameters to define event specific ARFs for catchments, based on catchment area and storm duration. ARFs are only applied to catchments larger than 1 km^2.

Whilst the study area in its entirety is approximately 16.3 km^2, it is made up of the 2 sub-catchments represented within the DRAINS hydrologic model (Rocky Creek, and Middle Harbour) with an approximate area of 13 km^2. ARF estimates have been determined based on the catchment areas of the smaller catchment systems rather than the whole study area.

The details for each catchment system and their contributing catchment area are presented in Table 6.4. The locations of these catchments are shown in Figure 1.2.

Table 6.4 ARFs - Contributing Catchment Areas

Catchment System	Catchment Area (km^2)
Middle Harbour	4.5
Rocky Creek	8.5

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Table 6.5 ARF Estimates for the Rocky Creek

Duration	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP	1 in 200 AEP	1 in 500 AEP
15 min	0.867	0.863	0.859	0.854	0.850	0.846	0.841
20 min	0.884	0.880	0.875	0.870	0.866	0.862	0.856
25 min	0.895	0.891	0.887	0.881	0.877	0.873	0.867
30 min	0.904	0.900	0.895	0.889	0.885	0.880	0.874
45 min	0.921	0.916	0.911	0.904	0.899	0.894	0.887
1 hour	0.930	0.925	0.919	0.912	0.906	0.901	0.894
1.5 hour	0.941	0.935	0.928	0.920	0.913	0.907	0.898
2 hours	0.948	0.940	0.933	0.923	0.916	0.909	0.899
3 hours	0.956	0.947	0.939	0.928	0.920	0.912	0.901
4.5 hours	0.965	0.958	0.951	0.942	0.935	0.928	0.919
6 hours	0.972	0.968	0.964	0.958	0.954	0.950	0.944
9 hours	0.980	0.977	0.975	0.972	0.970	0.967	0.964
12 hours	0.983	0.980	0.978	0.975	0.973	0.970	0.967

Table 6.6 ARF Estimates for the Middle Harbour

Duration	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP	1 in 200 AEP	1 in 500 AEP
15 min	0.919	0.917	0.914	0.911	0.909	0.906	0.903
20 min	0.929	0.927	0.924	0.921	0.919	0.916	0.913
25 min	0.937	0.934	0.931	0.928	0.925	0.923	0.919
30 min	0.942	0.939	0.936	0.933	0.930	0.927	0.924
45 min	0.952	0.949	0.946	0.942	0.939	0.936	0.932
1 hour	0.958	0.954	0.951	0.947	0.943	0.940	0.935
1.5 hour	0.964	0.960	0.957	0.951	0.947	0.943	0.938
2 hours	0.968	0.964	0.959	0.953	0.949	0.945	0.939
3 hours	0.973	0.968	0.963	0.957	0.952	0.947	0.940
4.5 hours	0.978	0.974	0.970	0.965	0.961	0.957	0.951
6 hours	0.983	0.981	0.978	0.975	0.972	0.969	0.966
9 hours	0.988	0.986	0.985	0.983	0.982	0.980	0.978
12 hours	0.990	0.988	0.987	0.985	0.983	0.982	0.980

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6.2.5 Rainfall Losses

A detailed discussion regarding the derivation of rainfall losses was previously provided in Section 4.2.4. The rainfall losses used for design event modelling are as follows:

- Pervious surfaces - Initial loss as per Table 4.4 and 0.72 mm/h continuing loss.
- Impervious surfaces – 1.5 mm initial loss and 0 mm/h continuing loss.

6.2.6 Temporal Patterns

The ARR 2019 temporal patterns provide one of the most significant changes in the approach to design flow estimation from AR&R 1987, with an ensemble of ten temporals patterns used instead of a single temporal pattern for each AEP and duration combination. The ARR 2019 method has three temporal pattern bins that are used for various design events as shown in Figure 6.4. These include:

- Frequent – more frequent than a 14.4% AEP event;
- Intermediate – between a 3.2% AEP and 14.4% AEP event;
- Rare – rarer than a 3.2% AEP event;
- Very Rare – currently in development and not available at the time of this study. The Rare patterns are adopted for all events rarer than a 3.2% AEP event (except for the PMF event).

The ten temporal patterns for each AEP and duration combination vary in terms of their distribution and variability. As a result, a wide range of flooding behaviour can be simulated across the catchment. The ARR 2019 temporal patterns for the study area were downloaded from the ARR Data Hub.

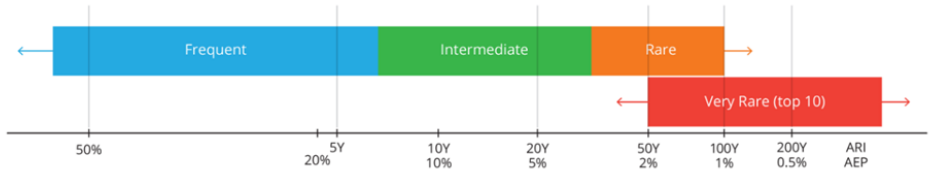

Figure 6.4 Temporal Pattern Bins (ARR 2019)

6.2.7 Downstream Boundary Conditions

The study area discharges into Middle Harbour either via a series of channel confluences and pipe inlets or overland via the steep forested areas in the east of the catchment. The downstream boundary uses a ‘HQ Stage Discharge’ approach based on the bed slope of the Middle Harbour Creek channel to calculate the flow going through this boundary (see Section 4.3.8).

A sensitivity assessment was conducted to determine the influence of tidal conditions in Middle Harbour Estuary on flood levels within the study area. Potential tidal conditions were determined using the ‘Modelling the Interaction of Catchment Flooding and Oceanic Inundation in Coastal Waterways’ (OEH, 2015), and a 5% AEP Middle Harbour Tidal Event (equivalent to a 1.4 m AHD tidal level) was adopted. These tidal conditions were applied as a ‘Head vs Time’ or ‘HT’ boundary at the model outlet. The results showed no change in flood level throughout the study area with exception to a 10 mm increase at the downstream boundary. The results reflect that the Middle Harbour Northern Catchments are broadly elevated above the potential influence of water levels within the estuary.

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6.3 Blockage Assumptions

6.3.1 Blockage of Hydraulic Structures

ARR 2019 includes guidance regarding the procedure to estimate blockage levels of structure inlets for design flood modelling (refer Book 6: Flood Hydraulics – Chapter 6 Blockage of Hydraulic Structures). The ARR 2019 assessment procedure includes classification of the following mechanisms:

- Debris type and dimensions (including identification of the average length of the longest 10% of the debris that could arrive at the site (termed as L^{10}). In line with the value suggested in ARR 2019 an L^{10} of 1.5m has been adopted for this study.
- Debris availability in the study area.
- Debris mobility.
- Debris transportability.

A classification is applied to each of the above components and the combination of these classifications provides a debris potential classification of either Low, Medium or High.

This assessment has also adopted an AEP adjusted scaling of the 'most-likely' inlet blockage based upon the magnitude of a design event. That is, more frequent flood events are likely to have lower blockages than a rarer event. The ARR 2019 blockage assessment sheet is included as Annex E.

In addition to the structure blockage condition, industry standard pipe and culvert losses have been applied at all relevant conduits in the TUFLOW hydraulic model, specifically:

- An entry and exit loss of 0.5 and 1.0 respectively;
- Height and width contraction coefficients of 0.6 and 0.9 for culverts and 0 and 1.0 for pipes.

6.3.2 Pit Inlet Blockages

Pit Inlet Blockages were adopted in accordance with Ku-ring-gai Council's *Development Control Plan Part 24: Water Management* (2015) and following discussions with Council. The blockage percentages for the inlet condition and inlet type are provided in Table 6.7.

Table 6.7 Adopted Pit Inlet Blockages

Inlet Type	Blockage Percentage
Side Entry	20%
Grated	50%
Combination	Side inlet capacity only, Grate completely blocked
Letterbox	50%

6.4 Critical Duration and Temporal Patterns Assessment

The critical duration (and its associated mean temporal pattern) was selected through assessment of the peak flood levels across the catchment predicted by the modelling. This analysis was completed for each of the temporal pattern bins associated with the selected design events (i.e. frequent, intermediate and rare storm events).

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The following method was adopted to undertake the critical duration assessment:

1. Using DRAINS to run an ensemble of temporal patterns from the 15-minute duration to the 720-minute duration. This included 13 durations; 15, 20, 25, 30, 45, 60, 90, 120, 180, 270, 360, 540 and 720-minute.

2. Applying the hydrographs from the DRAINS models to the TUFLOW model. In total, 130 TUFLOW runs were completed for each temporal pattern bin.

3. For each duration and AEP combination, determine the temporal pattern that provided the level that was one above the mean of the ensemble of ten temporal patterns.

4. Once a representative mean temporal pattern was identified for each duration, the duration or combination of durations providing the peak flood level was identified to be the critical duration(s) for the study area.

The critical duration or combination of durations identified for each design event is presented in Table 6.8. It can be seen in Table 6.8 that shorter durations are typically critical across the catchment due to the urbanised nature of the upstream catchment, lack of major storage and steep terrain.

Table 6.8 Design Critical Durations and Mean Temporal Patterns

Design Event (AEP)	Temporal Pattern Bin	Critical Duration and associated Temporal Patterns
20%	Frequent	45 min (TP10)
10%	Intermediate	25 min (TP04) & 60 min (TP10) & 90 min (TP01)
5%	Intermediate	25 min (TP04) & 60 min (TP10) & 90 min (TP01)
2%	Rare	30 min (TP09) & 60 min (TP03)
1%	Rare	30 min (TP09) & 60 min (TP03)
0.5%	Rare	30 min (TP09) & 60 min (TP03)
0.2%	Rare	30 min (TP09) & 60 min (TP03)
PMF	See Section 6.5	15 min & 30 min

6.5 Probable Maximum Precipitation

The Probable Maximum Precipitation (PMP) is used to derive the Probable Maximum Flood (PMF) event. The definition of the PMP is *"the theoretical maximum precipitation for a given duration under modern meteorological conditions*" (WMO, 2009). The ARI of a PMP/PMF event ranges between 10^4 and 10^7 years and is beyond the "credible limit of extrapolation" (Pilgrim, 1987). That is, it is not possible to use rainfall depths determined for the more frequent events (1% AEP and less) to extrapolate the PMP. For this study, the PMP has been estimated using the Generalised Short Duration Method (GSDM) derived by the BoM (2003), which is appropriate for durations up to 360 minute (6 hours) and considered suitable for small catchments (less than 1,000 km^2).

An ensemble of storm durations were simulated using the DRAINS and TUFLOW model to determine the critical duration(s) for the PMF event. The storm durations that were assessed included the 15, 30, 45, 60, 90, 120, 150, 180, 270, 300 and 360 minute durations. The rainfall for each duration was estimated following the GSDM methodology. There is one temporal pattern used as shown in Figure 6.5. This pattern is scaled to the appropriate duration and rainfall total for each storm duration.

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The critical durations were identified to be the 15 and 30 minute durations for the Middle Harbour Northern Catchments, with the 15 minute duration generally critical for the major overland flow paths. The spatial distribution of the PMF critical durations is shown in Figure 6.5 (note: flood extents are raw unfiltered results).

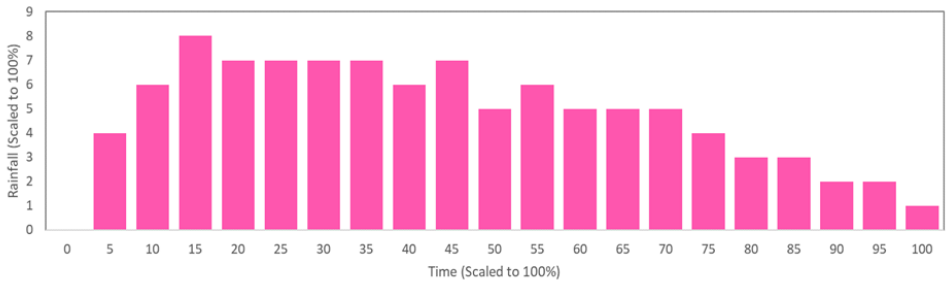
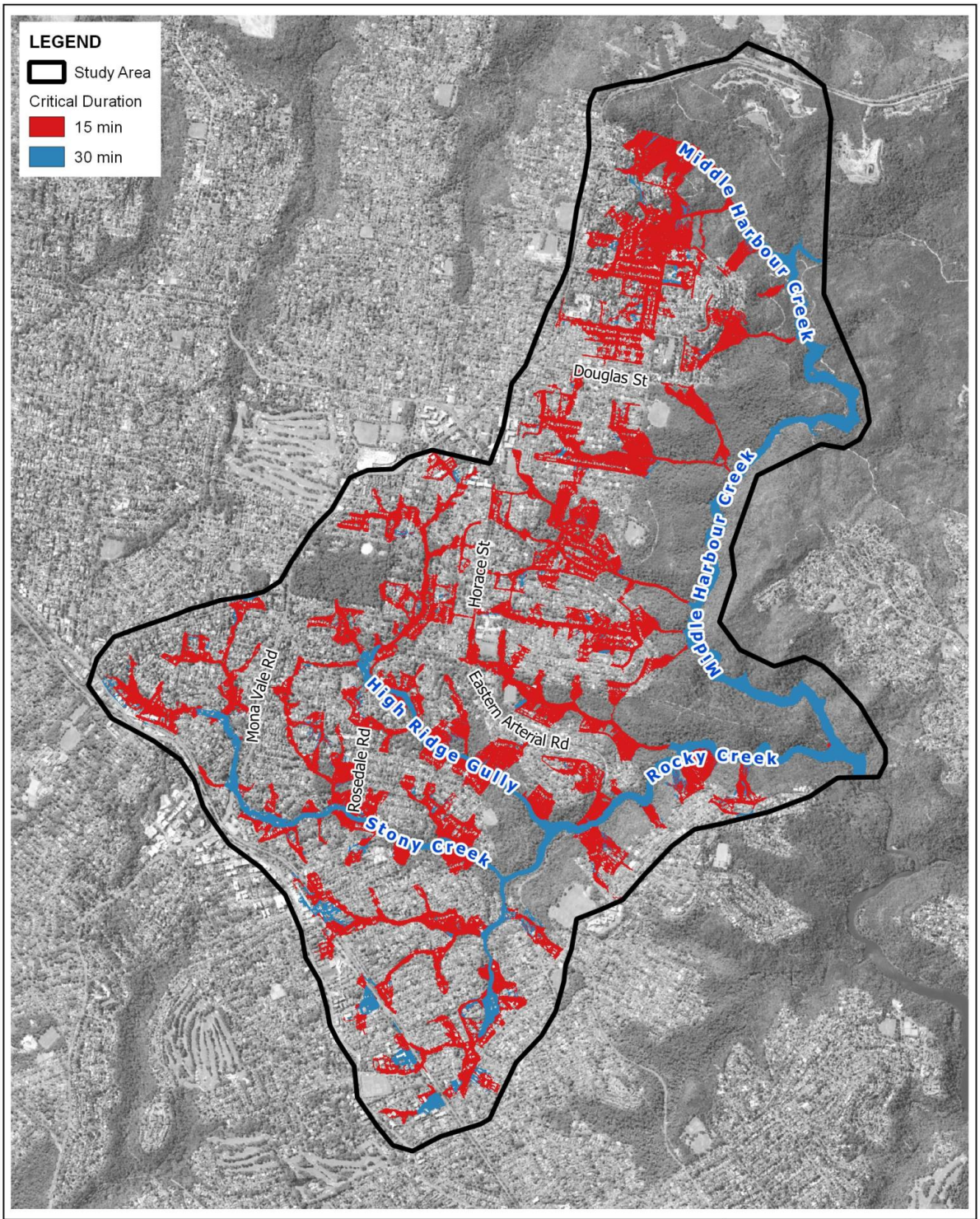


Figure 6.5 PMP Temporal Pattern



Title:

Spatial Distribution of Critical Duration PMF Event

Figure: **6-6**

Rev: **A**

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7 Design Flood Conditions

7.1 Overview

The simulated design floods include the 20%, 10%, 5%, 2%, 1%, 0.5%, 0.2% AEP and PMF events. A series of design flood maps for selected events are provided in Annex F (Volume 2). The following results are provided:

- Peak Flood Depths – Figure F1 to Figure F8;
- Peak Flood Levels – Figure F9 to Figure F16;
- Peak Flood Velocities – Figure F17 to Figure F24;
- Provisional Flood Hazard Categorisation – Figure F25 to Figure F27;
- Hydraulic Classification (Flood Function) – Figure F28 to F30.

7.2 Peak Flood Conditions

For each design flood, a map of peak flood level, depth and velocity covering the study area is included in Annex F (Volume 2). The following filtering approach was applied to the results:

- Inclusion of areas with peak flood depths greater than or equal to 0.3 m;
- Inclusion of areas with peak flood depths greater than or equal to 0.1 m AND peak flood velocity-depth product greater than 0.1 m^2/s; and
- Inclusion of areas with peak flood depths greater than or equal to 0.05 m AND peak flood velocity-depth product greater than 0.025 m^2/s.

The design flood inundation extents for the 20%, 5% and 1% AEP and PMF events are presented in Figure 7.1 Modelled peak flood levels at selected locations (as shown in Figure 7.1) are presented in Table 7.1 for the full range of design floods considered.

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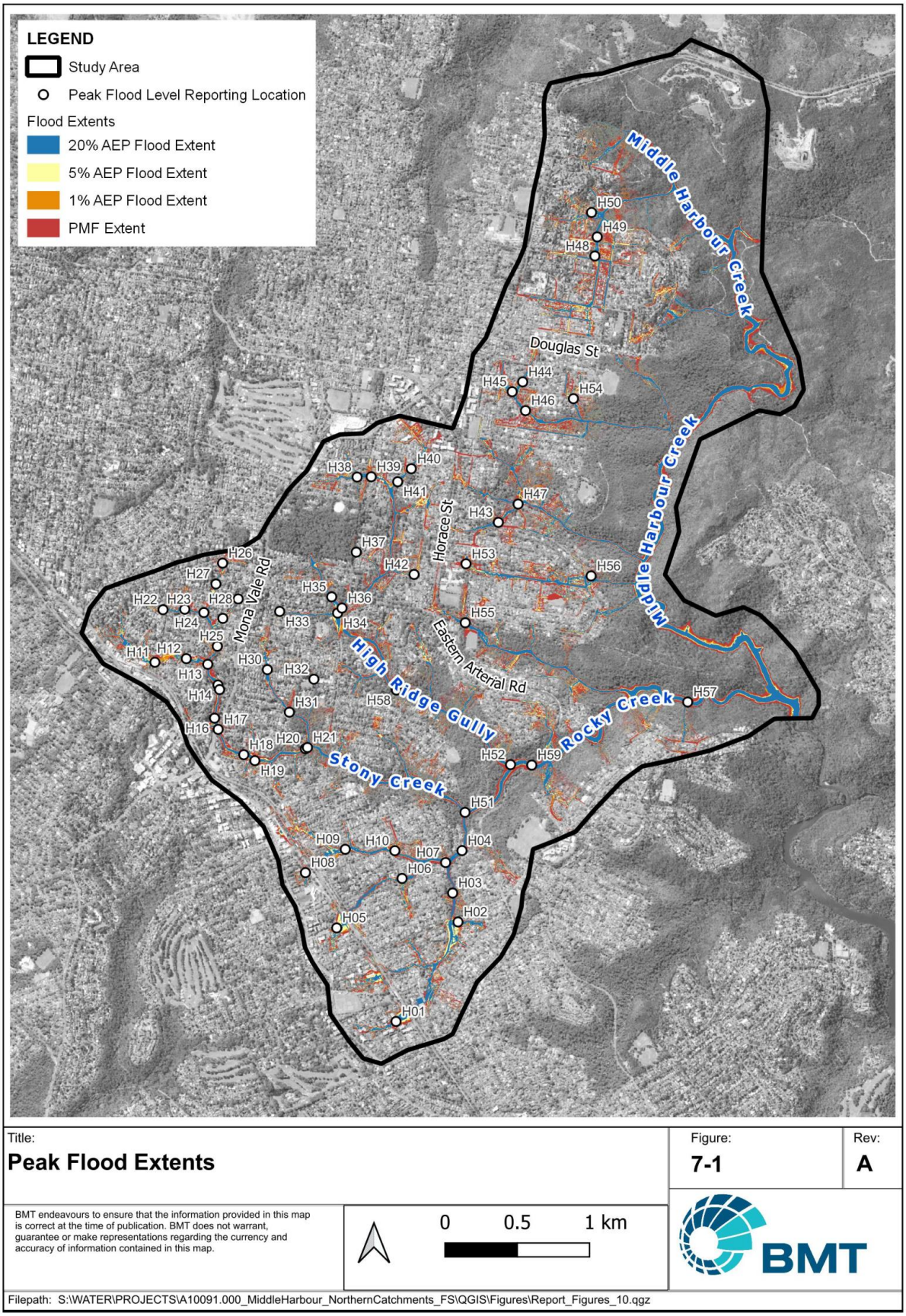
LEGEND
Study Area
Peak Flood Level Reporting Location
Flood Extents
20% AEP Flood Extent
5% AEP Flood Extent
1% AEP Flood Extent
PMF Extent
Middle Harbour Creek
Douglas St
Horace St
Mona Vale Rd
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Stony Creek
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Peak Flood Extents
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Table 7.1 Modelled Peak Flood Levels

ID	Location	Modelled Peak Flood Level (m AHD)							
		20% AEP	10% AEP	5% AEP	2% AEP	1% AEP	0.5% AEP	0.2% AEP	PMF
H01	Upstream Railway at Culworth Avenue, Killara	106	106	106.8	106.9	107.1	107.2	107.4	108.4
H02	Downstream Tasman Crescent, Killara	86.9	87	87.5	87.7	87.9	88.1	88.3	88.9
H03	Downstream Wattle Street, Killara	71.7	71.8*	71.1	71.2	71.3	71.3	71.7	73
H04	Downstream Illeroy Avenue, Killara	62.5	62.6	62.6	62.8	62.9	63	63.2	64.3
H05	Upstream Railway at Bruce Avenue, Killara	108.8	108.8	109.2	109.3	109.5	109.7	109.9	111
H06	Downstream Arthur Street, Killara	87.9	87.9	87.9	88	88.1	88.1	88.1	88.8
H07	Downstream Illeroy Avenue, Killara	64.6	64.7	64.7	64.9	65	65.1	65.2	66.2
H08	Upstream Railway at Henry Street, Gordon	111.1	111.2	111.3	111.3	111.4	111.4	111.4	111.8
H09	Downstream Rosedale Road, Gordon	99.3	99.3	99.4	99.5	99.6	99.6	99.6	100.1
H10	Downstream McIntosh Street, Killara	86.4	86.5	86.5	86.6	86.7	86.8	86.9	87.7
H11	Upstream Station Street, Pymble	125.3	125.6	126.3	126.5	126.5	126.6	126.6	127
H12	Downstream King Edward Street, Pymble	116.8	116.9	116.9	117	117.2	117.3	117.4	118.3
H13	Downstream Wellesley Road, Pymble	112.6	112.6	112.7	112.8	113	113	113.1	114.1
H14	Upstream Fern Street, Pymble	110.6	110.8	111	111.1	111.2	111.2	111.3	111.8
H15	Downstream Fern Street, Pymble	107	107.1	107.3	107.6	107.8	107.9	108.2	109.9
H16	Upstream Mona Vale Road, Pymble	104.2	104.4	104.6	104.8	104.9	105	105.1	105.9
H17	Downstream Mona Vale Road, Pymble	102	102.1	102.1	102.3	102.4	102.5	102.7	103.7
H18	Upstream Carlotta Avenue, Gordon	96.6	96.7	96.9	97	97.1	97.2	97.3	98.2
H19	Downstream Carlotta Avenue, Gordon	94.5	94.8	95	95.2	95.3	95.4	95.6	96.7
H20	Upstream Ashley Grove, Gordon	84.1	84.5	84.7	85	85.2	85.3	85.5	87.3

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ID	Location	Modelled Peak Flood Level (m AHD)							
		20% AEP	10% AEP	5% AEP	2% AEP	1% AEP	0.5% AEP	0.2% AEP	PMF
H21	Downstream Ashley Grove, Gordon	83.6	83.9	84.1	84.3	84.5	84.6	84.8	86.6
H22	Upstream Alma Street, Pymble	141.8	141.9	141.9	141.9	141.9	142	142	142.2
H23	Downstream Carson Street, Pymble	132.6	132.7	132.7	132.7	132.8	132.8	132.8	133.1
H24	Upstream Orana Avenue, Pymble	126.1	126.1	126.2	126.2	126.3	126.3	126.3	126.9
H25	Upstream Church Street, Pymble	117.5	117.9	118.7	119.1	119.2	119.3	119.3	119.9
H26	Downstream Telegraph Road, Pymble	149.9	149.9	149.9	149.9	149.9	149.9	149.9	150.1
H27	Upstream Hope Street, Pymble	137	137	137.1	137.1	137.1	137.1	137.2	137.4
H28	Downstream Hope Street, Pymble	141.3	141.4	141.4	141.5	141.5	141.5	141.6	141.9
H29	Downstream Orana Avenue, Pymble	127.3	127.3	127.4	127.4	127.4	127.4	127.4	127.7
H30	Downstream Bromley Avenue, Pymble	113.1	113.2	113.2	113.3	113.3	113.3	113.4	114.1
H31	Downstream Narelle Avenue, Pymble	99.7	99.7	99.8	99.8	99.8	99.8	99.8	100
H32	Gordon East Public School, Gordon	119.6	119.6	119.7	119.7	119.7	119.7	119.7	120
H33	Downstream Macquarie Road, Pymble	124.1	124.1	124.2	124.2	124.2	124.3	124.3	124.7
H34	Downstream Bolton Place, Pymble	99.2	99.7	100.7	101.4	101.7	101.8	102	103.3
H35	Bristol Avenue, Pymble	104.6	104.7	104.9	105	105.1	105.1	105.2	106.2
H36	Downstream Bristol Avenue, Pymble	99.5	99.8	100.8	101.5	101.7	101.8	102	103.6
H37	Downstream Rosedale Road, St Ives	132.3	132.4	132.5	132.6	132.6	132.7	132.7	133.3
H38	Downstream Putarri Avenue, St Ives	145.2	145.3	145.3	145.4	145.5	145.5	145.5	146.1
H39	Downstream Rosedale Road, St Ives	141.7	141.9	142	142.2	142.3	142.4	142.5	143.7
H40	Downstream Richard Road, St Ives	144	144.1	144.3	144.3	144.4	144.4	144.5	145
H41	Downstream Lynbara Avenue, St Ives	138	138.1	138.2	138.2	138.3	138.3	138.3	138.8

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ID	Location	Modelled Peak Flood Level (m AHD)							
		20% AEP	10% AEP	5% AEP	2% AEP	1% AEP	0.5% AEP	0.2% AEP	PMF
H42	Upstream Alvona Avenue, St Ives	134.3	134.3	134.3	134.3	134.3	134.3	134.3	134.7
H43	Downstream Melaleuca Drive, St Ives	116.9	116.9	117	117	117.1	117.1	117.1	117.5
H44	Upstream Killeaton Street, St Ives	146	146	146.1	146.1	146.1	146.2	146.2	146.5
H45	Downstream Killeaton Street, St Ives	140.8	141	141.1	141.2	141.3	141.3	141.4	142.2
H46	Downstream Carcoola Road, St Ives	134.7	134.8	134.9	134.9	135	135	135.1	135.7
H47	Downstream Cassandra Avenue, St Ives	84.1	84.2	84.3	84.4	84.4	84.5	84.6	85.6
H48	Downstream Ayres Road, St Ives	131.4	131.5	131.6	131.7	131.8	131.9	132	132.9
H49	Downstream Blackburn Street, St Ives	120.2	120.3	120.4	120.6	120.7	120.7	120.8	121.5
H50	Downstream Whitehaven Street, St Ives	118.2	118.3	118.4	118.5	118.5	118.5	118.6	118.8
H51	Confluence of Stony Creek and Rocky Creek	48.9	49.3	49.3	49.6	49.9	50	50.2	52.7
H52	Upstream Eastern Arterial Road, Gordon	41.1	41.5	41.6	42	42.4	42.6	43	46.3
H53	St Ives Public School	142.6	142.7	142.7	142.7	142.7	142.7	142.7	142.8
H54	Downstream Killeaton Street, St Ives	138	138.1	138.1	138.1	138.1	138.1	138.1	138.4
H55	Downstream Hunter Avenue, St Ives	117.9	118	118	118	118.1	118.1	118.1	118.7
H56	Downstream Melaleuca Drive, St Ives	85.3	85.4	85.4	85.5	85.5	85.5	85.5	85.9
H57	Downstream Kimberley, St Ives	14.8	15.3	15.4	15.8	16.2	16.3	16.7	19.9
H58	Degotardi Park, St Ives	70.7	70.7	70.7	70.8	71	71.1	71.3	74.1
H59	Downstream Eastern Arterial Road, St Ives	38.5	38.8	38.9	39.2	39.4	39.6	39.9	42.7

* It is noted that for this event (10% AEP event) the peak flood level is slightly higher than the next closest rare event (the 5% AEP event). This anomaly is due to the different blockage scenarios applied in accordance with ARR 2019, in these two events.

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7.3 Predicted Flood Behaviour

7.3.1 Description of Flood Behaviour

Floodwaters within the Middle Harbour Northern Catchment originate in the steep urbanised portions of the upstream area, generally flowing along urbanised flow paths into High Ridge Gully, Stony Creek, Rocky Creek and then down into Middle Harbour itself. Within the upper catchment, nuisance stormwater affectation is generally widespread, with greater concentrations of flow along areas of lower elevations which form part of major trunk lines and/or discharge into Rocky Creek and its tributaries. Due to the highly urbanised nature of the upper catchment, many of these overland flow paths form part of property backyards in the upper reaches before they reach the vegetated areas in the lower catchment. Flooding to property and infrastructure occurs primarily at these locations, where the capacity of backyards or roadways is exceeded, and high depths of ponding occur as a result. This occurs notably in the area of Karranga Avenue, Arthur Street, Bristol Avenue, with the severity of flooding scaling with magnitude up to the PMF event. Significant depths of water occur along western side of the railway line at Killara Station, notably at the location of the culverts.

The overland flow paths drain to the major watercourses and their tributaries, which contain most of the catchment flooding for events up to and including the PMF event. This owes in part to both the steep nature of the catchment and the sizeable riparian zone.

In the lower/eastern portion of the catchment the steep terrain and heavy vegetation result in flooding being localised within the Middle Harbour Estuary itself.

7.3.2 Key Flood Locations

Major overland flooding occurs in several locations within the upper reach. Notable flooding occurs in the following areas:

- The area upstream of the railway line – floodwaters pond along the upstream (western side) of the railway line at low points along Culworth Avenue, Bruce Avenue and Henry Street. Due to the elevated railway, floodwaters build on the western side partially blocking roads and affecting several properties.

- Locksley Street to Wattle Street – a significant major overland flow path stretches from Locksley Street north-east towards Wattle Street before continuing north towards Rocky Creek. In the upstream portion of the flow path (Locksley Street to Wattle Street with contributions from the areas ponding behind the railway line at Culworth Avenue), floodwaters flow into low lying areas between roads inundating properties. Once floodwaters reach Karranga Avenue, they flow down a vegetated overland flow path (with inundation of properties only occurring at the outer fringe of the flow path in rarer events) before ponding behind the southern side of Wattle Street.

- The area downstream of the railway line at Werona Avenue to Illeroy Avenue – a significant major overland flow path begins from Werona Avenue directly downstream of the railway line at Henry Street and Bruce Avenue. The overland flow path flows to Illeroy Avenue before discharging to Rocky Creek with upstream contributions from areas downstream of the railway line. Floodwaters from the railway line (at Werona Avenue) flow into low lying areas between roads and residential properties.

- Alma Street and Telegraph Road to Ashley Grove – Floodwaters along Alma Street to Telegraph Road flow in a southeast direction to Ashley Grove before discharging to Stony Creek, a tributary of Rocky Creek. In the upstream areas, floodwaters flow along low-lying areas between roads and residential properties. Floodwaters from Alma Street and Telegraph converge as one flow path at Wellesley Road within Stony Creek. Stony Creek passes through low-lying residential areas,

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crossing Mona Vale Road before reaching Ashley Grove. Once floodwaters reach Ashley Grove they flow down a heavily vegetated overland flow path. Floodwaters discharge from Stony Creek into Rocky Creek near the Eastern Arterial Road.

- Stanley Street and Pentecost Avenue to High Ridge Gully – Two overland flow paths originating at Stanley Street and Pentecost Avenue flow in a southernly direction before converging in a vegetated area east of Dorset Drive. The overland flow path travels south before discharging to High Ridge Gully at Bolton Place. In the upstream portion of the flow path, several properties are inundated by ponding floodwaters prior to their discharge through vegetated areas downstream.
- Yarrabung Road to Middle Harbour Creek – Three flow paths originating along Yarrabung Road converge at Cassandra Avenue forming one major overland flow path discharging into Middle Harbour Creek. Floodwaters run in an easterly direction through low-lying residential areas and roads. Significant affectation occurs at properties directly downstream of Cassandra Avenue.
- Flinders Avenue to Middle Harbour Creek – Single overland flow paths originating along Dainton Avenue and Flinders Avenue moving in an easterly direction before discharging into Middle Harbour Creek. Floodwaters pass through the upstream low-lying residential areas and roads before reaching the heavily vegetated area of Carcoola Road Reserve leading to Middle Harbour Creek.
- Oxley Avenue to Middle Harbour Creek – Flow paths discharge areas upstream of Oxley Avenue to Middle Harbour Creek downstream of Blackburn Street. In the upstream portion of the flow path, several properties are inundated by ponding floodwaters prior to their discharge through vegetated areas downstream.

In addition to the above location, there are several other localised sag points and minor overland flow paths that form throughout the study area resulting in relatively minor inundation of roadways and private properties. These include but are not limited to:

- The area along Kelvin Road;
- The area downstream of Dalrymple-Hay Nature Reserve;
- The area downstream of Robert Pymble Park;
- The area upstream of Richmond Park;
- The area downstream of Barra Brui Park;
- Area upstream of Linigen Reserve; and
- Area north of Pymble Station.

7.4 Provisional Flood Hazard

Flood hazard defines the potential impact that flooding will have on vehicles, people and structures across different areas of the floodplain. For this study, the variation in flood hazard was defined based on the composite six-tiered hazard classification defined in '*Australian Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia'* (AIDR, 2017) and reproduced in Figure 7.2. The six hazard classifications are summarised in Table 7.2.

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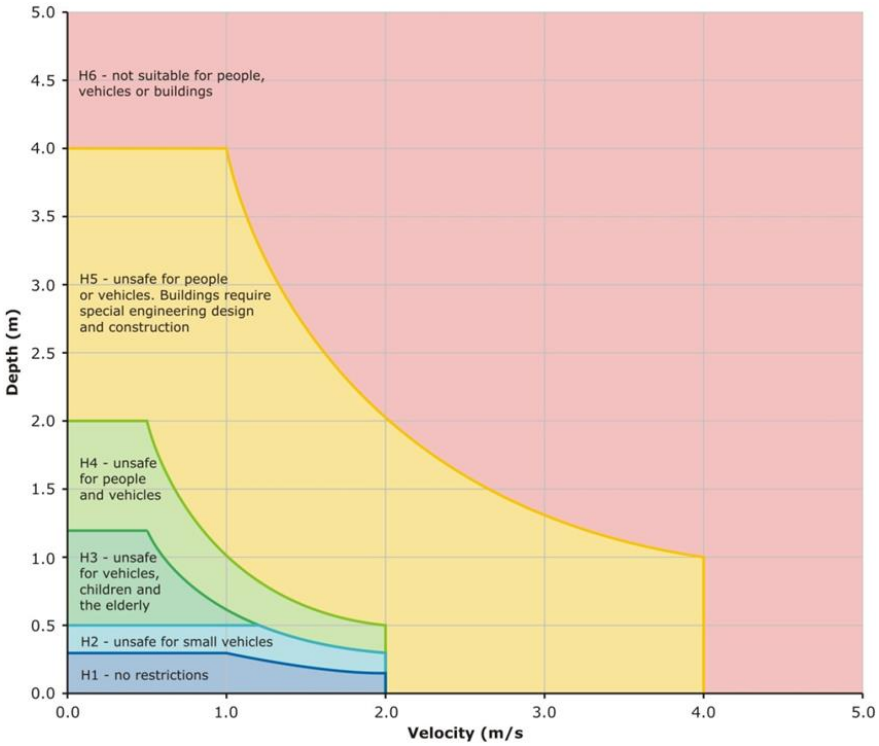

Figure 7.2 Combined Provisional Flood Hazard Curves

Table 7.2 Best Practice Provisional Flood Hazards (AIDR, 2017)

Hazard Classification	Description
H1	Relatively benign flow conditions. No vulnerability constraints.
H2	Unsafe for small vehicles.
H3	Unsafe for all vehicles, children and the elderly.
H4	Unsafe for all people and vehicles.
H5	Unsafe for all people and vehicles. Buildings require engineering design and construction.
H6	Unconditionally dangerous. Not suitable for any type of development or evacuation access. All building types considered vulnerable to failure.

As shown in Figure 7.2, the hazard curves define the potential vulnerability of people, cars and structures based upon the depth and velocity of floodwaters. Peak depth, velocity and velocity-depth product outputs generated by the TUFLOW model were used the map the variation in flood hazard across the catchments. Provisional hazard mapping for the study area is included in Annex F for the 1% and 0.2% AEP floods and PMF (note: the filtering approach outlined in Section 7.2 has been applied to the mapping).

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The hazard mapping indicates that for the 1% AEP and 0.2% AEP events, urban areas are typically classified as “H1”, with up to “H4” classifications in areas of ponding. Hazards within major overland flow paths and tributaries are generally between the “H4” and “H6” classifications, which are considered unsafe for people and vehicles.

A larger portion of the urban area is classified as high hazard during the PMF, with classification of up to “H5” in ponded areas. Major overland flow paths and tributaries are typically subject to “H6” high hazard flow conditions. In “H6” hazard conditions, cars and people would be exposed to a significant flood risk and there is potential for structural damage to buildings.

7.5 Flood Function

The flood function categories (also referred to as hydraulic categories) defined in the *‘Floodplain Development Manual’* (NSW Government, 2005) are:

- Floodway - Areas that convey a significant portion of the flow. These are areas that, even if partially blocked, would cause a significant increase in flood levels or a significant redistribution of flood flows, which may adversely affect other areas.
- Flood Storage - Areas that are important in the temporary storage of the floodwater during the passage of the flood. If the area is substantially removed by levees or fill it will result in elevated water levels and/or elevated discharges. Flood Storage areas, if completely blocked would cause peak flood levels to increase by 0.1m and/or would cause the peak discharge to increase by more than 10%.
- Flood Fringe - Remaining area of flood prone land, after Floodway and Flood Storage areas have been defined. Blockage or filling of this area will not have any significant effect on the flood pattern or flood levels.

There are no prescriptive methods for determining what parts of the floodplain constitute floodways, flood storages and flood fringes. Descriptions of these terms within the *‘Flood Risk Management Guideline FB02’* and the *‘Floodplain Development Manual’* (NSW Government, 2005) are essentially qualitative in nature and the definition of flood behaviour and associated impacts is likely to vary from one floodplain to another depending on the circumstances and nature of flooding within the catchment.

The criteria listed in Table 7.3 has been applied to the mapping of hydraulic categories in this study. Hydraulic category mapping is included in Appendix H for the 1% and 0.2% AEP floods and PMF (note: the filtering approach outlined in Section 7.2 has been applied to the mapping).

Table 7.3 Flood Function Categories

Classification	Criteria	Definition
Floodway	Area within the flood extent where: • Velocity x Depth > 0.3 m^2/s AND • Velocity > 0.5 m/s AND • Depth > 0.15 m	Areas and flow paths where a significant proportion of floodwaters are conveyed (including all bank-to-bank creek sections).
Flood Storage	Remaining area within the flood extent where Depth > 0.15 m	Areas where floodwaters accumulate before being conveyed downstream. These areas are important for detention and attenuation of flood peaks.

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Classification	Criteria	Definition
Flood Fringe	Remaining area in the floodplain (i.e. area within the flood extent) outside the Floodway and Flood Storage areas.	Areas that are low-velocity flows within the floodplain. Filling of these areas generally has little consequence to overall flood behaviour.

During the 1% AEP flood, floodways and flood storage areas are largely contained within the downstream watercourses and along the trunk drainage lines discharging to the watercourses in the upstream of the catchment. Some roads throughout the catchment such as Kelvin Road and Woodward Place, act partially as floodways discharging flood waters into the watercourse. Notable flood storage areas are located at Culworth Avenue and Bruce Avenue upstream of the railway line, in the areas upstream of Wattle Street and upstream of Station Street.

The extent of both the floodway and flood storage areas increase with event rarity, with generally similar flow behaviour is predicted in the 0.2% AEP flood and PMF event. However, during the PMF event, areas upstream of Wattle Street, Station Street and other urban areas have a larger portion of the overland flow path predicted to form floodways.

The Flood Function Criteria adopted in this study is a match for the criteria currently adopted in Ku-ring-gai Council's existing Blackbutt Creek, Lovers Jump Creek and Middle Harbour Southern Catchments Flood Studies. It is noted that the criteria are potentially conservative, particularly in regard to the definition of flood storage areas. It is recommended that Flood Function Categories for the catchment are reviewed in more detail as part of a future Floodplain Risk Management Study and Plan.

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8 Sensitivity and Climate Change Assessment

8.1 Summary

Computer flood models required the adoption of several modelling parameters that may be uncertain or are subject to natural variation (e.g. summer versus winter vegetation). Calibration is completed, where possible, in an attempt to ensure the adopted model parameters generate reliable estimates of flood conditions. However, as discussed in Section 5, model calibration and validation could not be undertaken for the models in this study due to the lack of available historical data. Instead, model verification based on anecdotal flood information in some locations was undertaken.

As inputs can impact on the results generated by the models, it is important to understand how any uncertainties in key model input parameters or changes to parameters (e.g. due to climate change) may impact on the results predicted by the models. Therefore, a sensitivity and climate change assessment has been undertaken for the 1% AEP design event to assess changes to predicted design flood behaviour when varying the model parameters listed in Table 8 1. In defining sensitivity tests, consideration has been given to the most appropriate parameters considering catchment properties and simulated design flood behaviour.

Table 8.1 Sensitivity and Climate Change Assessment Criteria

Sensitivity Assessment	Details
Rainfall Losses	+ 50% Probability Neutral Burst Loss - 50% Probability Neutral Burst Loss
Hydraulic Roughness	+ 20% Manning's 'n' values - 20% Manning's 'n' values
Hydraulic Structure Blockage	0% Blockage 100% Blockage
Climate Change	Increased rainfall as per ARR 2019 guidelines for 2090 and 2100 Sea Level Rise (+0.9 m)

The rationalisation for each of these sensitivity tests along with adopted model parameters and results are summarised in the following sections.

Predicted 1% AEP peak flood levels at the key reporting locations shown in Figure 7.1 are provided in Table 8.2 for each sensitivity and climate change scenario.

In general, flood levels were most sensitive to changes in hydraulic structure blockage and climate change in the catchment. Overall, results were shown to be relatively insensitive to the test variables, such as change to rainfall loss and hydraulic roughness, with an average change in peak levels of ±0.02 m across the wider study area for the non-blockage-based sensitivity parameters. The average change in peak flood levels as a result of changes to blockage and climate change was ±0.3 m, however this can generally be accommodated for instance within the 0.5 m freeboard applied to 1% AEP flood levels to determine the Flood Planning Level (see Section 9.1).

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Table 8.2 Sensitivity Assessment: 1% AEP Peak Flood Level Comparison

ID	Modelled Peak Flood Level (m AHD)								
	1% AEP	1% AEP plus 50% rainfall loss	1% AEP minus 50% rainfall loss	1% AEP plus 20% Manning's 'n' Roughness	1% AEP minus 20% Manning's 'n' Roughness	1% AEP with 0% Blockage	1% AEP with 100% Blockage	1% AEP plus rainfall increase (2090 RCP 4.5 Scenario)	1% AEP plus rainfall increase (2090 RCP 8.5 Scenario)
H01	107.1	107.1	107.1	107.1	107.1	106.2	107.1	107.2	107.3
H02	87.9	87.9	87.9	87.9	87.9	87	87.8	88.1	88.2
H03	71.3	71.3	71.3	71.2	71.3	72.2	71.3	71.3	71.4
H04	62.9	62.9	62.9	62.9	63.0	63.3	62.9	63.0	63.1
H05	109.5	109.5	109.6	109.5	109.5	108.9	109.5	109.7	109.8
H06	88.1	88.1	88.1	88	88.1	88.2	88.1	88.1	88.1
H07	65.0	65.0	65.0	64.9	65.1	65.3	65.0	65.1	65.2
H08	111.4	111.4	111.4	111.3	111.4	111.4	111.5	111.4	111.4
H09	99.6	99.6	99.6	99.5	99.6	99.6	99.7	99.6	99.6
H10	86.7	86.7	86.7	86.7	86.8	86.7	86.7	86.8	86.9
H11	126.5	126.5	126.6	126.5	126.6	126.5	126.7	126.6	126.6
H12	117.2	117.2	117.2	117.2	117.2	117.1	117.6	117.3	117.4
H13	113.0	112.9	113.0	112.8	113.0	112.9	113.0	113.0	113.1
H14	111.2	111.2	111.2	111.2	111.2	111.0	111.3	111.2	111.2
H15	107.8	107.8	107.8	107.7	107.9	107.8	108.0	108.0	108.1
H16	104.9	104.9	104.9	104.9	104.9	104.8	105.3	105.0	105.0

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ID	Modelled Peak Flood Level (m AHD)								
	1% AEP	1% AEP plus 50% rainfall loss	1% AEP minus 50% rainfall loss	1% AEP plus 20% Manning's 'n' Roughness	1% AEP minus 20% Manning's 'n' Roughness	1% AEP with 0% Blockage	1% AEP with 100% Blockage	1% AEP plus rainfall increase (2090 RCP 4.5 Scenario)	1% AEP plus rainfall increase (2090 RCP 8.5 Scenario)
H17	102.4	102.4	102.5	102.4	102.5	102.4	102.9	102.5	102.6
H18	97.1	97.1	97.1	97.1	97.1	97.1	97.4	97.2	97.3
H19	95.3	95.3	95.3	95.3	95.3	95.3	95.7	95.4	95.5
H20	85.2	85.2	85.2	85.0	85.3	85.1	85.6	85.3	85.4
H21	84.5	84.5	84.5	84.3	84.6	84.4	84.6	84.6	84.7
H22	141.9	141.9	141.9	141.9	142	141.9	142.0	1420	142.0
H23	132.8	132.8	132.8	132.7	132.8	132.8	132.8	132.8	132.8
H24	126.3	126.3	126.3	126.2	126.3	126.2	126.3	126.3	126.3
H25	119.2	119.2	119.2	119.2	119.2	119.2	119.4	119.3	119.3
H26	149.9	149.9	149.9	149.9	149.9	149.9	149.9	149.9	149.9
H27	137.1	137.1	137.1	137.1	137.2	137.1	137.1	137.1	137.2
H28	141.5	141.5	141.5	141.5	141.5	141.5	141.6	141.5	141.6
H29	127.4	127.4	127.4	127.4	127.4	127.4	127.4	127.4	127.4
H30	113.3	113.3	113.3	113.2	113.4	113.3	113.4	113.3	113.4
H31	99.8	99.8	99.8	99.8	99.8	99.8	99.8	99.8	99.8
H32	119.7	119.7	119.7	119.7	119.7	119.7	119.8	119.7	119.7
H33	124.2	124.2	124.2	124.2	124.3	124.3	124.2	124.3	124.3
H34	101.7	101.7	101.7	101.7	101.7	101.5	102.1	101.8	101.9

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ID	Modelled Peak Flood Level (m AHD)								
	1% AEP	1% AEP plus 50% rainfall loss	1% AEP minus 50% rainfall loss	1% AEP plus 20% Manning's 'n' Roughness	1% AEP minus 20% Manning's 'n' Roughness	1% AEP with 0% Blockage	1% AEP with 100% Blockage	1% AEP plus rainfall increase (2090 RCP 4.5 Scenario)	1% AEP plus rainfall increase (2090 RCP 8.5 Scenario)
H35	105.1	105.1	105.1	105.0.	105.2	105.0	105.1	105.1	105.2
H36	101.7	101.7	101.7	101.7	101.7	101.6	102.1	101.9	102.0
H37	132.6	132.6	132.6	132.6	132.7	132.6	132.8	132.7	132.7
H38	145.5	145.5	145.5	145.4	145.5	145.4	145.5	145.5	145.5
H39	142.3	142.3	142.3	142.3	142.3	142.3	142.6	142.4	142.5
H40	144.4	144.4	144.4	144.3	144.4	144.4	144.4	144.4	144.5
H41	138.3	138.3	138.3	138.2	138.3	138.2	138.3	138.3	138.3
H42	134.3	134.3	134.3	134.3	134.3	134.3	134.3	134.3	134.3
H43	117.1	117.1	117.1	117.0	117.1	117.1	117.1	117.1	117.1
H44	146.1	146.1	146.1	146.1	146.2	146.1	146.2	146.2	146.2
H45	141.3	141.3	141.3	141.2	141.3	141.3	141.4	141.3	141.4
H46	135.0	135.0	135.0	135.0	135.0	135.0	135.1	135.0	135.1
H47	84.4	84.4	84.4	84.4	84.5	84.4	84.5	84.5	84.6
H48	131.8	131.8	131.8	131.8	131.9	131.8	132.0	131.9	132.0
H49	120.7	120.7	120.7	120.5	120.8	120.7	120.7	120.7	120.8
H50	118.5	118.5	118.5	118.5	118.5	118.5	118.6	118.5	118.6
H51	49.9	49.8	49.9	49.7	50.0	50.2	49.8	50.0	50.1
H52	42.4	42.3	42.4	42.2	42.5	42.6	42.6	42.7	42.8

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ID	Modelled Peak Flood Level (m AHD)								
	1% AEP	1% AEP plus 50% rainfall loss	1% AEP minus 50% rainfall loss	1% AEP plus 20% Manning's 'n' Roughness	1% AEP minus 20% Manning's 'n' Roughness	1% AEP with 0% Blockage	1% AEP with 100% Blockage	1% AEP plus rainfall increase (2090 RCP 4.5 Scenario)	1% AEP plus rainfall increase (2090 RCP 8.5 Scenario)
H53	142.7	142.7	142.7	142.7	142.7	142.7	142.7	142.7	142.7
H54	138.1	137.8	137.8	137.8	137.7	137.8	137.7	137.8	137.8
H55	118.1	118.0	118.0	118.1	118.0	118.0	118.1	118.1	118.1
H56	85.5	85.7	85.7	85.7	85.6	85.7	85.7	85.7	85.7
H57	16.2	16.0	16.0	16.1	15.9	16.3	16.1	16.2	16.5
H58	71.0	70.9	71.0	71.0	70.9	70.9	71.0	71.1	71.2
H59	39.4	39.5	39.5	39.7	39.2	39.7	39.6	39.7	39.9

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8.2 Rainfall Losses

A sensitivity analysis for rainfall losses was completed to assess the relative impact on flood behaviour across the catchment. A 50% increase and 50% decrease to the scaled NSW Specific Probability Neutral Burst Initial Loss for ICA Areas was considered. The values adopted for the 1% AEP critical storm duration are listed below:

Table 8.3 Rainfall Loss Values for the Sensitivity Assessment

Adopted Design Initial Loss	50% Initial Loss Increase	50% Initial Loss Decrease
4.6	6.9	2.3

It is evident that the change in rainfall losses has a relatively minor effect on the peak flood levels across the study area. Increased losses result in flood level reductions upstream of the Railway at Killara and Upstream Wattle Street near Harry Siedler Reserve (storage areas) of up to 0.05 m, as well as minor flood level reductions within the downstream section of Rocky Creek and the Middle Harbour Creek watercourse.

Conversely, decreased losses lead to an increase in flood levels upstream of the Railway at Killara and upstream of Wattle Street (up to 0.02 m). Within the downstream section of Rocky Creek and the Middle Harbour Creek watercourse increases of flood levels up to 0.05m are observed.

8.3 Hydraulic Roughness

Whilst the adopted hydraulic roughness values are within typical recommended ranges, the inherent variability and uncertainty in hydraulic roughness warrants consideration of the relative impact on adopted design flood conditions. Sensitivity tests on the TUFLOW model results to modified hydraulic roughness (Manning's 'n') were undertaken by applying a 20% increase and a 20% decrease in the adopted values for the design 1% AEP flood conditions, with adopted values listed in Table 8.4.

Table 8.4 Hydraulic Roughness Values for Sensitivity Assessment

Land Use Type	Adopted Manning's 'n'	20% Increase in Manning's 'n'	20% Decrease in Manning's 'n'
Roads	0.02	0.024	0.016
Low Density Residential Lots	0.08	0.096	0.064
High Rise Lots	0.035	0.042	0.028
Commercial Lots	0.035	0.042	0.028
Maintained Grass	0.03	0.036	0.024
Dense Vegetation	0.12	0.144	0.096
Riparian Zone	0.1	0.12	0.08
Railway	0.05	0.06	0.04
Estuary	0.03	0.036	0.024

Peak flood levels (at the locations shown in Figure 7.1) based on adjusted Manning's 'n' values are listed in Table 8.2.

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The results of the sensitivity assessment simulations indicate that a 20% decrease in Manning's 'n' value results in the reduction of peak flood levels along watercourses (greater than - 0.2 m) but an increase in flood levels of up to 0.03 m between Bolton Place and Rosedale Road. Peak flood level increases in this flood storage area reflect that the existing drainage assets in these locations are unable to cope with the increase conveyance of the watercourse associated with the Manning's 'n' decrease.

Conversely, a 20% increase in Manning's 'n' value is predicted to result in an increase in peak flood level (up to 0.25 m) along watercourses but a decrease in peak flood levels of up to 0.03 m between Bolton Place and Rosedale Road. Peak flood level decreases at this location reflect that the slower moving, deeper floodwaters in the watercourses upstream of these points (behaviour associated with the Manning's 'n' increase) reduce the conveyance discharging to the storage areas.

Whilst the modified hydraulic roughness values do result in some changes to the predicted peak water levels along watercourses, there is minimal impact on inundation extents in urban areas where shallow, higher velocity flows are present and in the Middle Harbour watercourse where deeper, slower moving water is present.

8.4 Hydraulic Structure Blockage

As discussed in Section 6.3, structure and pit inlet blockage are an important consideration in the modelling of design floods. Blockage sensitivities were assessed based on two blockage scenarios, as follows:

- Completely unblocked, i.e. 0% blockage for all structures across the study area. This includes all cross-drainage structures, pit inlets and headwalls across the study area.
- Fully blocked, i.e. 100% blockage for all structures across the study area.

Peak flood levels (at the locations shown in Figure 7.1) based on adjusted blockage factors are listed in Table 8.2.

The unblocked scenario generally resulted in localised decreases in peak flood levels immediately upstream of cross-drainage structures and corresponding localised increases downstream of the structures. Conversely, the full blockage scenario generally resulted in peak flood level increases immediately upstream of cross-drainage structures and corresponding localised decreases downstream of the structures. The key areas experiencing the greater impacts from the change in structure blockage as part of the sensitivity assessment include the area upstream and downstream of Railway line at Killara and Gordon, the catchment area upstream of Stony Creek near Mona Vale Road and the area upstream and downstream of Rosedale Road within High Ridge Gully. Other areas of notable change include areas discharging to waterways and the watercourses.

8.5 Climate Change

8.5.1 Overview

As outlined in Book 1, Chapter 6 of ARR 2019 there are multiple aspects of design flood estimation that are likely to be impacted by climate change, including:

- rainfall IFD relationships;
- temporal patterns;
- continuous rainfall sequences;
- antecedent conditions;

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- coincident flooding extremes.

However, individual impact of any single aspect has not been subject to comprehensive study. As such, ARR 2019 recommends a focus on potential changes in rainfall intensity and sea level rise for the assessment of the likely impacts of climate change.

Book 1, Chapter 6 of ARR 2019 outlines a six-step approach to be used to incorporate climate change risks into the estimation of design flood conditions. The six steps and their application in this study are outlined below:

- *Step 1: Set the Effective Service Life or Planning Horizon* – A 2090 planning horizon has been assumed.
- *Step 2: Set the Design Flood Standard* – The 1% AEP flood has been adopted as the design standard.
- *Step 3: Consider the Purpose and Nature of the Asset or Activity and Consequences of its Failure* – The consequences of increased frequency of exposure and damage are considered to be high in this case.
- *Step 4: Carry out a Climate Change Risk Screening Analysis* – Marginal increase in peak flood levels is expected in events rarer than the 1% AEP (i.e. the 0.5% AEP and 0.2% AEP) across the majority of the catchment. However, larger peak flood level increase is expected in certain locations.
- *Step 5: Consider Climate Change Projections and their Consequences* – ARR 2019 recommends assessment of RCP[2] 4.5 and RCP 8.5 scenarios.
- *Step 6: Consider Statutory Requirements* – Impacts of climate change are discussed in this chapter.

The ARR Data Hub provides a series of Interim Climate Change Factors for locations across Australia, which are presented in Table 8.5.

Table 8.5 Climate Change Sensitivity Scenarios (Rainfall Increase in %)

Year	RCP 4.5	RCP 6	RCP 8.5
2030	0.869 (4.3%)	0.783 (3.9%)	0.983 (4.9%)
2040	1.057 (5.3%)	1.014 (5.1%)	1.349 (6.8%)
2050	1.272 (6.4%)	1.236 (6.2%)	1.773 (9.0%)
2060	1.488 (7.5%)	1.458 (7.4%)	2.237 (11.5%)
2070	1.676 (8.5%)	1.691 (8.6%)	2.722 (14.2%)
2080	1.810 (9.2%)	1.944 (9.9%)	3.209 (16.9%)
2090	1.862 (9.5%)	2.227 (11.5%)	3.679 (19.7%)

With consideration of the above table and the six-step process, climate change simulations have been completed for the 1% AEP flood for the following scenarios:

- 9.5% increase in rainfall intensity based on the 2090 RCP 4.5 scenario;
- 19.7% increase in rainfall intensity based on the 2090 RCP 8.5 scenario;

[2] RCP = Representative Concentration Pathway

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- 19.7% increase in rainfall intensity based on the 2090 RCP 8.5 scenario combined with a 0.9 m sea level rise.

8.5.2 Rainfall Increase

The change in peak flood levels associated with the adopted increases in rainfall intensities are presented in Figure 8.1 and Figure 8.2 for the 9.5% and 19.7% rainfall increases, respectively. Peak flood levels (at the locations shown in Figure 7.1) based on rainfall increases associated with climate change are listed in Table 8.2.

A 9.5% rainfall increase generally results in widespread 1% AEP peak flood level increases (up to 0.2 m) within the upper reaches of the watercourses, with larger increases (up to 0.4 m) in the watercourses immediately upstream of Middle Harbour. Peak flood level increases are largest in locations immediately upstream of major cross-drainage structures, with notable increases in the storage areas at Karranga Avenue and Wattle Street (0.15 m increase) and upstream of the railway line at Killara.

A 19.7% rainfall increase also results in widespread 1% AEP peak flood level increases (up to 0.4 m) across watercourses in the upstream of the catchment, with larger increases (up to 0.8 m) in the watercourses immediately upstream of Middle Harbour. Peak flood level increases are largest in locations immediately upstream of major cross-drainage structures, with notable increases in the storage areas at Karranga Avenue and Wattle Street (0.3 m increase) and upstream of the railway line at Killara.

8.5.3 Combined Rainfall Increase and Sea Level Rise (SLR)

Potential Sea Level Rise conditions were determined using the ‘Modelling the Interaction of Catchment Flooding and Oceanic Inundation in Coastal Waterways’ (OEH, 2015). A 5% AEP Middle Harbour Tidal Event (1.4 m AHD) plus a 2100 sea level rise scenario (equivalent to a 2.3 m AHD tidal level) was adopted. These tidal conditions were applied as a ‘Head vs Time’ or ‘HT’ boundary at the model downstream boundary (model outlet).

Peak flood level increases associated with the combined 19.7% rainfall increase and 2100 sea level rise scenario are similar to those observed in the 19.7% rainfall increase scenario without sea level rise. This reflects the elevation of the upper portion of the Middle Harbour Northern Catchments above the water levels within the estuary and therefore not affected by SLR.

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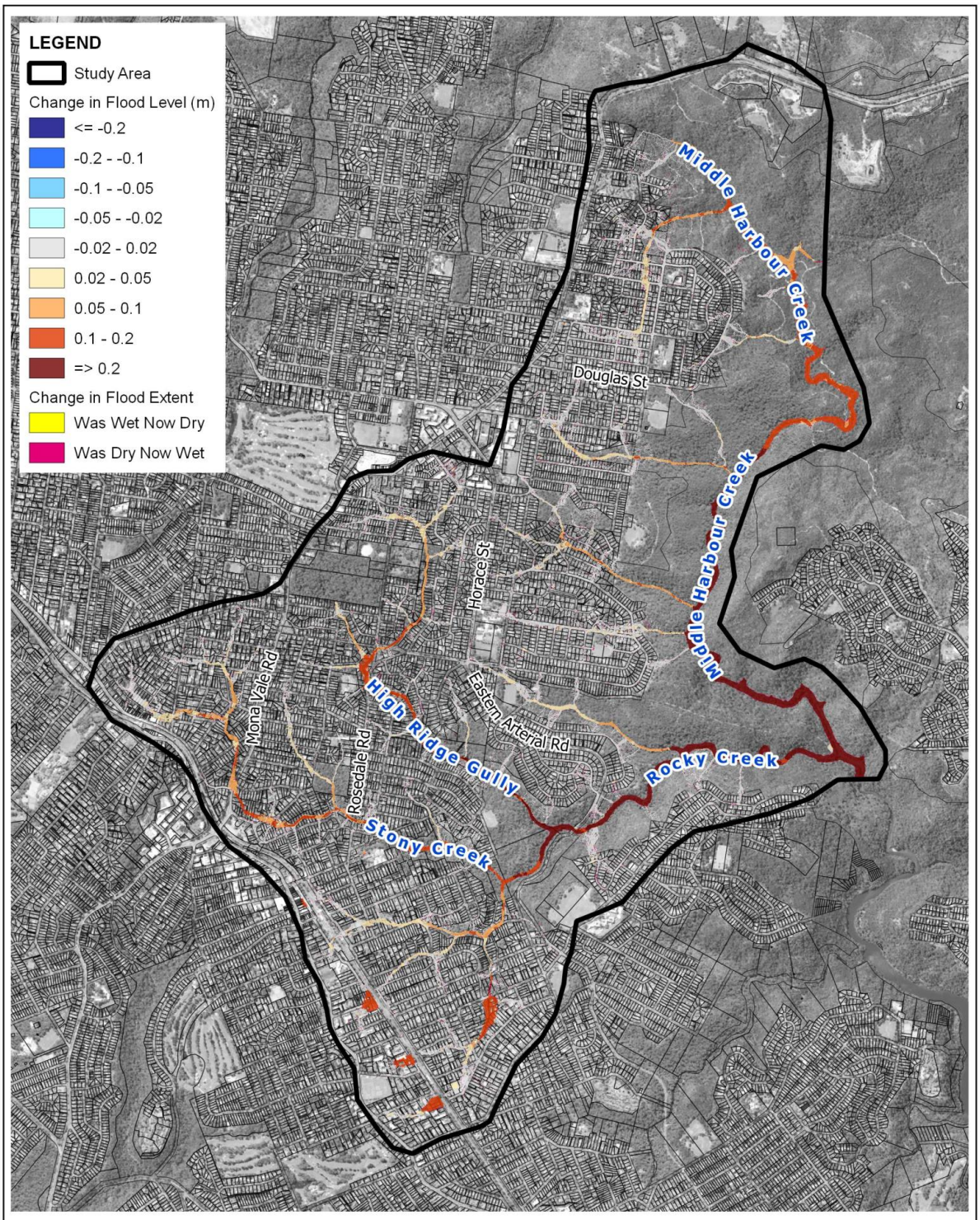

Title:

1% AEP Peak Flood Level Impact - RCP 4.5
2090 Scenario (9.5% Rainfall Increase)

Figure: **8-1**

Rev: **A**

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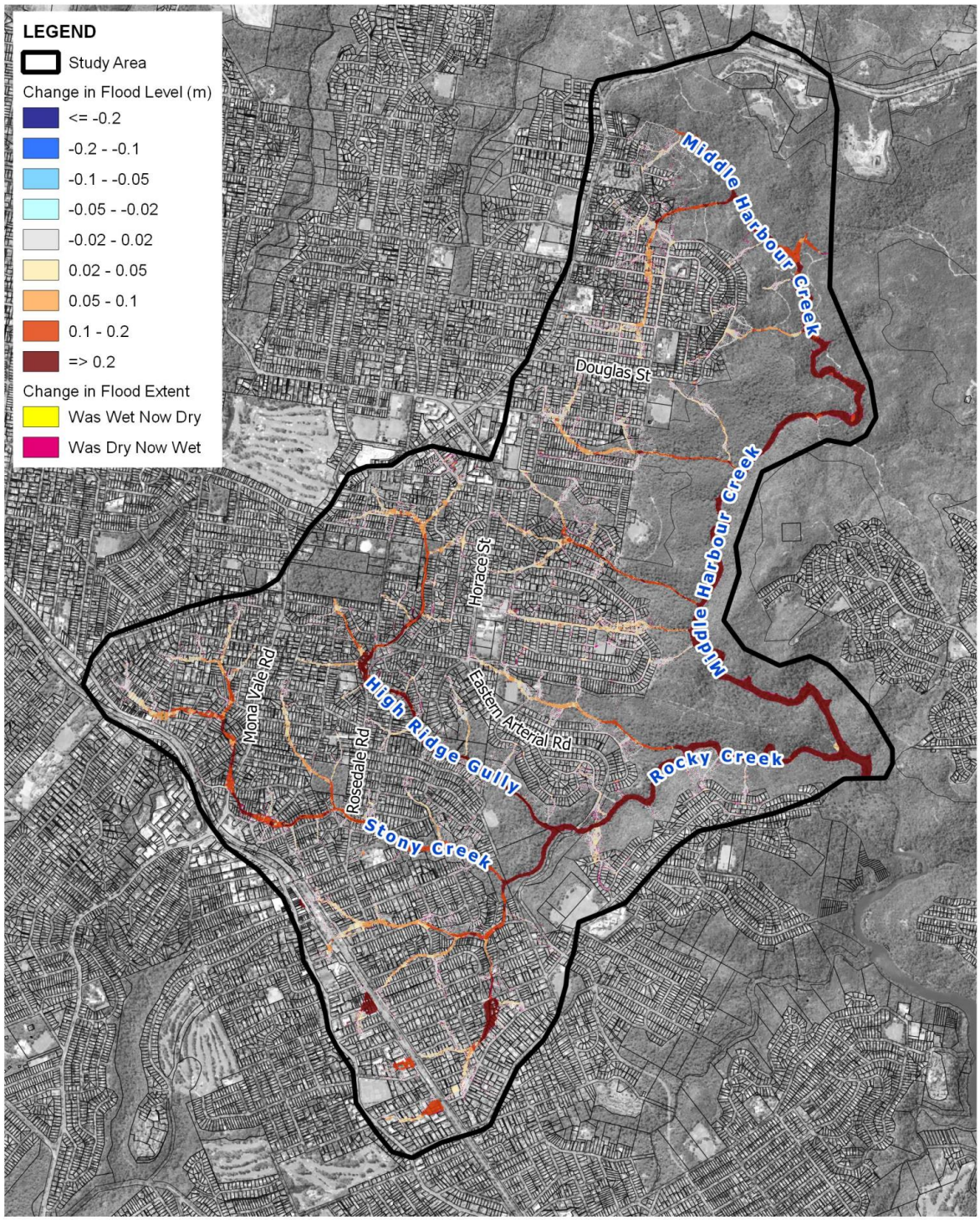

Title:

1% AEP Peak Flood Level Impact - RCP 8.5
2090 Scenario (19.7% Rainfall Increase)

Figure: **8-2**

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9 Flood Planning Information

9.1 Preliminary Flood Planning Area

Land use planning and development controls are key mechanisms by which Council can reduce flood risk, manage areas impacted by flooding and protect increasing numbers of people located within the floodplain. Such mechanisms will influence future development (and redevelopment) and therefore the benefits will accrue gradually over time.

Flood Planning Levels (FPLs) are an important tool in development and land use planning for the management of flood risk. The flood levels and inundation extents determined through the design flood modelling for this study provide the basis for establishing the Flood Planning Level (FPL) for the Middle Harbour Northern Catchments. When combined with topographic information, FPLs directly determine the extent of the Flood Planning Area (FPA); where the FPA is defined as the area of land subject to flood-related development controls.

The FPL is defined by an established design flood level of selected magnitude combined with a specified freeboard. The purpose of the freeboard is to account for the risk associated with uncertainties in the predicted flood level. These risks may include variation between flood modelling results and actual flood events, the effect of localised factors on flood levels and potential wave action. Following community feedback on the flood planning areas determined as part of the Blackbutt Creek and Lovers Jump Creek Flood Studies, Ku-ring-gai Council adopted the following criteria for definition of the FPL:

- 1% AEP flood level plus 500 mm freeboard for mainstream flooding.
- 1% AEP flood level plus 300 mm freeboard for overland flow flooding.

To avoid classification of areas subject only to minor or insignificant flood impacts within the flood planning area, the following approach was applied to filter the design 1% AEP flood results to produce the extent of the FPA:

1. Areas with depths below 150 mm were removed.
2. Isolated areas smaller than 100 m^2 were removed.
3. Isolated small ponds (larger than 100 m^2) were connected to form active flow paths, where possible.
4. For mainstream flooding, a 500 mm freeboard was applied, and the grid was stretched laterally until it intersected with the local catchment topography. This defined the mainstream FPA.
5. The area determined in Steps 1-3 that was located outside of the mainstream FPA defined the overland FPA.

The resulting preliminary FPA is shown in Figure 9.1.

In 2021 the updated NSW Flood Prone Land Package came into effect. The package recommended a modification to the notation of flood affected lots to include both those within the FPA (as identified above) and additionally land between the FPA and the probable maximum flood (PMF). Under the Flood Prone Land Package, flood affected lots are now to be notated on Section 10.7 certificates as either affected by the FPA (Part 7.1) or the PMF (Part 7.2).

Tagging of properties above the FPL but below the PMF level adopts a similar filtering approach to the one utilised in the Flood Planning Area designation, but with modified criterion to avoid potentially over conservative selection of properties. The modified approach applied to filter the PMF design flood result and produce the PMF tagging extent, is outlined below:

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1. Areas with depths below 300 mm were removed.
2. Isolated areas smaller than 300 m^2 were removed.
3. Isolated small ponds (larger than 300 m^2) were connected to form active flow paths, where possible.

The resulting PMF tagging extent is shown in Figure 9.2.

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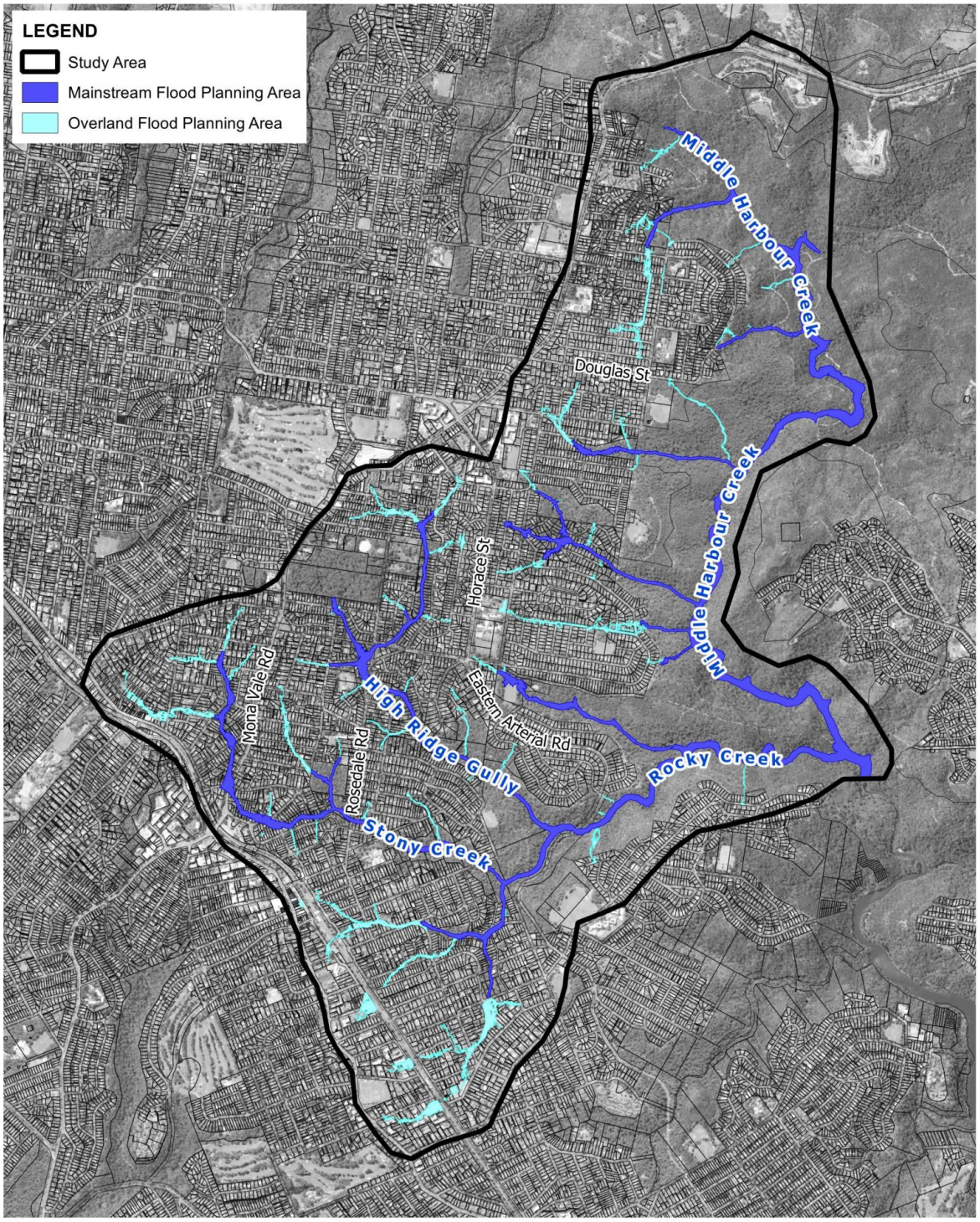

Title:
Flood Planning Area

Figure: **9-1**

Rev: **A**

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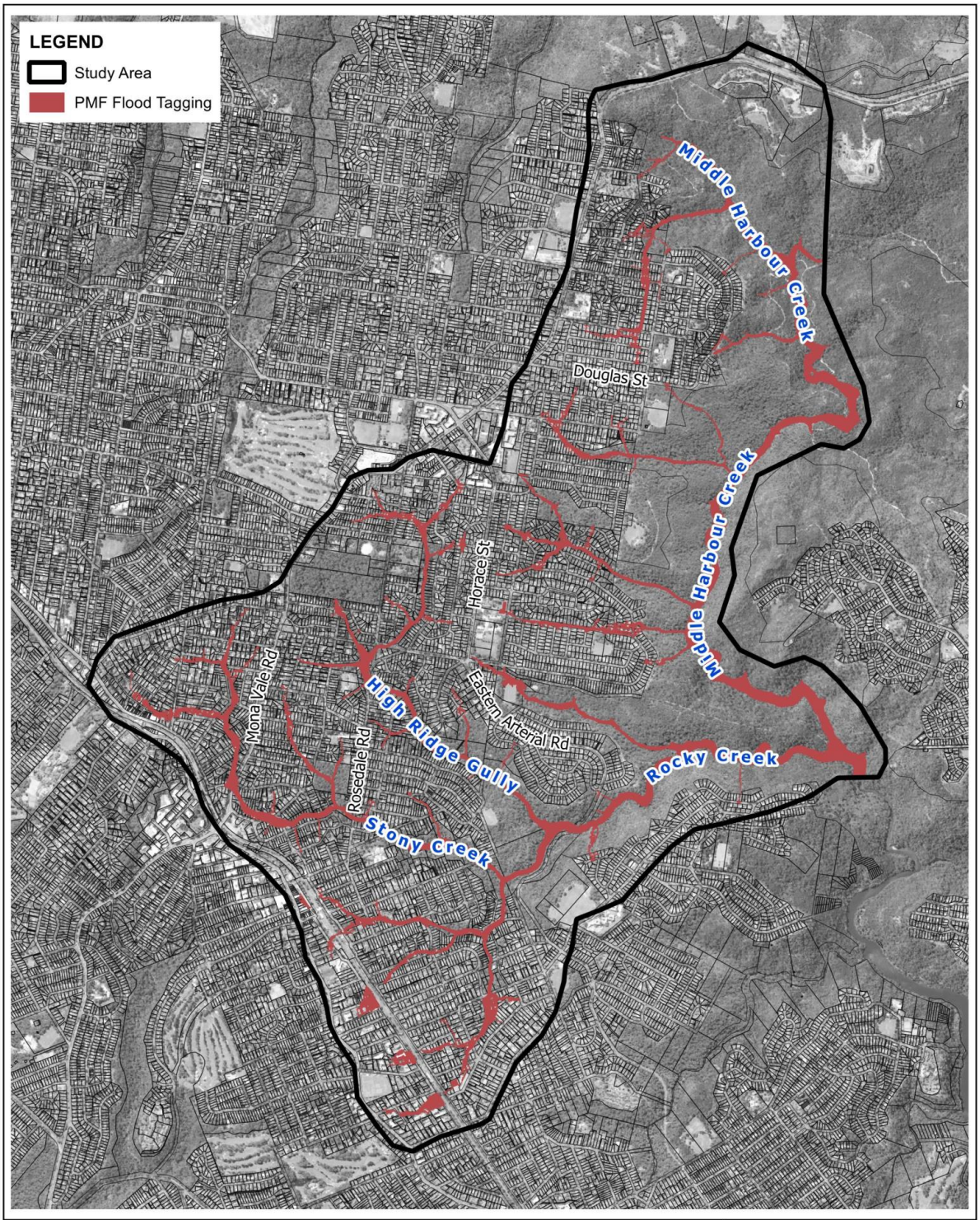

Title:
PMF Flood Tagging Extent

Figure: **9-2**

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9.2 Information to Support Decision Making

9.2.1 Flood Emergency Response Classifications

The State Emergency Service (SES) has formal responsibility for emergency management operations in response to flooding. Other organisations generally provide assistance, including BoM, Council, police, fire brigade, ambulance and community groups.

The SES classifies communities according to the impact that flooding has on them. The primary purpose for doing this is to assist SES in the planning and implementation of response strategies. Flood impacts relate to where the normal functioning of services is altered due to a flood, either directly or indirectly, and relates specifically to the operational issues of evacuation, resupply and rescue. Flood emergency response classifications are listed below, with definitions extracted from the AIDR *'Flood Emergency Response Classification of the Floodplain'* (AIDR, 2017).

- Flooded Isolated Elevated (FIE) – Areas flooded in the PMF and isolated from community evacuation facilities by floodwaters or impossible terrain where there is a substantial amount of land elevated above the PMF
- Flooded Isolated Submerged (FIS) — Areas flooded in the PMF and isolated from community evacuation facilities by floodwaters or impossible terrain where all land will be fully submerged in the PMF after becoming isolated
- Overland Escape Route (FEO) – Areas that are flooded in the PMF but not isolated from community evacuation facilities, where evacuation relies upon overland escape routes that rise out of the floodplain
- Rising Road (FER) – Areas that are flooded in the PMF but not isolated from community evacuation facilities, where evacuation routes from the area follow roads that rise out of the floodplain
- Indirect Consequence (NIC) – Areas outside the limit of flooding which are not inundated and do not lose road access, but which may be indirectly affected as a result of flooding
- Flood Free (FF) - Areas that are not flood affected and are not affected by indirect consequences of flooding

The classification of communities is designed for use on broad or precinct basis. The study area was delineated into a series of precincts related to local flood behaviour. The flood classification process was then undertaken to identify the flood classification for each precinct as presented in Figure 9.2 for the PMF event. This mapping indicates that:

- The majority of flood impacted areas within the catchments are best defined as FIE, where access roads will be cut in a PMF but the properties will not be heavily inundated.
- There are also smaller areas classified as having rising road access (FER) or an overland escape route (FEO). Properties in these areas would be subject to heavy inundation, but egress from the site via the road network or in some cases a local path would be possible.
- Some properties located immediately adjacent to watercourses or major drainage assets would likely become FIS in rare and extreme events, with out of bank flooding cutting off road access and causing heavy inundation.
- Due to the steep terrain present across the catchment, large portions of the southern, western and northern portions of the study area would be classified as NIC.

The nature of the overland flooding regime in the local catchments is characterised by relatively short critical duration events, such that limited warning time would be available to respond and effectively evacuate during a rare flood event, but the total inundation/isolation time would be only a few hours.

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The extent and degree of flooding of existing property under PMF conditions indicates that there is minimal requirement for flood evacuation up to and including the PMF event, with a shelter in place strategy the most appropriate emergency management solution in rare and extreme events. Evacuation may be required in localised sections of the study area adjacent to major overland flow paths and waterways where deeper faster moving floodwaters are present; however, due to steep nature of the catchment and the high urbanisation present, rising road or overland escape routes would be the most appropriate egress in most situations.

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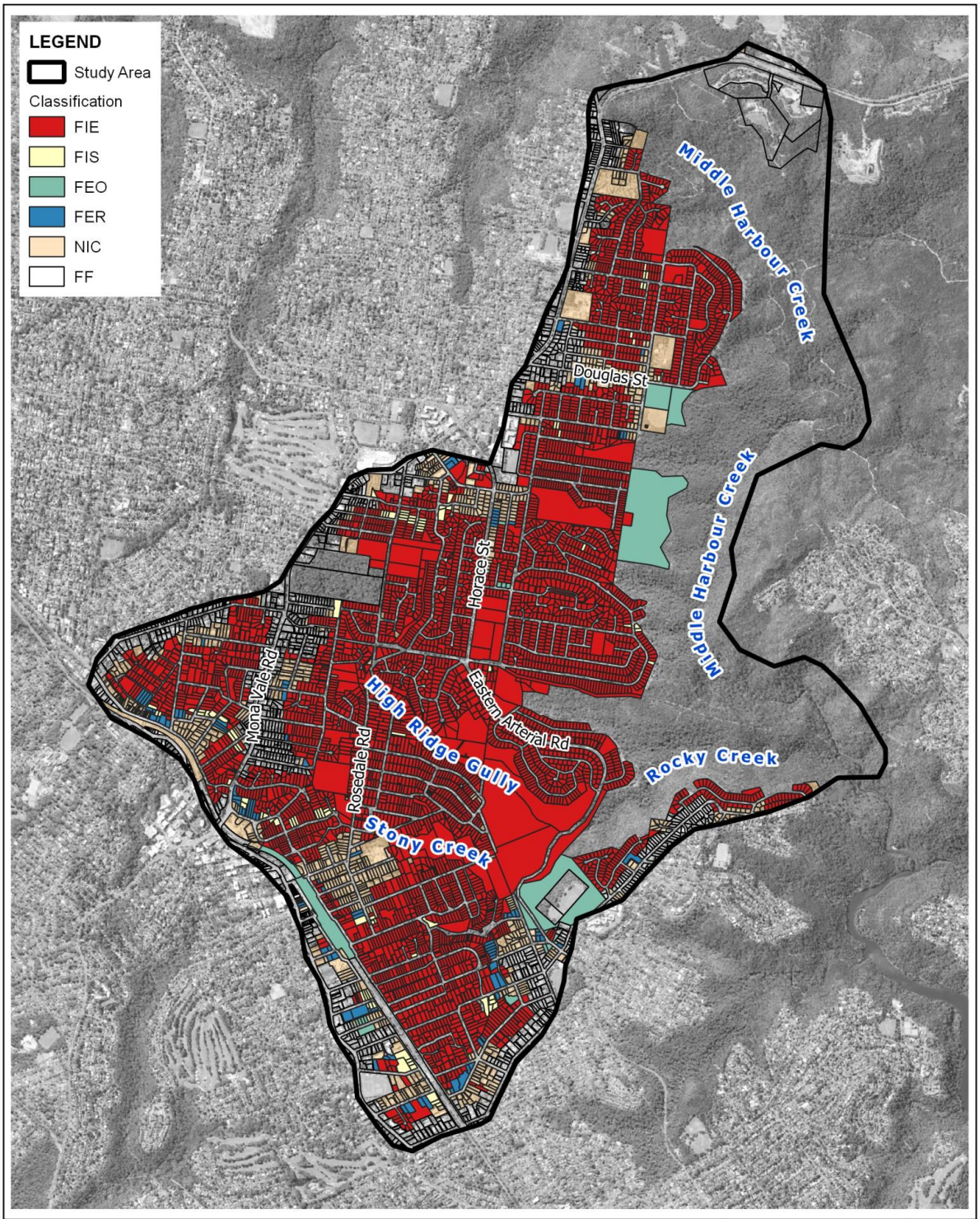

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Flood Emergency Response Classification

Figure: **9-3**

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9.2.2 Flood Planning Constraint Categories

Guideline 7-5 of the '*Australian Disaster Relief Resilience Handbook*' (AIDR, 2017) highlights the need for appropriate land use planning activities to effectively manage and limit the growth of flood risk within a floodplain. It recommends adoption of four flood planning constraint categories (FPCC), as reproduced in Table 9.1. The purpose of the FPCCs is to separate areas of the floodplain based on their suitability for more concentrated development or intensified land use.

Table 9.1 Flood Planning Constraint Categories (FPCC) (AIDR, 2017)

FPCC	Constraint Subcategory
1	a) Floodway or flood storage area in the DFE*, b) Flood hazard H6 in the DFE*.
2	a) Floodway in events larger than the DFE*, b) Flood hazard H5 in the DFE*, c) Low flood island (isolated and submerged areas), d) High flood island (isolated but elevated areas), e) Flood hazard H6 in floods large than the DFE*.
3	Remaining area below the FPL
4	Remaining area within the PMF or Extreme Flood.

*** DFE = defined flood event – adopted as the 1% AEP event.**

The Flood Planning Constraint Categories were produced using enveloped results for 1% AEP flood and rarer events (i.e. 0.2% AEP and the PMF). The results are presented in Figure 9.3.

The implications and key considerations for development extracted from AIDR (2017), as well as potential flood planning options are outlined in Table 9.2. Due to the steep urbanised nature of the catchment and short critical duration observed across all events, widespread temporary isolation of properties (category 2c and in particular 2d) is likely to occur. This information can be further refined and potentially used to inform land use planning and provision of development controls as part of the subsequent Floodplain Risk Management Study and Plan.

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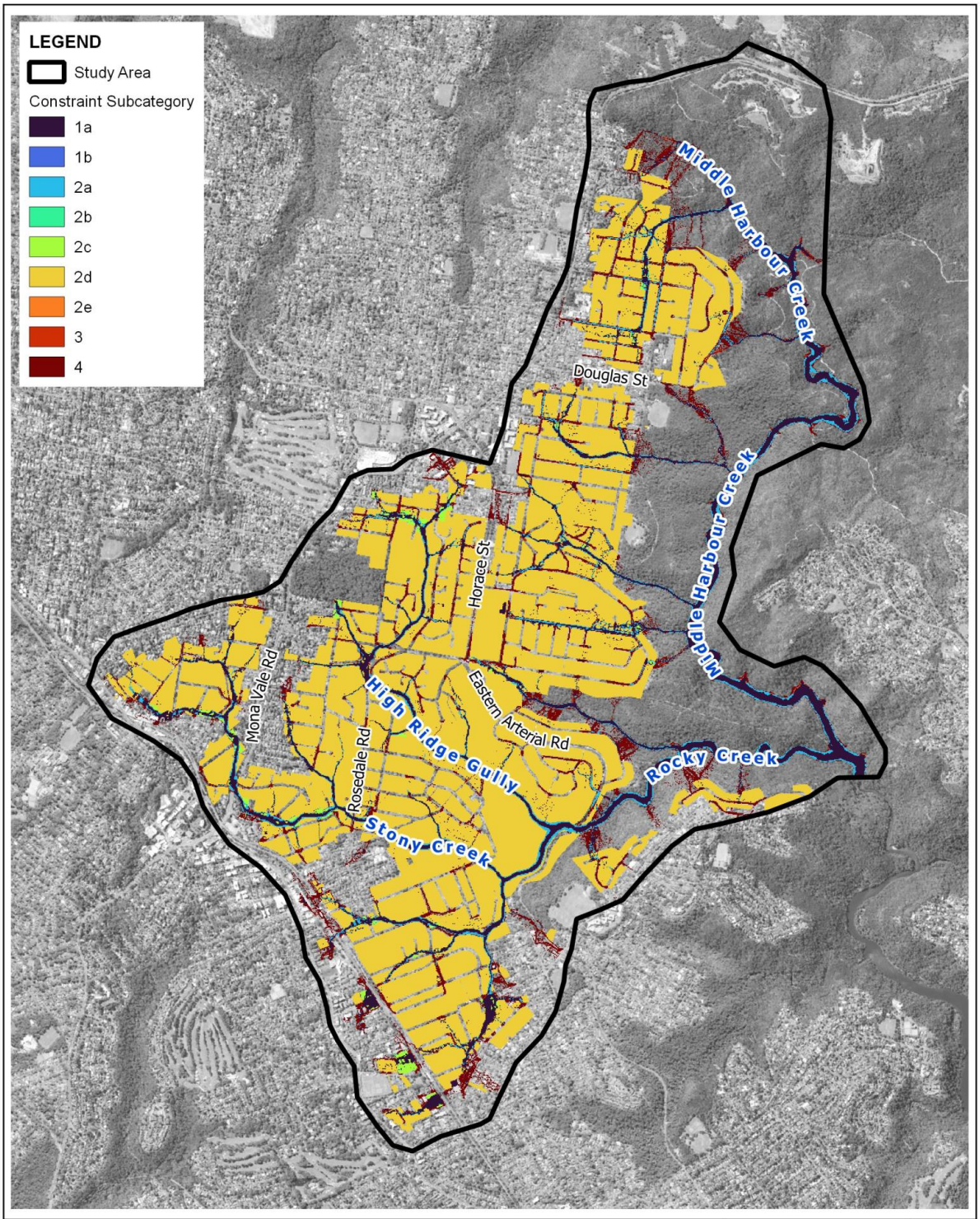
LEGEND
Study Area
Constraint Subcategory
1a
1b
2a
2b
2c
2d
2e
3
4
Middle Harbour Creek
Douglas St
Middle Harbour Creek
Horace St
Mona Vale Rd
High Ridge Gully
Eastern Arterial Rd
Rocky Creek
Rosedale Rd
Stony Creek
Title:
Flood Planning Constraint Categories
Figure:
9-4
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Table 9.2 Flood Planning Constraint Categories (FPCC): Implications, Key Considerations (AIDR, 2017) and Potential Planning Options

Category	Sub-category	Implications	Key Considerations	Recommended Mitigations
FPCC1	A (Flow conveyance and storage areas in the 1% AEP)	Development or changes to topography within flow conveyance areas and flood storages areas affect flood behaviour, which will alter flow depth or velocity in other areas of the floodplain. Changes can negatively affect the existing community and other property	The majority of developments and uses have adverse impacts on flood behaviour. Consider limiting uses and development to those compatible with maintaining flood function	• Limiting or precluding development in these areas • Proposed developments should demonstrate compatibility with maintaining the flood function. • Flood impact and risk assessment (FIRA) required as part of the development assessment process.
	B (H6 hazard in the 1% AEP)	Hazardous conditions considered unsafe for vehicles and people. All building types are considered vulnerable to structural failure	The majority of developments and uses are vulnerable to failure in this flood hazard category. Consider limiting developments and uses to those that are compatible with flood hazard H6	• Limiting or precluding development in these areas • Proposed developments should demonstrate compatibility with the flood risk through a FIRA. • Preparation of a flood emergency response plan for occupation of these areas consistent with the local flood plan or State Emergency Service (SES) strategy for the area.
FPCC2	A (Flow conveyance in events larger than the 1% AEP)	Flow conveyance areas may develop during an event larger than the 1% AEP (for example, 0.2% AEP). People and buildings in these areas may be affected by flowing and dangerous floodwaters	Consider compatibility of developments and users with rare flood flows in this area	• Proposed developments should demonstrate compatibility with rare flood risk. • A flood impact assessment should be recommended as part of the development assessment process. • Preparation of a flood emergency response plan for occupation of these areas consistent with the local flood plan or SES strategy for the area.
	B (Flood hazard H5 in the 1% AEP)	Hazardous conditions are considered unsafe for vehicles and people, and all buildings are vulnerable to structural damage	Many uses and developments will be vulnerable to flood hazard. Consider limiting new uses to those compatible with flood hazard H5. Consider treatments such as filling (where this	• Limiting development in these areas • Proposed developments should demonstrate compatibility with the flood risk through a FIRA.

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Category	Sub-category	Implications	Key Considerations	Recommended Mitigations
			will not affect flood behaviour) to reduce the hazard to a level that allows standard development conditions to be applied. Alternatively, consider a requirement for special development conditions	• Preparation of a flood emergency response plan for occupation of these areas consistent with the local flood plan or SES strategy for the area.
	C (Emergency response—isolated and submerged areas)	Area becomes isolated by floodwater or impassable terrain, with loss of evacuation route to the community evacuation location. The area will become fully submerged with no flood-free land in an extreme event, with ramifications for those who have not evacuated and are unable to be rescued	Consequences of isolation and inundation can be severe. Consider the consequences of: • evacuation difficulty or inundation of the area on the development and its users, which may include limitations on land use, or on land use that has occupants who are more vulnerable to disruption and loss • the development on emergency management planning for the existing community, including the need for additional treatments • the development on community flood recovery • disruption or loss of the development on the users and wider community	• Limiting development in these areas • Proposed developments should demonstrate compatibility with the flood risk through a FIRA. • Preparation of a flood emergency response plan for occupation of these areas consistent with the local flood plan or SES strategy for the area.
	D (Emergency response—isolated but elevated areas)	Area becomes isolated by floodwater or impassable terrain, with loss of an evacuation route to a community evacuation location. The area has some land elevated above the extreme flood level. Those not evacuated may be isolated with limited or no services, and will need rescue or resupply until floods recede and roads are passable	Some developments and their users may be vulnerable to disruption or loss. Consider: • the consequences of disruption or loss of the development on the users and the wider community	• Limitation on land use for sensitive and vulnerable developments.

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Category	Sub-category	Implications	Key Considerations	Recommended Mitigations
			• limiting land use, or land use that has occupants who are more vulnerable to disruption and loss • additional emergency management treatment requirements • issues associated with the level of support required during a flood, particularly for long-duration flood events	
	E (Flood hazard H6 in floods larger than the 1% AEP)	Hazardous conditions may develop in an event rarer than the 1% AEP, which may have implications for the development and its occupants	Consider the need for additional development conditions to reduce the effect of flooding on the development and its occupants	• Limit or exclude land use involving vulnerable users. • Proposed developments should demonstrate compatibility with the flood risk through a FIRA. • Preparation of a flood emergency response plan for occupation of these areas consistent with the local flood plan or SES strategy for the area.
FPCC3	Outside FPCC2—generally below the DFE (1% AEP Event) and the freeboard	Hazardous conditions may exist creating issues for vehicles and people. Structural damage to buildings that meet building standards unlikely because of flooding	Standard land-use and development controls aimed at reducing damage and the exposure of the development to flooding in the DFE (1% AEP Event) are likely to be suitable. Consider the need for additional conditions for emergency response facilities, key community infrastructure and vulnerable users	• Limit or exclude land use involving vulnerable users. • Developments should demonstrate compatibility with the flood risk through a FIRA.
FPCC4	Outside FPCC3, but within the probable maximum flood (or similar extreme event)	Emergency response may rely on key community facilities such as emergency hospitals, emergency management headquarters and evacuation centres operating during an	Consider the need for conditions for emergency response facilities, key community infrastructure and land uses with vulnerable users	• Limit or exclude land use involving vulnerable users. • Undertaking of a FIRA to demonstrate safe evacuation can be carried out consistent

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Category	Sub-category	Implications	Key Considerations	Recommended Mitigations
		event. Recovery may rely on key utility services being able to be readily re-established after an event		with the local flood plan and SES flood emergency strategy for sensitive or critical developments.

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10 Conclusion

The Middle Harbour Northern Catchments Flood Study was completed to define flood behaviour across the urbanised portions of the northern catchments of the Ku-ring-gai LGA draining to Middle Harbour under historical, existing and future conditions (incorporating the potential impacts of climate change).

Flood behaviour was predicted for a range of design events based on DRAINS hydrologic models updated or developed for the study catchments, as well as a TUFLOW hydraulic model that was developed specifically for this flood study. These models were verified qualitatively using anecdotal flood information for historical events that was collected through the community consultation process.

The DRAINS and TUFLOW models were used to simulate a range of design events including the 20%, 10%, 5%, 2%, 1%, 0.5% and 0.2% AEP and PMF events. The potential impacts of climate change, including increased rainfall intensity and sea level rise, were also assessed. The modelling results were used to prepare design flood mapping, incorporating peak flood depth, flood velocity, flood hazard and flood function.

Flood planning and emergency response information, including definition of the Flood Planning Area (FPA), Flood Emergency Response Classifications (FERCs) and Flood Planning Constraint Categories (FPCC), has also be developed based on the predicted flood characteristics.

Key findings of the study include:

- Due to the steep and highly urbanised nature of the upstream catchment, critical flooding in the Middle Harbour Northern Catchments occurs due to intense, short duration rainfall which would provide very little flood warning time.
- During flood events, the greatest concentration of flow occurs along areas of lower elevation (including local creeks, property backyard and roadways) which run parallel to the major trunk drainage discharging into Rocky Creek, Stony Creek, High Ridge Gully, Middle Harbour Creek and their tributaries. During rare and extreme events these areas would be subject to high hazard floodwaters conveying a significant amount of flow, which would likely exceed the capacity of the low-lying creeks, backyards and roadways in these locations leading to high depth flooding.
- Due to the short flood warning time available and the high hazard flow present within urban areas a large portion of the catchment would likely be isolated during major flood events, although it is unlikely that this isolation would extend beyond a few hours. However, consideration should be given to this potential isolation when considering future placement of vulnerable communities or critical infrastructure in the catchment.

Overall, the outputs of this study provide an improved understanding of flood behaviour that will aid in Council's management of flood risk and establish the basis for subsequent floodplain management activities.

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Annex A Rainfall Gauges

Station #	Station Name	Period of Record	Data Type	Authority	Distance from catchment centroid (km)
66157	Pymble (Canisius College)	1947-2011	Daily	BoM	1.67
566073	RG @ Pymble Bowling Club	1987-2023	Sub-Daily	Sydney Water	2.84
66114	North Turramurra (Dryden Rd)	2005-2009	Daily	BoM	3.16
66206	St Ives (Richmond Avenue)	1998-2021	Daily	BoM	3.27
66120	Gordon Golf Club	1906-2023	Daily	BoM	3.35
566085	RG @ East Lindfield Bowling Club	1990-2023	Sub-Daily	Sydney Water	3.54
566084	RG @ Police Driving School, North St Ives	TBC	Sub-Daily	Sydney Water	3.71
66158	Turramurra (Kissing Point Road)	1912-2018	Daily	BoM	3.98
66188	Belrose (Evelyn Place)	1991-2023	Daily	BoM	4.39
66189	West Pymble (Wyuna Road)	1992-2011	Daily	BoM	4.48
566071	RG @ Belrose Bowling Club	TBC	Sub-Daily	Sydney Water	4.67
66205	Wahroonga (Boundary Road)	1998-2005	Daily	BoM	5.01
66211	Wahroonga (Ada Avenue)	2010-2023	Daily	BoM	5.4
66080	Castle Cove (Rosebridge Ave)	1958-2023	Daily	BoM	5.64
66182	Frenchs Forest (Frenchs Forest Rd)	1957-2018	Daily	BoM	5.99
566055	RG @ Hornsby Bowling Club (Sewer Group)	TBC	Sub-Daily	Sydney Water	6.85
66011	Chatswood Bowling Club	1951-2023	Daily	BoM	6.94
66156	Macquarie Park (Willandra Village)	1970-2023	Daily	BoM	6.96

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Station #	Station Name	Period of Record	Data Type	Authority	Distance from catchment centroid (km)
566017	RG @ Chatswood Bowling Club	1962-2023	Sub-Daily	Sydney Water	6.99
66142	Duffys Forest (Namba Rd)	1969-2023	Daily	BoM	7.06
66059	Terrey Hills Aws	2004-2023	Sub-Daily	BoM	7.41
566083	RG @ North Epping Bowling Club	TBC	Sub-Daily	Sydney Water	7.42
67065	Hornsby (Swimming Pool)	2008-2023	Daily	BoM	8.02
566008	RG @ North Ryde Golf Club, access via Twin Rd	TBC	Sub-Daily	Sydney Water	8.24
66213	North Ryde Golf Club	2011-2023	Daily	BoM	8.24
566176	RG @ Asquith BC	TBC	Sub-Daily	Sydney Water	8.37
66167	Northbridge Bowling Club	1980-2000	Daily	BoM	8.47
66020	Epping Chester Street	1886-2002	Daily	BoM	8.51
566029	RG @ North Ryde Reservoir (MHL Gauge)	TBC-2014	Sub-Daily	Sydney Water	8.52
66047	Pennant Hills (Yarrara Road)	1900-2020	Daily	BoM	8.67
566076	RG @ Pennant Hills Bowling Club	TBC	Sub-Daily	Sydney Water	8.95
66153	Manly Vale (Manly Dam)	1906-2006	Daily	BoM	9.27
566025	RG @ Manly Vale Dam (formerly 566154) (MHL Gauge)	TBC-2014	Sub-Daily	Sydney Water	9.31
66044	Cromer Golf Club	1898-2011	Daily	BoM	9.58
66131	Riverview Observatory	1905-2015	Daily	BoM	9.72
66087	Eastwood Bowling Club	1955-2004	Daily	BoM	9.82
566053	RG @ Hornsby Heights WWTP	TBC	Sub-Daily	Sydney Water	10

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Station #	Station Name	Period of Record	Data Type	Authority	Distance from catchment centroid (km)
566087	RG @ Gladesville Bowling Club	1991-2022	Sub-Daily	Sydney Water	10.04
566040	RG @ West Epping Bowling Club (Sewer Group)	TBC-2012	Sub-Daily	Sydney Water	10.13
566068	RG @ Dee Why Bowling Club	TBC	Sub-Daily	Sydney Water	10.31
566178	RG @ Waringah Golf Course	TBC	Sub-Daily	Sydney Water	10.32
566037	RG @ West Ryde Pumping Station	1948-2023	Sub-Daily	Sydney Water	10.65
566080	RG @ Harbord Bowling Club	TBC	Sub-Daily	Sydney Water	11.07
66042	Mosman (Bapaume Road)	1895-2005	Daily	BoM	11.18
66119	Mount Kuring-Gai (Ledora Farm)	1964-2019	Daily	BoM	11.27
66185	Carlingford (Barellan Av)	1986-2011	Daily	BoM	11.27
67062	Cherrybrook (Casuarina Drive)	2007-2015	Daily	BoM	11.56
566089	RG @ Manly Golf Course	TBC	Sub-Daily	Sydney Water	11.58
66075	Waverton Bowling Club	1955-1999	Daily	BoM	11.59
67098	West Pennant Hills (Oratava Ave)	1943-2006	Daily	BoM	11.64
67089	West Pennant Hills (Cumberland State For	1949-2015	Daily	BoM	12.05
66071	Gladesville Champion Rd	1997-2000	Daily	BoM	12.07
566081	RG @ Carlingford Bowling Club	TBC	Sub-Daily	Sydney Water	12.16
567149	RG @ Cumberland State ForeStreet, West Pennant Hills (formerly a UPRCT Gauge)	TBC	Sub-Daily	Sydney Water	12.23
66183	Ingleside (Animal Welfare League NSW)	1984-2012	Daily	BoM	12.24
66126	Collaroy (Long Reef Golf Club)	1965-2023	Daily	BoM	12.77

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Station #	Station Name	Period of Record	Data Type	Authority	Distance from catchment centroid (km)
66184	Mosman Council	1984-2007	Daily	BoM	12.8
66034	Abbotsford (Blackwall Point Rd)	2004-2023	Daily	BoM	12.94
566066	RG @ SPS65, Five Dock	1989-2021	Sub-Daily	Sydney Water	13.09
566051	RG @ Warriewood WWTP	TBC	Sub-Daily	Sydney Water	13.1
566027	RG @ Taronga Zoo, Mosman	TBC	Sub-Daily	Sydney Water	13.22
66048	Concord (Brays Rd)	2000-2023	Daily	BoM	13.32
66214	Sydney (Observatory Hill Comparison)	2017-2020	Sub-Daily	BoM	13.73
66062	Sydney (Observatory Hill)	1858-2020	Sub-Daily	BoM	13.88
66212	Sydney Olympic Park AWS (Archery Centre)	2011-2023	Sub-Daily	BoM	13.9
66013	Concord Golf Club	1930-2023	Daily	BoM	14.2
566064	RG @ Concord Bowling Club	1988-2023	Sub-Daily	Sydney Water	14.23
66141	Mona Vale Golf Club	1969-2023	Daily	BoM	14.37
566100	RG @ North Head WWTP	TBC	Sub-Daily	Sydney Water	14.42
66006	Sydney Botanic Gardens	1885-2023	Daily	BoM	14.7

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Annex B Detailed Survey Plans

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PINNACLE LAND SURVEYORS

Address Suite 1A, Level 2
802 Pacific Highway,
Gordon NSW 2072

Phone 02 9686 2548

Email office@pinnaclesurveyors.com.au
Website http://www.pinnaclesurveyors.com.au

Middle Harbour Stormwater Access Report

Project: Middle Harbour Flood Study

Prepared for: BMT

Date: 23/12/2021

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Contents

1. Survey Cross-Section Location 1 6
2. Survey Cross-Section Location 2 9
3. Survey Cross-Section Location 3 13
4. Survey Cross-Section Location 4 17
5. Survey Cross-Section Location 5 22
6. Survey Cross-Section Location 6 26
7. Survey Cross-Section Location 7 33
8. Survey Cross-Section Location 8 38
9. Survey Cross-Section Location 9 43
10. Survey Cross-Section Location 10 50
11. Survey Cross-Section Location 11 65
12. Survey Cross-Section Location 12 72
13. Survey Cross-Section Location 13 79

Conclusion 86

Middle Harbour Flood Study Survey

The following report details the flood study survey conducted by Pinnacle Surveyors in areas of St. Ives, Pymble, Gordon and Killara with each of the 13 survey cross section locations shown in the map below.

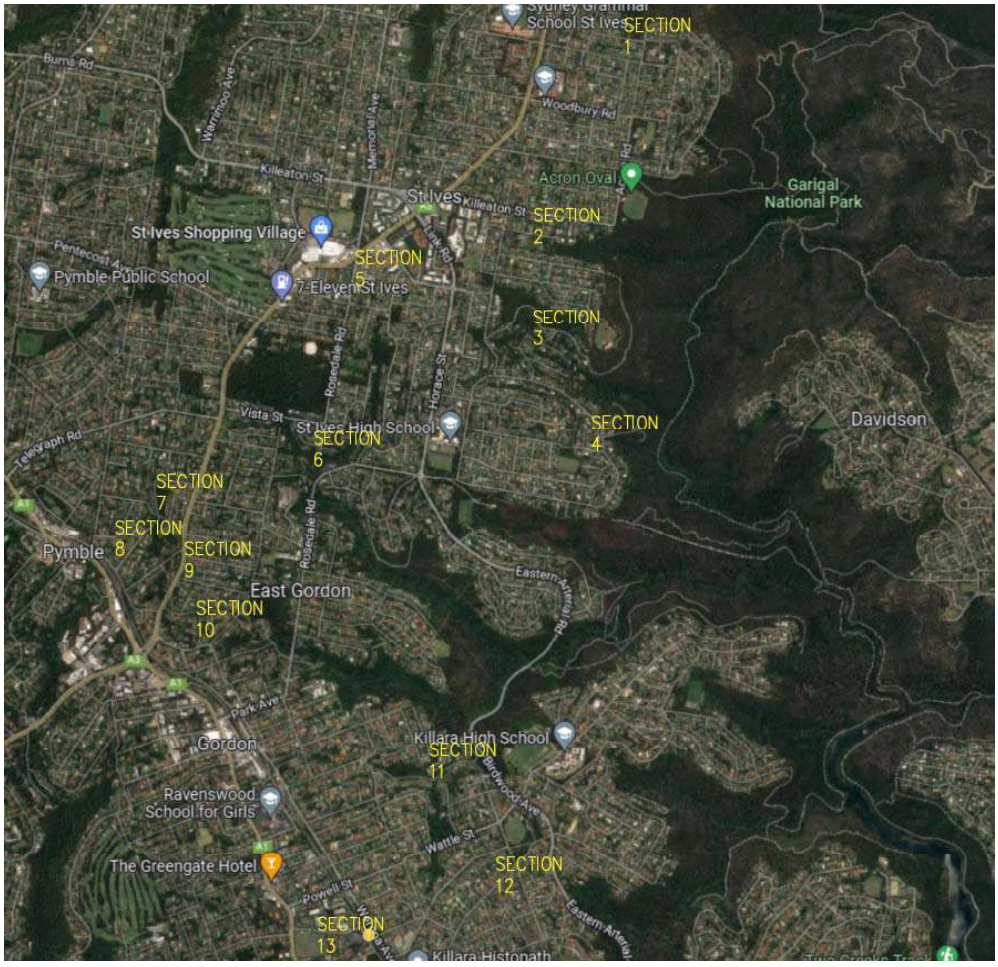

Figure 0-1 The survey map showing each section of the middle harbour flood study

This report shows the surveyed hydraulic structures and river cross sections that were surveyed for the middle harbour flood study.

Data for the survey has been collected using a robotic total station for each point on every asset and river cross section. MGA coordinates and AHD reduced levels have been transferred from high precision RTK GNSS based control baselines, that have been established at several stable locations for each site to provide redundancy and increase overall accuracy, with horizontal and vertical

measurement accuracy at +/- 5mm and +/- 10mm respectively, well within the required parameters of +/- 10mm for horizontal and +/- 30mm for vertical measurements.

This report is produced in conjunction with drawings for each structure along with relevant RL's and cross section RL's when required, DSPEC data for all indicated assets, with, plans and CSV tables for all channel cross sections found in each of the surveyed locations.

1. Survey Cross-Section Location 1

Survey Cross-Section Location 1 (SCS-L1) shown below is located at Ayres Road and Blackburn Street.

Each cross section image shown has been provided by BMT as a guide for infrastructure and cross section location with drainage structures and cross sections shown.

In each survey the required cross section locations and straightness, have been as closely adhered to as permitted by the land topology and shown in red, the positions of the surveyed culverts and pits are also shown in yellow and orange respectively.

Figure 1-1 Surveyed pits and culverts for Survey Cross-Section Location 1 (SCS-L1)

A culvert discharging from Blackburn Street was surveyed. With the following images showing the culvert and the downstream flow section.

Figure 1-2: Upstream view of the culvert located on Blackburn Street

Figure 1-3: Downstream view of the culvert located on Blackburn Street

The structure located at Ayres road is a stormwater runoff pit, which then connects to the main line running down to Blackburn Street as shown in figure 1-3, the pit and pipe invert levels were surveyed.

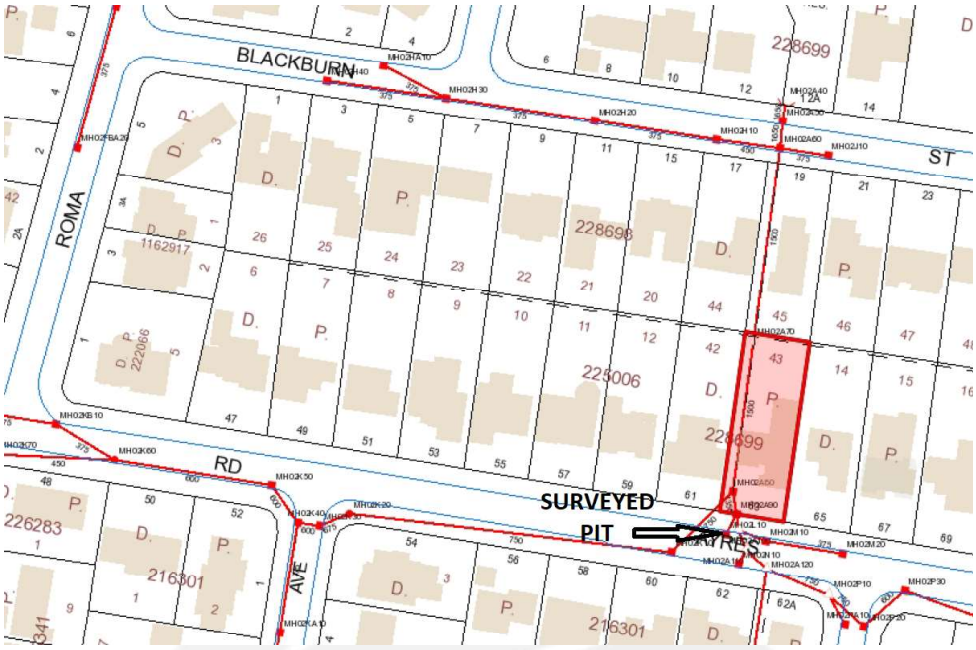

Figure 1-4: Underground stormwater map

Figure 1-5: Pit located on Ayres Rd

2. Survey Cross-Section Location 2

The survey extent for SCS-L2 is shown on the following map.

Figure 2-1 Surveyed pits, culverts and cross sections for SCS-L2

Two drainage pits on each side of Carcoola Road were surveyed. With the following images showing both pits on each side of the road.

Figure 2-2: Two drainage pits on each side of Carcoola Road with a 1.2m pipe.

Figure 2-3: Drainage pit located on Carcoola Road

Figure 2-4: Drainage pit located on Carcoola Road

Figure 2-5 Upstream view of the culvert and cross section surveyed at REDACTED

The culvert shown above, discharging from Carcoola Road was surveyed, the image below shows the downstream flow section. The cross section at this location was also surveyed.

Figure 2-6: Downstream view of the culvert and cross section surveyed at REDACTED

Further downstream, the cross section at REDACTED has been surveyed.

Figure 2-7: Upstream view of the cross section surveyed at REDACTED

Figure 2-8: Downstream view of the cross section surveyed at REDACTED

3. Survey Cross-Section Location 3

The survey extent for SCS-L3 is shown on the following map.

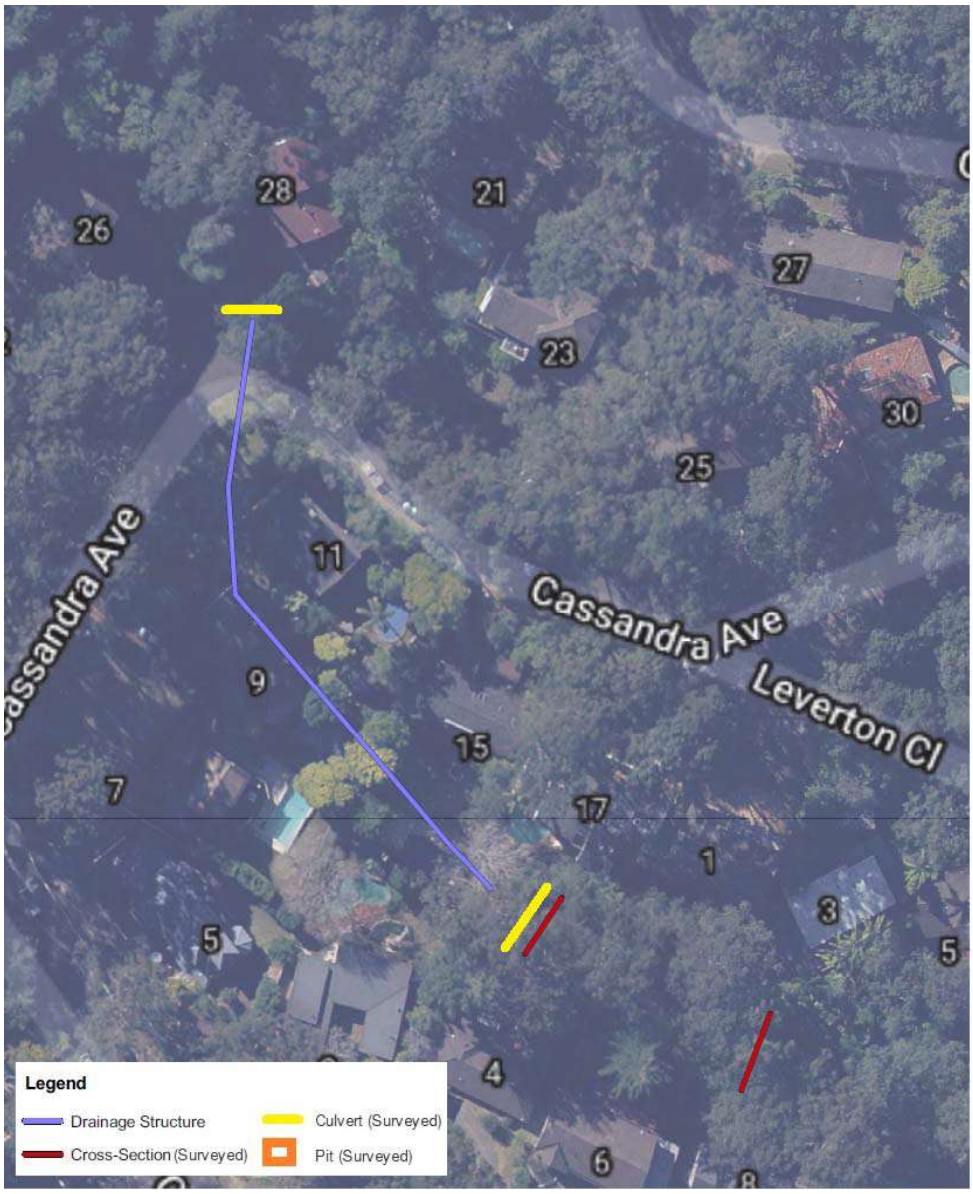

Figure 3-1 Surveyed culverts and cross sections for SCS-L3

The inlet Culvert near Redacted was surveyed, the downstream and upstream sections are shown respectively.

Figure 3-2: Downstream view of the culvert located near Redacted

Figure 3-3: Upstream view of the culvert located near Redacted

The following images show the downstream culvert near Redacted including the cross section that was surveyed.

Figure 3-4: Downstream view of the culvert and the cross section surveyed near Redacted

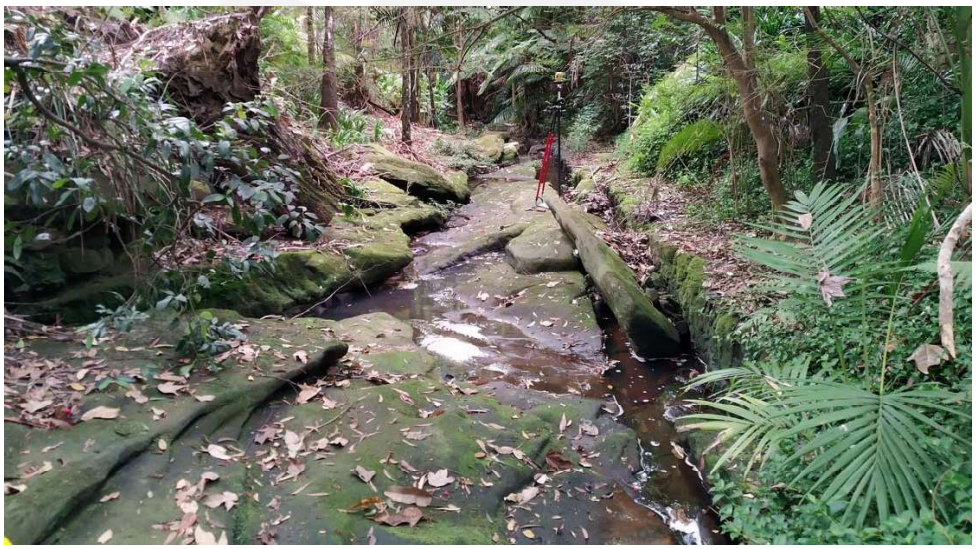

Figure 3-5: Downstream view of the culvert and the cross section surveyed near Redacted

These images show the surveyed cross section further downstream near Redacted

Figure 3-6 Upstream view of the cross section surveyed near Redacted

Figure 3-7 Downstream view of the cross section surveyed near Redacted

4. Survey Cross-Section Location 4

The survey extent for SCS-L4 is shown on the following map.

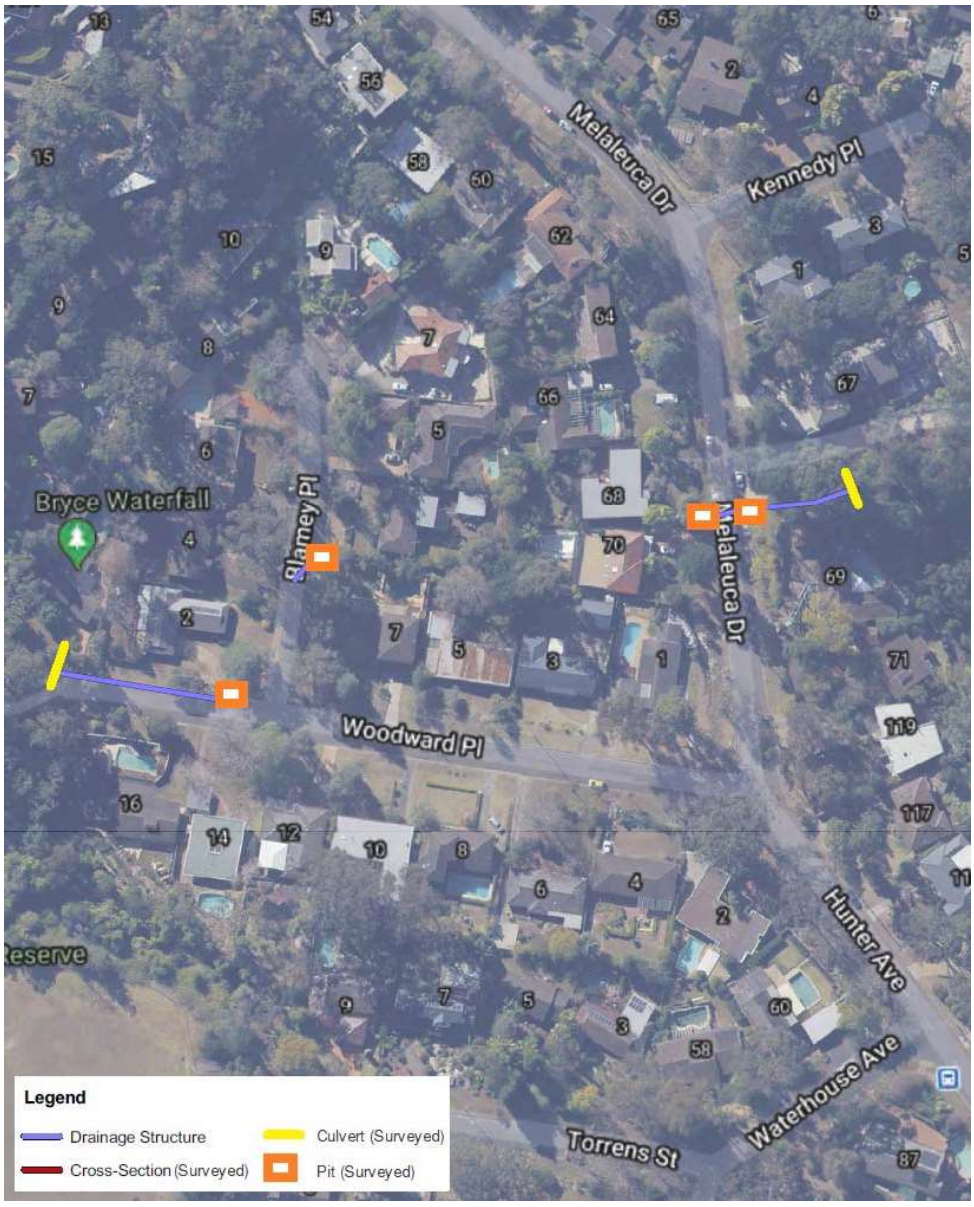

Figure 4-1 Surveyed pits and culverts for SCS-L4

The inlet culvert at Woodward Place has been surveyed as has the pit 46m Eastward as shown in the four images below.

Figure 4-2 Downstream view of the culvert located at Woodward Place

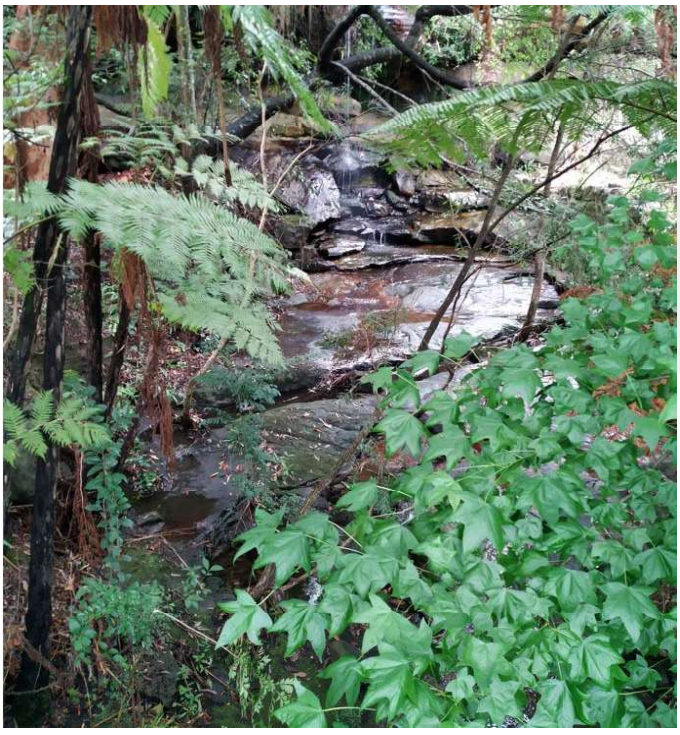

Figure 4-3 Upstream view of the culvert located at Woodward Place.

Figure 4-4 Pit located at Woodward Place.

Figure 4-5 Pit located at Woodward Place.

These images show the surveyed pit on Blamey Place.

Figure 4-6 Pit located at Blamey Place.

Figure 4-7 Pit located at Blamey Place.

These images show the two surveyed pits on Melaleuca Drive.

Figure 4-8 Pit located at Melaleuca Drive.

Figure 4-9 Pit located at Melaleuca Drive.

These images show two different angles of the surveyed outlet culvert near Melaleuca Drive followed by the downstream image.

Figure 4-10 Two upstream views of the culvert located at Melaleuca Drive.

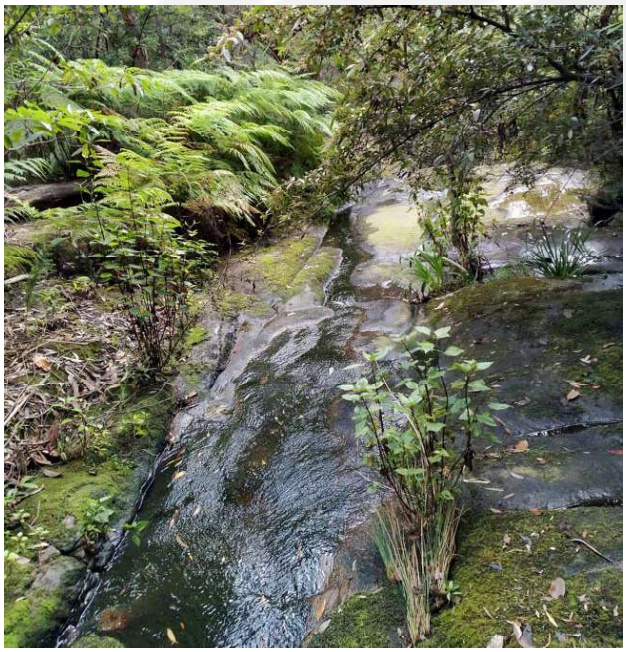

Figure 4-11 Downstream view of the culvert located at Melaleuca Drive.

5. Survey Cross-Section Location 5

The survey extent for SCS-L5 is shown on the following map.

Figure 5-1 Surveyed pits, culverts and cross sections for SCS-L2

The two pits located in Putarri Reserve and adjacent to Rosedale Rd have been surveyed.

Figure 5-2 view of the pit located in Putarri Reserve.

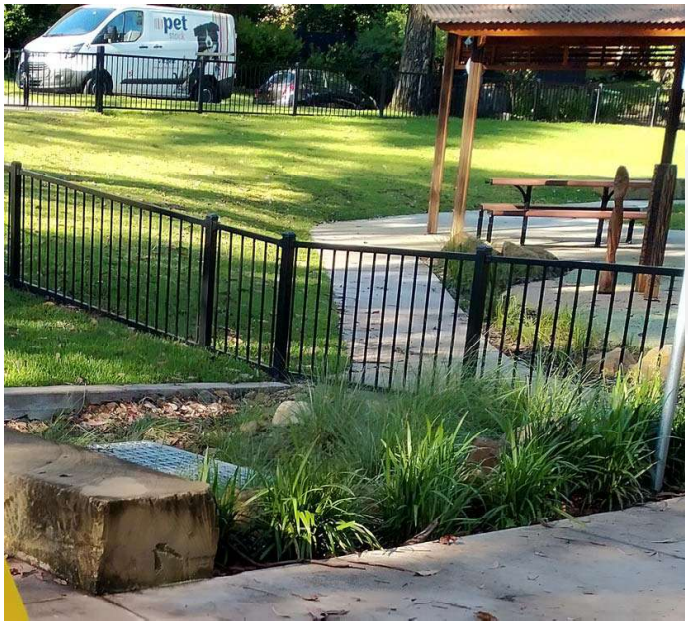

Figure 5-3 view of the pit located adjacent to Rosedale Road.

The image below is of the pit on Dorset Drive dropping directly into the 1200mm pipe which has been surveyed, this makes the survey of the nearby manhole no longer necessary.

Figure 5-3 Pit located at Dorset Drive.

The outlet culvert near Redacted including the cross sections near Redacted that where surveyed, are shown.

Figure 5-4 Upstream view of the culvert located near Redacted

Figure 5-5 Downstream view of the culvert located near Redacted

The following two images show the up and downstream views for the survey cross section behind Redacted Redacted

Figure 5-6 Respective up and downstream views of the cross section located near Redacted

6. Survey Cross-Section Location 6

The survey extent for SCS-L6 is shown on the following map.

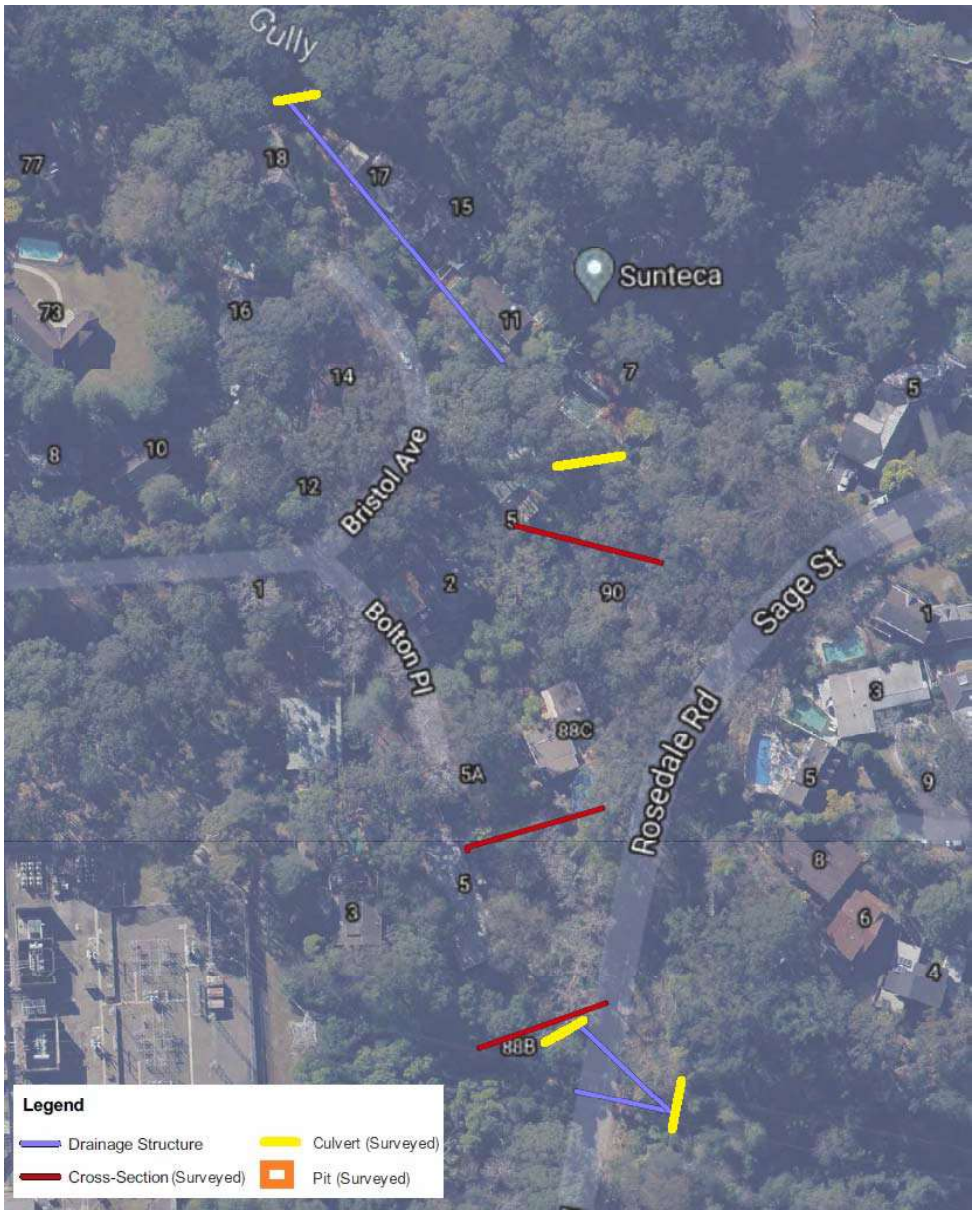

Figure 6-1 Surveyed culverts and cross sections for SCS-L6

The images of the surveyed inlet culvert near Redacted are shown.

Figure 6-2 Downstream view of the culvert located near Redacted

Figure 6-3 Upstream view of the culvert located near Redacted

These images show the surveyed outlet culvert near Redacted, the cross sections in this location have also been surveyed.

Figure 6-4 Upstream view of the culvert and cross section located near Redacted

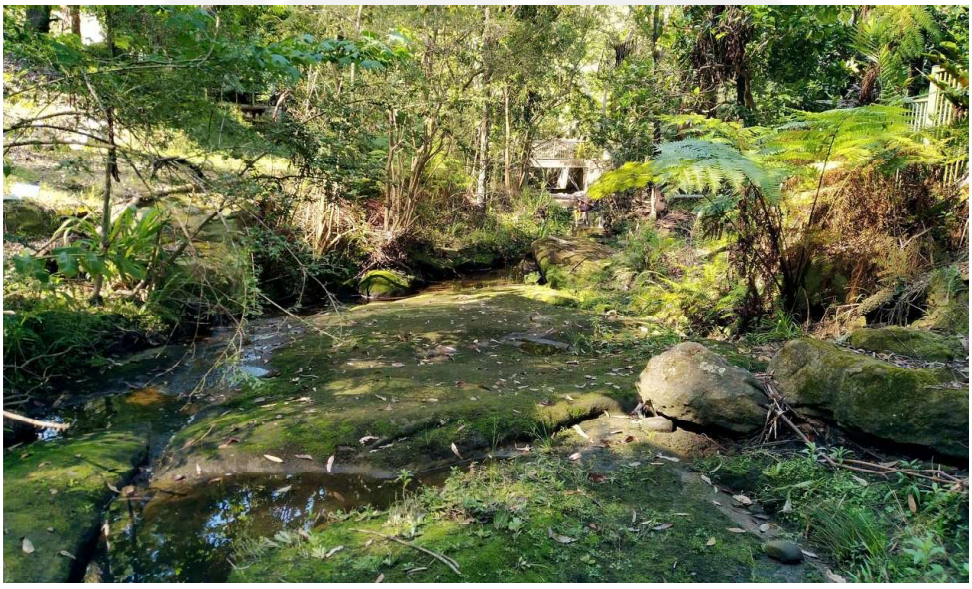

Figure 6-5 Downstream view of the culvert and cross section located near Redacted

The surveyed cross sections located near Redacted

Figure 6-6 Upstream view of the cross section located near Redacted

Figure 6-7 Downstream view of the cross section located near Redacted

The inlet culvert near Redacted has been surveyed. Considerable vegetation was found blocking all four inlet pipes, even with the catch that was put into place to prevent this vegetation build up. The Cross section in this location has also been surveyed.

Figure 6-8 Upstream view of the inlet culvert and cross section located near Redacted

Figure 6-9 Downstream view of the inlet culvert and cross section located near Redacted

The following images show the surveyed outlet culvert near Redacted.

Figure 6-10 Upstream view of the outlet culvert located near Redacted

Figure 6-11 Upstream view of the outlet culvert located near Redacted.

Figure 6-12 Downstream view of the outlet culvert located near Redacted

7. Survey Cross-Section Location 7

The survey extent for SCS-L7 is shown on the following map.

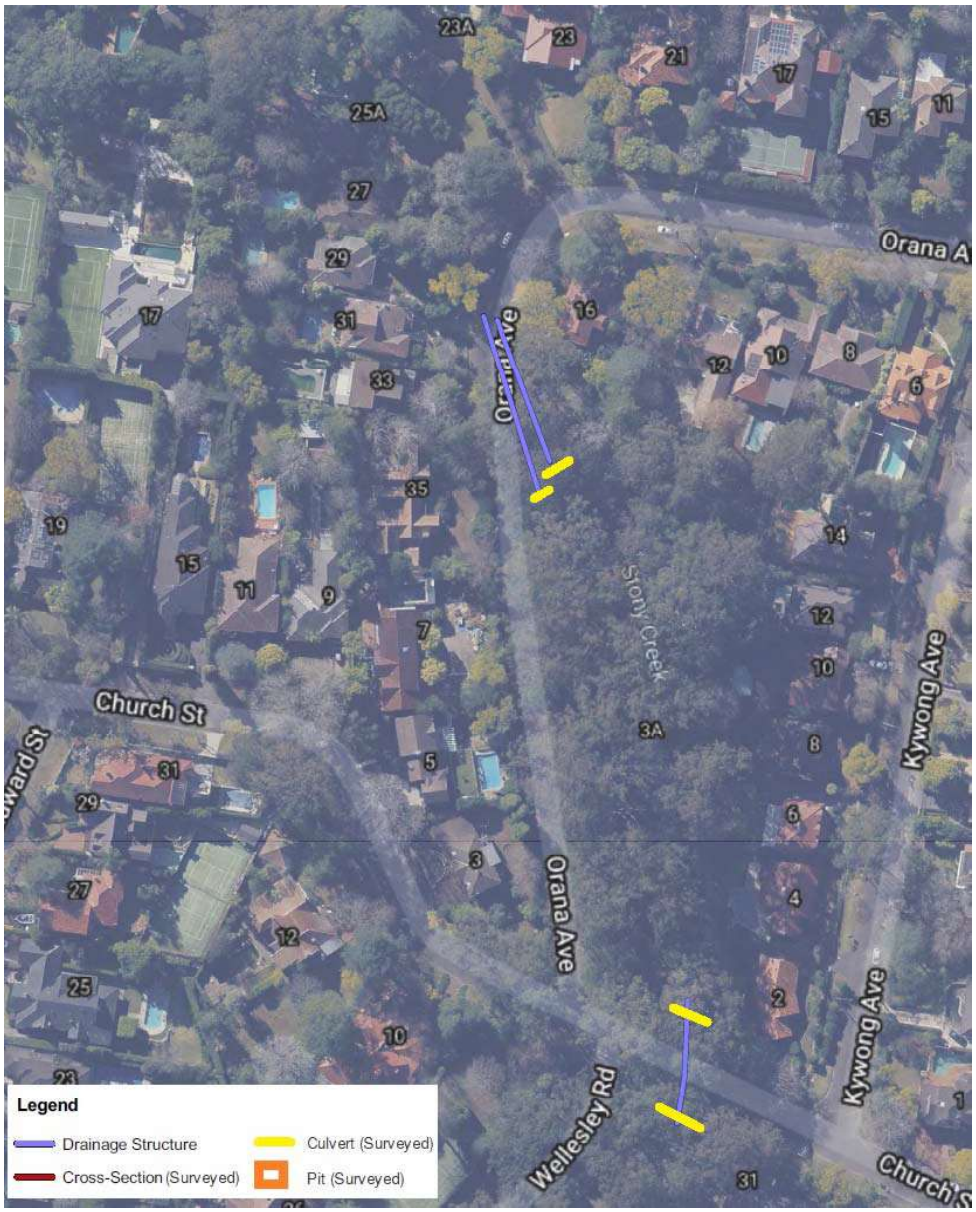

Figure 7-1 Surveyed culverts for SCS-L7

The two adjacent outlet culverts located near Redacted have been surveyed. Considerable vegetation including a fallen tree stump was found blocking one side the first outlet pipe.

Figure 7-2 upstream view of the outlet culvert located near Redacted

Figure 7-3 downstream view of the outlet culvert located near Redacted

Figure 7-4 upstream view of the outlet culvert located near Redacted

Figure 7-5 Downstream view of the outlet culvert located near Redacted

The connected inlet and outlet culverts located on Church Street have been surveyed, as shown in the four images below.

Figure 7-6 upstream view of the inlet culvert located on Church Street

Figure 7-7 downstream view of the inlet culvert located on Church Street

Figure 7-8 upstream view of the outlet culvert located on Church Street

Figure 7-9 downstream view of the outlet culvert located on Church Street

8. Survey Cross-Section Location 8

The survey extent for SCS-L8 is shown on the following map.

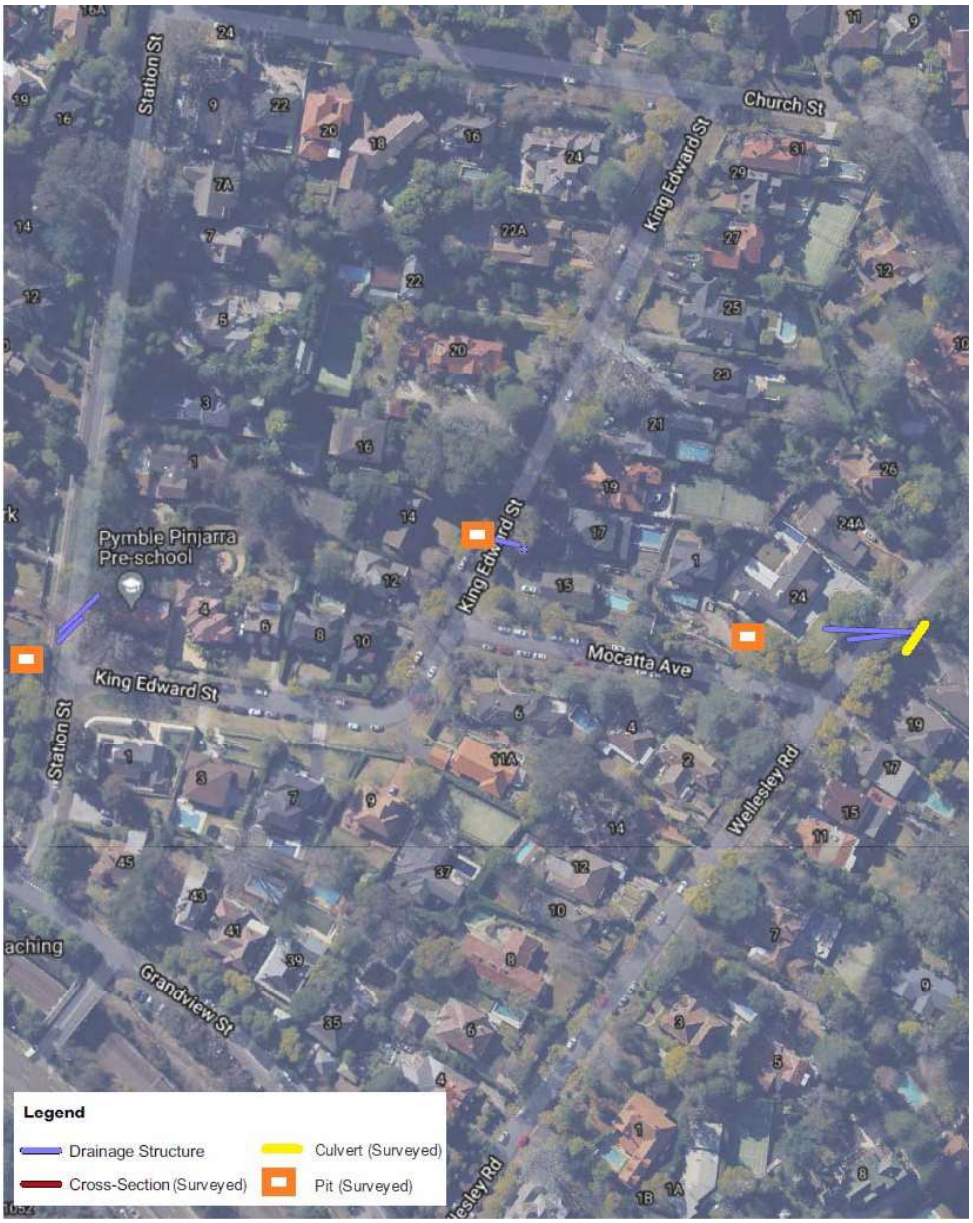

Figure 8-1 Surveyed pits and culverts for SCS-L8

The pit found at Redacted with a 0.75 m Diameter pipe was surveyed.

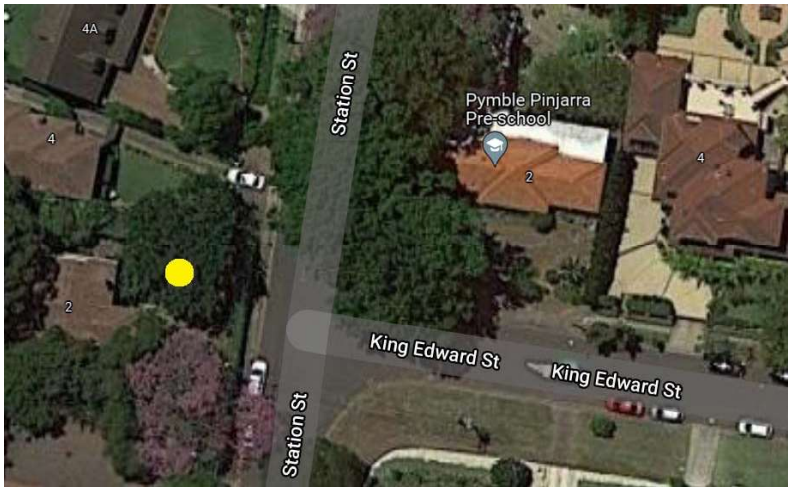

Figure 8-2 Location of surveyed pit found at Redacted

Figure 8-3 Surveyed pit at Redacted *with 0.75m pipe*

The structures shown in the figures below on Station Street did not have any access to the underground piping system.

Figure 8-4 blow-up of BMT figure: 1l Rev: A

Figure 8-5 Structure on Station Street Pymble adjacent to Redacted

Figure 8-6 Two Stormwater runoff pits at Redacted

An attempt was made to find a structure within Redacted with the aid of Ku-ring-gai Councils drainage team, no access point could be located.

One of the pits on King Edward Street was surveyed as shown below.

Figure 8-7 Surveyed stormwater runoff pit on King Edward Street

The pit located within the property at Redacted was surveyed, as was the culvert directly across the road and adjacent to Redacted shown in the following four images.

Figure 8-8 Surveyed pit located within the property at Redacted

Figure 8-9 Upstream view of the surveyed culvert adjacent to Redacted

Figure 8-10 Upstream view of the surveyed culvert adjacent to Redacted

Figure 8-11 Downstream view of the surveyed culvert adjacent to Redacted

9. Survey Cross-Section Location 9

The survey extent for SCS-L9 is shown on the following map.

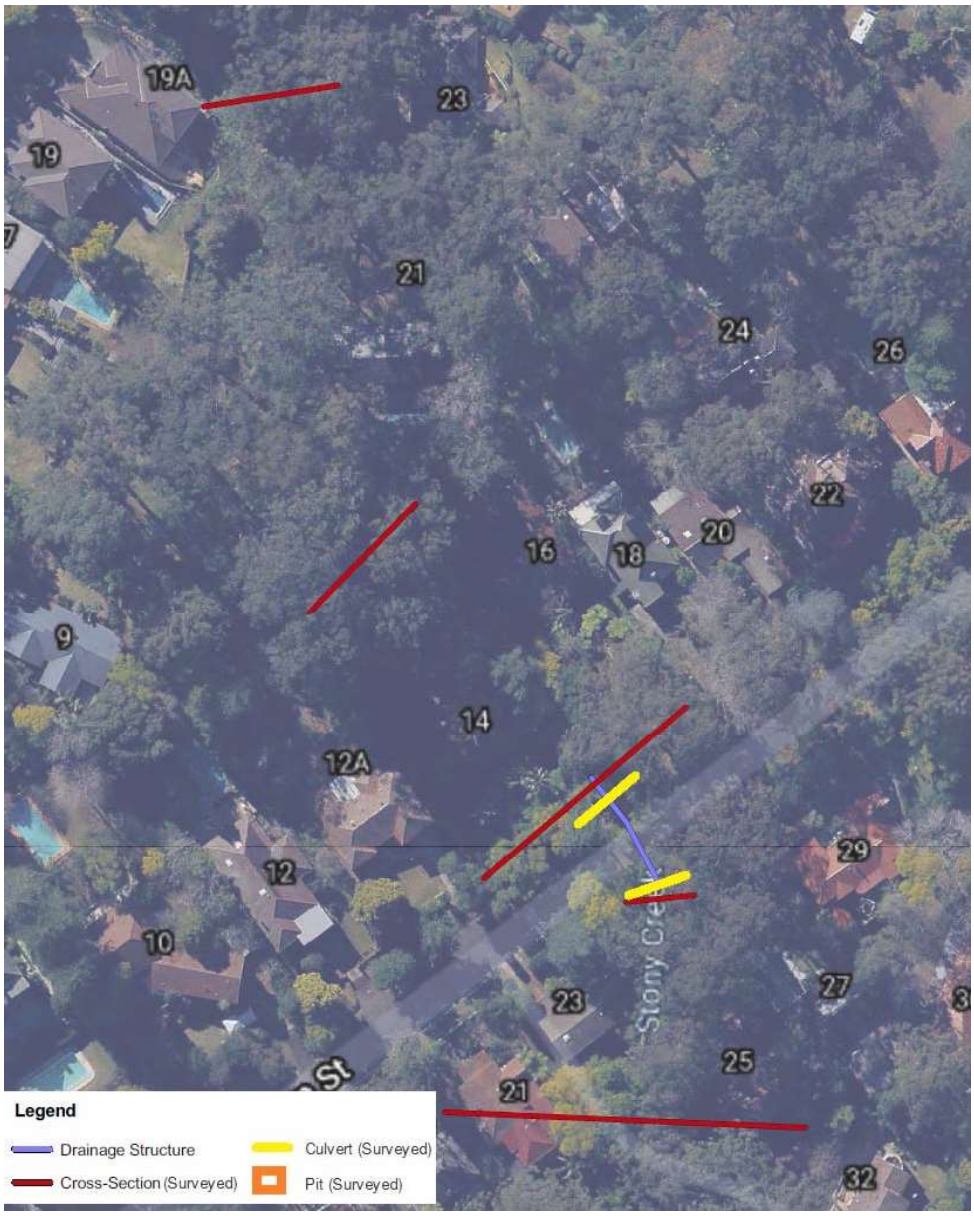

Figure 9-1 Surveyed culverts and cross sections for SCS-L9

The two surveyed cross sections located near Redacted and Redacted are shown in the four images below.

Figure 9-2 Upstream view of the cross section located near Redacted

Figure 9-3 Downstream view of the cross section located near Redacted

Figure 9-4 Upstream view of the cross section located near Redacted

Figure 9-5 Downstream view of the cross section located near Redacted

These images show the surveyed inlet culvert on Fern street connecting directly to the outlet culvert on Fern street. The cross sections in both of these locations have also been surveyed.

Some vegetative build up on the inlet side is noted.

Figure 9-6 Upstream view of the inlet culvert and the surveyed cross section located on Fern Street

Figure 9-7 Downstream view of the inlet culvert and the surveyed cross section located on Fern Street

Figure 9-8 Downstream view of the inlet culvert and the surveyed cross section located on Fern Street

These images show the surveyed outlet side culvert for the pipes crossing Fern street.

Figure 9-9 Upstream view of the outlet culvert and the surveyed cross section located on Fern Street

Figure 9-10 Downstream view of the outlet culvert and the surveyed cross section located on Fern Street

The surveyed cross sections located near Redacted are shown below.

Figure 9-11 Upstream view of the surveyed cross sections located near Redacted

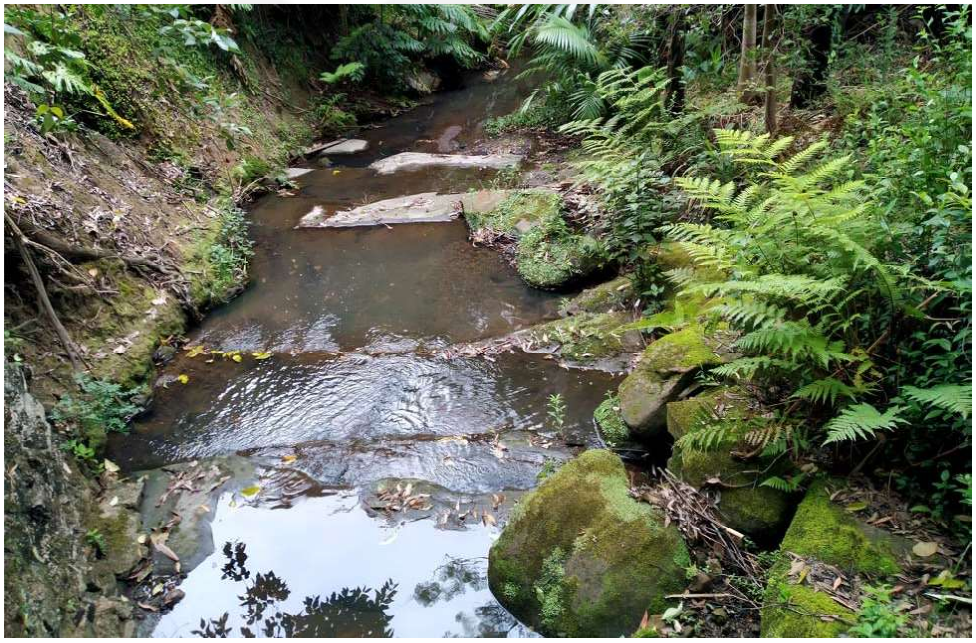

Figure 9-12 Downstream view of the surveyed cross sections located near Redacted

10. Survey Cross-Section Location 10

The survey extent for SCS-L10 is shown on the following map.

Figure 10-1 Surveyed pits, culverts and cross sections for SCS-L10

The following five images show the surveyed inlet culvert on Ryde Road which connects directly to the outlet culvert on the other side of Ryde Road, the cross sections in these locations have been surveyed.

Figure 10-2 Upstream view of the inlet culvert and the surveyed cross section located on Ryde Road

Figure 10-3 Downstream view of the inlet culvert and the surveyed cross section located on Ryde Road

Figure 10-4 Upstream view of the outlet culvert and the surveyed cross section located on Ryde Road

Figure 10-5 Upstream view of the outlet culvert and the surveyed cross section located on Ryde Road

Figure 10-6 Downstream view of the outlet culvert and the surveyed cross section located on Ryde Road

The surveyed cross sections adjacent to Carlotta Avenue are shown in the four images below.

Figure 10-7 Upstream view of the surveyed cross sections located near Redacted

Figure 10-8 Downstream view of the surveyed cross sections located near Redacted

Figure 10-9 Upstream view of the surveyed cross sections located near Redacted

Figure 10-10 Downstream view of the surveyed cross sections located near Redacted

These images show the surveyed inlet culvert (Rectangular) on Carlotta Avenue and the surveyed cross sections.

Figure 10-11 upstream view of the surveyed inlet culvert and cross sections located near Redacted

Figure 10-12 Downstream view of the surveyed inlet culvert and cross sections located near Redacted

Figure 10-13 Downstream view of the surveyed inlet culvert located near Redacted

This image shows the surveyed pit which connects to the outlet culvert (Rectangular) on Pearson Avenue.

Figure 10-14 Surveyed pit located near Redacted

The images below show the surveyed outlet culvert (Rectangular) on Pearson Avenue and the surveyed cross sections.

Figure 10-15 Upstream view of the surveyed outlet culvert and cross sections located near Redacted

Figure 10-16 Upstream view of the surveyed culvert located near Redacted

Figure 10-17 Downstream view of the surveyed culvert and cross sections located near Redacted

The surveyed cross sections adjacent to Mount William Street, are shown in the following images.

Figure 10-18 Upstream view of the surveyed cross sections located near Redacted

Figure 10-19 Downstream view of the surveyed cross sections located near Redacted

Figure 10-20 Upstream view of the surveyed cross sections located near Redacted

Figure 10-21 Downstream view of the surveyed cross sections located near Redacted

Figure 10-22 Upstream view of the surveyed cross sections located near Redacted

Figure 10-23 Downstream view of the surveyed cross sections located near Redacted

Figure 10-24 Upstream view of the surveyed inlet culvert and cross sections located near Redacted

These images are of the surveyed culverts (Bridge) and cross sections located near Redacted

Figure 10-25 Downstream view of the surveyed inlet culvert and cross sections located near Redacted

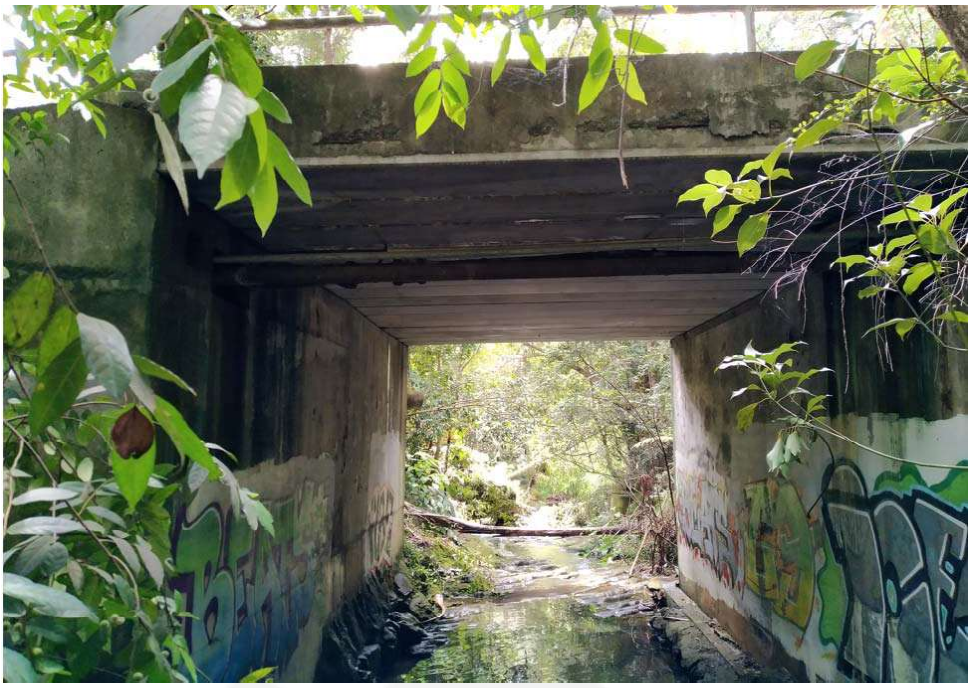

Figure 10-26 Downstream view of the surveyed inlet culvert and cross sections located near Redacted

Figure 10-27 Downstream view of the surveyed inlet culvert and cross sections located near Redacted

Figure 10-28 Upstream view of the surveyed outlet culvert and cross sections located near Redacted

Figure 10-29 Downstream view of the surveyed outlet culvert and cross sections located near Redacted

11. Survey Cross-Section Location 11

The survey extent for SCS-L11 is shown on the following map.

Figure 11-1 Surveyed culverts and cross sections for SCS-L11

The images below are of the surveyed culverts (Bridge) and cross sections located on Maytone Avenue.

Figure 11-2 Upstream view of the surveyed inlet culvert and cross sections located on Maytone Avenue

Figure 11-3 Downstream view of the surveyed inlet culvert and cross sections located on Maytone Avenue

Figure 11-4 Downstream view of the surveyed inlet culvert and cross sections located on Maytone Avenue

Figure 11-5 Downstream view of the surveyed inlet culvert and cross sections located on Maytone Avenue

Figure 11-6 Upstream view of the surveyed outlet culvert and cross sections located on Maytone Avenue

Figure 11-7 Upstream view of the surveyed outlet culvert and cross sections located on Maytone Avenue

Figure 11-8 Upstream view of the surveyed outlet culvert and cross sections located on Maytone Avenue

Figure 11-9 Downstream view of the surveyed outlet culvert and cross sections located on Maytone Avenue

The surveyed cross sections adjacent to Maytone Avenue are shown in the four images below.

Figure 11-10 Upstream view of the surveyed cross sections located near Redacted

Figure 11-11 Downstream view of the surveyed cross sections located near Redacted

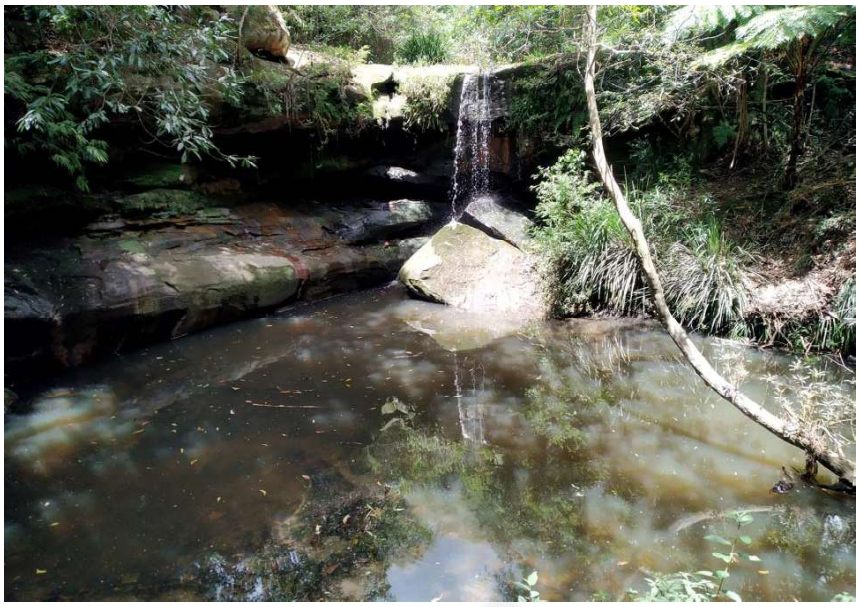

Figure 11-12 Upstream view of the surveyed cross sections located near Redacted

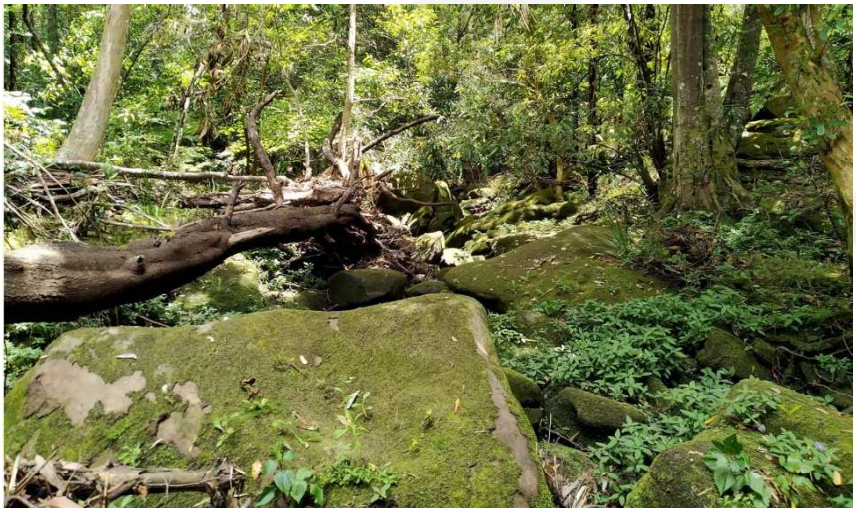

Figure 11-13 Downstream view of the surveyed cross sections located near Redacted

12. Survey Cross-Section Location 12

The survey extent for SCS-L12 is shown on the following map.

Figure 12-1 Surveyed culverts and cross sections for SCS-L12

These images show the surveyed outlet culvert on Wattle Street and the surveyed cross sections.

Figure 12-2 Upstream view of the surveyed outlet culvert and cross sections, located on Wattle Street

Figure 12-3 Downstream view of the surveyed outlet culvert and cross sections, located on Wattle Street

The images below show the surveyed inlet culvert on Wattle Street and the surveyed cross sections. Significant vegetative blockage exists approximately as high as the water line seen in the second image below, where the water has to spill over this vegetation.

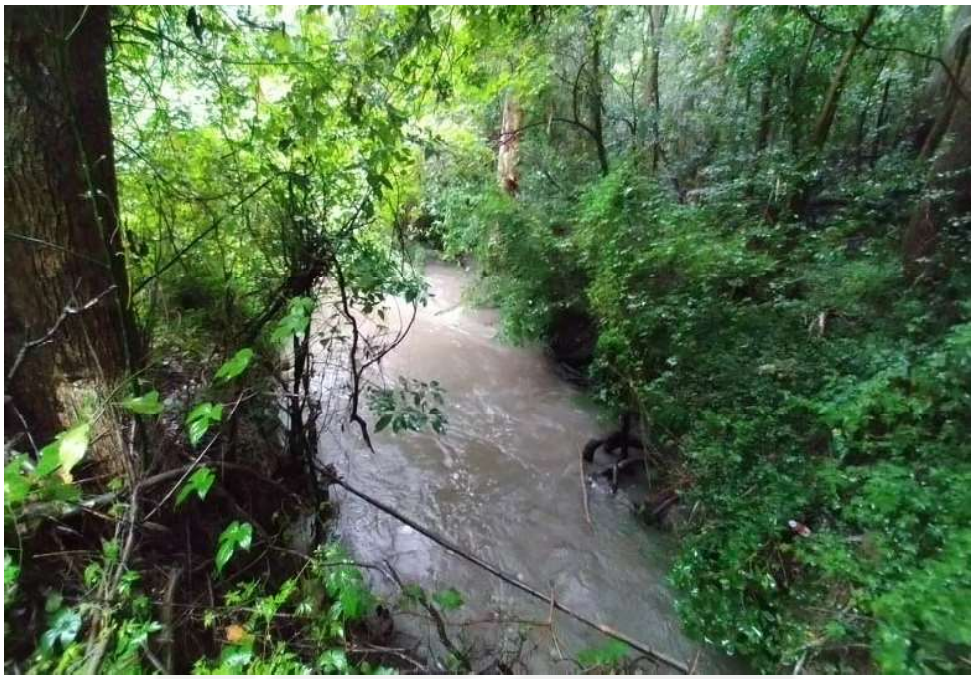

Figure 12-4 Upstream view of the surveyed inlet culvert and cross section, located on Wattle Street

Figure 12-5 Downstream view of the surveyed inlet culvert and cross section, located on Wattle Street

The surveyed cross sections adjacent to Arnold Street are shown in the four images below.

Figure 12-6 Upstream view of the surveyed cross section located near Redacted

Figure 12-7 Downstream view of the surveyed cross section located near Redacted

Figure 12-8 Upstream view of the surveyed cross section located near Redacted

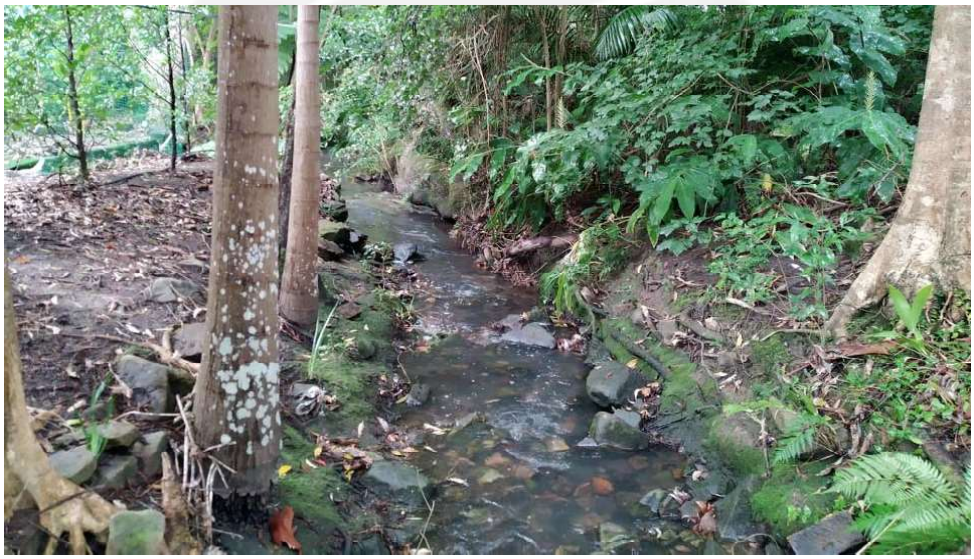

Figure 12-9 Downstream view of the surveyed cross section located near Redacted

These images show the surveyed inlet culvert located near Redacted and the surveyed cross section.

Figure 12-10 Downstream view of the surveyed culvert and cross section located near Redacted

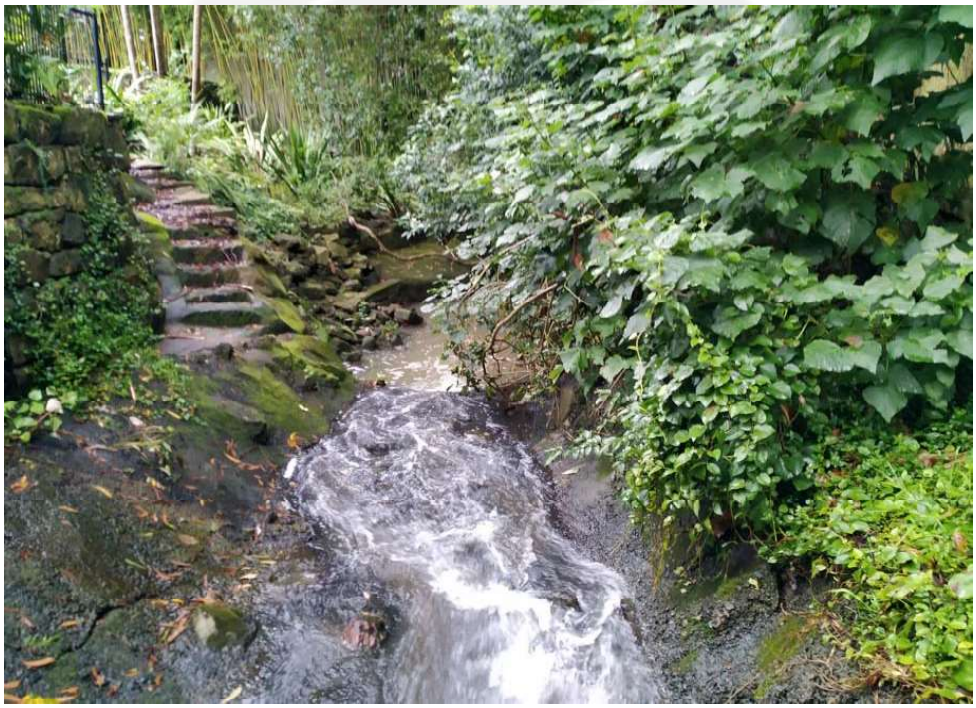

Figure 12-11 Downstream view of the surveyed culvert and cross section located near Redacted

Figure 12-12

The stormwater runoff pits located on Karranga Ave were not surveyable without the removal of the concrete cover.

13. Survey Cross-Section Location 13

The survey extent for SCS-L13 is shown on the following map.

Figure 13-1 Surveyed pits and culverts for SCS-L13

The following images show the surveyed inlet culvert (arched) on Bruce Avenue running under the rail line to Werona Avenue

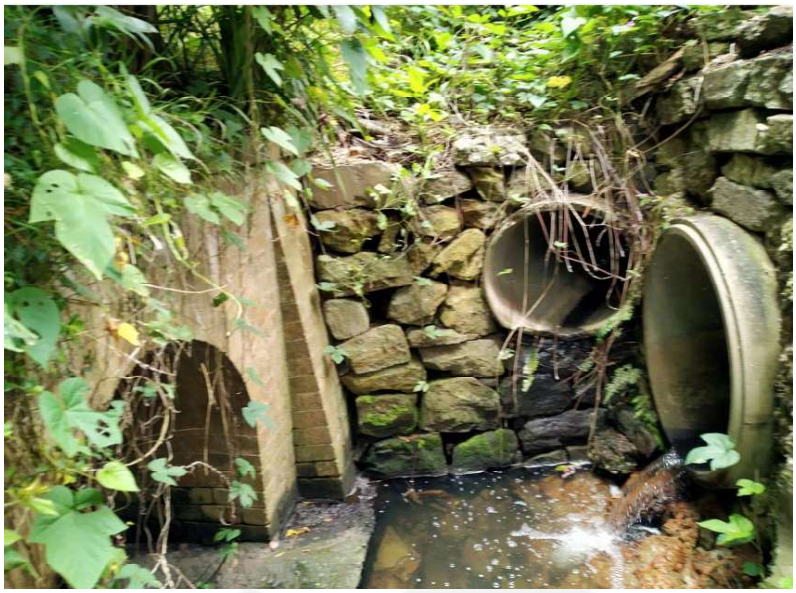

Figure 13-2 Side view of the surveyed inlet culvert (arched) located near Bruce Avenue

Figure 13-3 Upstream view of the surveyed inlet culvert located near Bruce Avenue

Figure 13-4 Downstream view of the surveyed inlet culvert located near Bruce Avenue

These images show the surveyed outlet culvert (arched) on Werona Avenue running under the rail line from Bruce Avenue.

Figure 13-5 Upstream view of the surveyed outlet culvert located near Werona Avenue

Figure 13-6 Downstream view of the surveyed outlet culvert located near Werona Avenue

A few pits were located on Culworth Avenue between Powell Street and Lorne Avenue as shown in the following images, none however had any direct connection to any underground piping and could not be directly surveyed.

Figure 13-7 Pits located on Culworth Avenue between Powell Street and Lorne Avenue

Figure 13-8 Pits located on Culworth Avenue between Powell Street and Lorne Avenue

Figure 13-9 Pits located on Culworth Avenue between Powell Street and Lorne Avenue

These images show the surveyed pit in Selkirk Park at Culworth Avenue running under the rail line to Werona Avenue.

Figure 13-10 Surveyed pit in Selkirk Park

Figure 13-11 Surveyed pit in Selkirk Park

These images show the surveyed outlet culvert (arched) on Werona Avenue running under the rail line from Culworth Avenue, which feeds to the circular inlet culvert running under Werona Avenue

Figure 13-12 Upstream view of the surveyed outlet culvert located near Werona Avenue (near Redacted

Figure 13-13 The surveyed circular inlet culvert running under Werona Avenue directly downstream from the arched outlet culvert

Figure 13-14 view of the surveyed pit located on Werona Avenue

Conclusion

As shown above, Pinnacle Surveyors have completed the flood study per the attached brief. Every effort was made to access all culvert structures and pits, however, some where not accessible including with the aid of Council's drainage team as noted.

Included with this report is a full set of cross sections referencing each photo shown and a plan view set of measurements taken to each culvert structure. Minor concerns were noted in the drainage network as listed in this report.

If there are any questions or concerns, please contact the project lead Aaron Fleury on 02 9686 2548.

Annex C Community Consultation Material

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Middle Harbour – Northern Catchments Flood Study

July 2020

Community Newsletter

Ku-ring-gai Council is calling on residents and business owners to share their ideas to improve flood management in the Middle Harbour Northern Catchments.

The area consists of two catchments. These include Middle Harbour Creek in St Ives, Frenches Creek in Belrose and Rocky Creek in East Killara, all flowing into Middle Harbour.

This study will build on previous investigations and provide a holistic assessment of flooding in the study area. It is being prepared to meet the objectives of the NSW State Government's Flood Policy.

BMT, an engineering consultant specialising in this field, has been engaged by Ku-ring-gai Council to undertake the study. The NSW Department of Planning Industry and the Environment is providing financial and technical assistance.

Rocky Creek, Killara

Potential Flood Risks

Flooding within Middle Harbour Northern Catchments is caused primarily by significant catchment rainfall causing overland flooding. Overland flows are typical in urban environments where it is not feasible to design stormwater drainage to capture very large and infrequent flood events.

The Flood Study will assess flooding behaviour in the catchment to identify the critical or worst-case flood conditions for a range of flood events. The study will also consider the potential flooding impacts of climate change, from both sea level rise and increased rainfall intensity, in line with current government policy and best practice.

Key Study Outputs

At the core of the study will be the development, calibration and verification of detailed computer models of the catchment to simulate flood behaviour. Historical flood information such as rainfall, peak water levels, flooded property details and more, is used to ensure the computer models are representative of the real catchment behaviour.

The flood study results will assist Council in:

- Setting appropriate levels for development control;
- Identifying potential works to reduce existing flooding; and
- Improving flood emergency response and recovery.

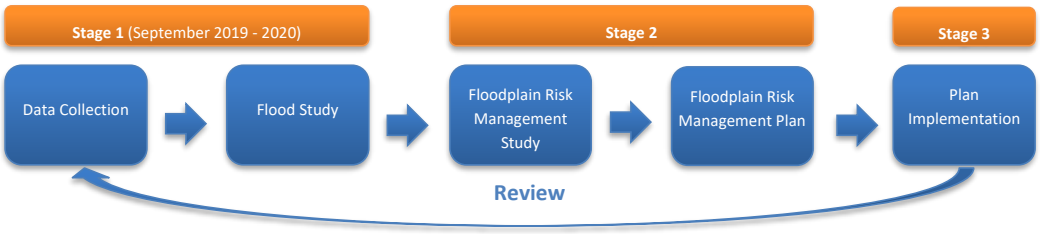
Ku·ring·gai Council

LOVING LIVING KU-RING-GAI Sustaining Sydney's green heart

NSW GOVERNMENT

Middle Harbour – Northern Catchments Flood Study

NSW Floodplain Risk Management Process



The current project represents the first stage in the NSW Floodplain Risk Management Process which includes data collection and the preparation of a flood study to define existing flood behaviour.

Get involved

Your involvement is essential to the success of the study. It helps us to improve the decision making process, identify local concerns and to inform the community about the consequences of flooding and potential management options.

Your feedback

- Please take a few minutes to complete and return the questionnaire. This will greatly assist in collating people's knowledge and experience about previous flooding history and existing flood problem areas.
- A number of community information sessions will be held (locations and times to be confirmed). Please come along to hear about the existing and future flood risks in your community and to share your ideas and concerns for ongoing management of flooding in the Middle Harbour Northern Catchments.

Further information

For more information including a link to a useful Frequently Asked Questions, please visit www.kmc.nsw.gov.au/floodrisk or contact:

Ku-ring-gai Council

Sophia Findlay

Water and Catchments Program Leader

Ph: 8424 0853

E-mail floodriskmanagement@kmc.nsw.gov.au.

BMT (Consultant)

Jacquie Hannan

Project Manager

Ph 8960 7755

E-mail jacquie.hannan@bmtglobal.com

BMT Eastern Australia Pty Ltd
Suite G2, 13-15 Smail Street
Ultimo, Sydney 2007
Australia
Tel: +61 2 8960 7755
Fax: +61 2 8960 7745

ABN 54 010 830 421

www.bmtwbm.com.au

MEDIA RELEASE

INFORMATION SOUGHT FOR FLOOD STUDY

Ku-ring-gai Council is calling on residents and business owners to share their ideas to improve flood management in the Middle Harbour Northern Catchments.

Council is proactively managing the risks community faces from flooding with a comprehensive flood study being conducted in the area. Engineering consultants BMT will undertake the analysis which will form an initial stage towards the development of a comprehensive Floodplain Risk Management Study and Plan.

Currently, we are collecting and collating data on flooding and the catchment, which will be essential for the development of detailed rainfall/runoff (hydrology) and flood (hydraulic) models. These will provide the technical analysis required for the study and future development of the plan.

The Middle Harbour Northern Catchments Flood Study is expected to be completed by mid-2021 and will guide the direction of future floodplain management actions in Ku-ring-gai.

Your feedback

Council and BMT are eager to receive any comments and information from the community within the Middle Harbour Northern Catchments. Your participation is essential to the success of the study, particularly when it comes to flood information.

If you have any information on flooding such as photographs, stories or flood marks on or near your property, or wish to make a comment, please complete the questionnaire which will be posted to residents within the Middle Harbour Northern Catchments in the coming months.

You can also complete the questionnaire online and read more details of the study via Council's website www.kmc.nsw.gov.au/floodrisk

This project was supported by the NSW Government's Floodplain Management Program.

Inquiries regarding this media release should be directed to Sophia Findlay, Water and Catchments Program Leader, Ku-ring-gai Council on 9424 0853 or email floodriskmanagement@kmc.nsw.gov.au

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MIDDLE HARBOUR NORTHERN CATCHMENTS FLOOD STUDY COMMUNITY QUESTIONNAIRE

The questionnaire should only take around 10 minutes to complete.

Please tick the appropriate boxes and provide comments as required. You may tick more than one box if applicable. Once complete, please return the questionnaire using the reply-paid envelope provided (no postage stamp required) by **Friday 18 October 2020**.

Complete online

You can also complete the questionnaire online here:

Contact Information *(This information will be kept private and confidential; no specific contact information will be made public through the flood study process)*

Name: ……..…….Business: ……..…..

Address: ..……..……..

Address of your Property (if different from the address above)

.....

Telephone: ……..…… Email: ……..…….....

I wish to receive information for the duration of the study (Please ensure your email address is provided):

□ Yes □ No

Questions

1. Which of the following best describes your property?

□ Residential □ Vacant Land □ Industrial

□ Commercial □ Other (Please Specify) ……

2. What is the status of the property?

□ Owner Occupied □ Leased to rental tenants □ Renting

3. How long have you lived, owned or operated a business at this address?

□ 0-2 years □ 3-5 years □ 5-10 years □ 10-20 years □ More than 20 years

4. Have you ever experienced flooding within or outside your property?

□ Yes (Please fill out table below) □ No (Please go to question 8)

MIDDLE HARBOUR NORTHERN CATCHMENTS FLOOD STUDY COMMUNITY QUESTIONNAIRE

	Event 1	Event 2	Event 3	Event 4
Date/s of flooding, if known? (Date, month, year). If more than one occasion, please list all dates.				
What **areas** were affected by flooding (select more than one if appropriate) 1 = Front yard/Backyard 2 = Garage/Shed 3 = Inside the Building 4 = Access to or from the property 5 = Others (E.g. Road, Park)				
What was the **depth** of flooding (in cms) or how best could it be described? Very shallow = Below ankle Shallow = Mid-calf level Medium = Knee deep Deep = Above knee Please provide details of the location of this depth (e.g. a sketch)				
What was the **speed** of the flood waters at the peak/worst of the flooding? 1 = Stationary 2 = Walking Pace 3 = Running Pace				
What was the **duration** of the flood event (minutes/hours)?				

5. What was the source of the floodwaters?

□ Creek (floodwaters rising in the creek) □ Ponding of water within your yard

□ Ponding of water on roads □ Overflow from neighbouring properties

□ Overflow from blocked drains □ Other (Please Specify) ……

6. Are there any flood marks on or near your property? (i.e. marks the mud left on the side of a building when the floodwaters went down**)**

□ Yes □ No

If you answered yes, can we have your permission for surveyors to access your property to survey the flood marks? (Please ensure you have completed the contact details above so we can contact you).

□ Yes □ No

MIDDLE HARBOUR NORTHERN CATCHMENTS FLOOD STUDY COMMUNITY QUESTIONNAIRE

7. Do you have or know of any photographs or records of these flood events?

□ Yes □ No

Please attach or email any photos or records of these flood events. Do you give permission for Council to publish your flooding photos and/or make copies of this data to contribute to the Flood Study (Your contact details will remain confidential at all times)?

□ Yes □ No

Please indicate if the holder of this information is someone other than you ……

8. Did you notice any culverts, drains and/or stormwater inlets that were blocked during the flooding?

□ Yes □ No

If Yes, to what degree was the inlet blocked (i.e. 25%/50%/75%/100%)? ……

9. Would you like us to meet you in person to discuss your flooding experiences?

□ Yes (Please ensure your contact details are provided) □ No

10. Can we contact you to obtain additional information and/or clarify any of your responses?

□ Yes (Please ensure your contact details are provided) □ No

11. Are you interested in participating as a community representative on Council's Floodplain Risk Management Committee? *Note: this will add you to the notification list for when nominations are being called*

□ Yes (Please ensure your contact details are provided) □ No

12. Do you have any suggestions for resolving the flooding or drainage problems in your area or do you have any comments you wish to make in addition to the questions in the Survey?

(Please attach additional pages for any further information, if needed)

……

……

……

For general information relating to the study, please contact:

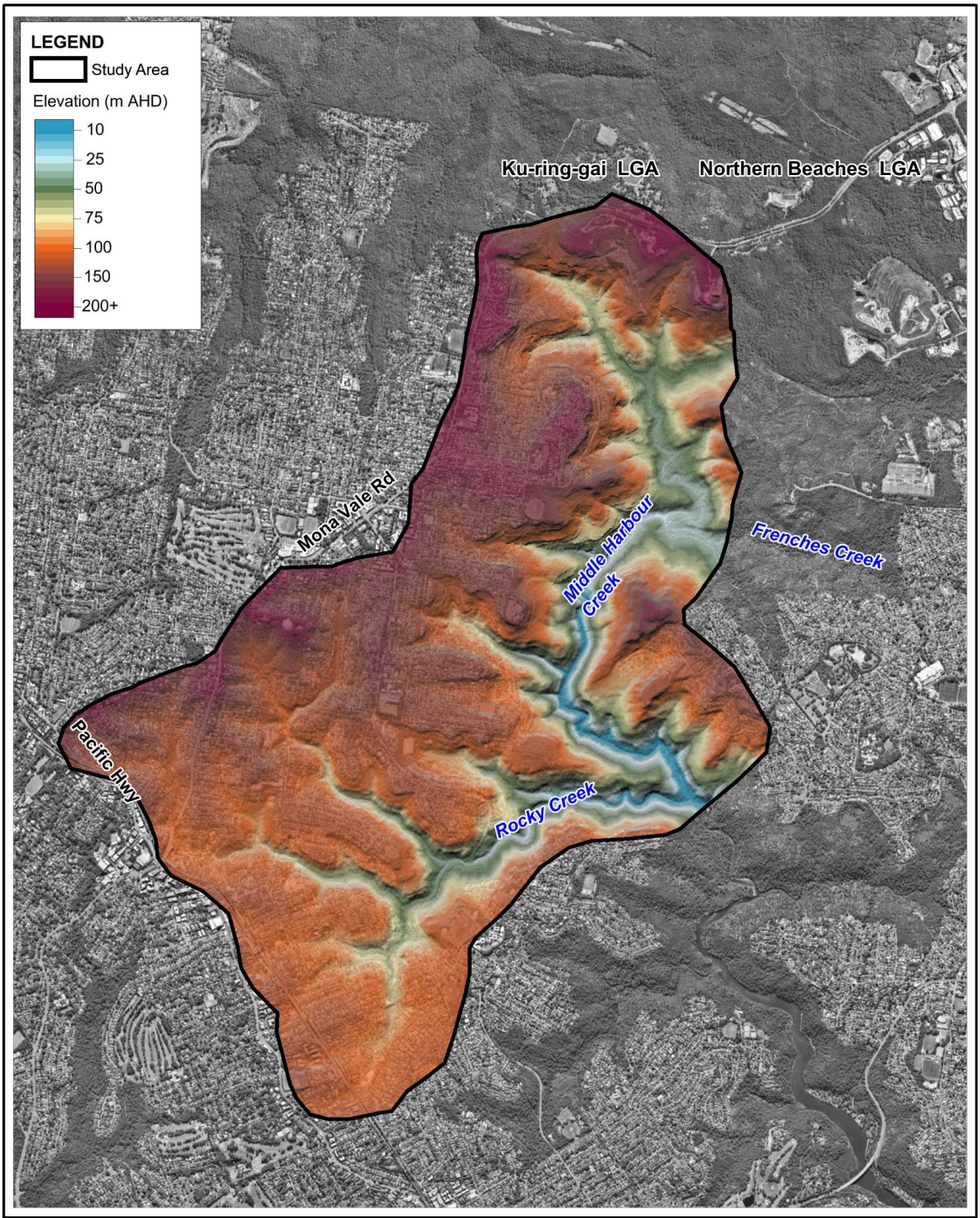
Jacquie Hannan

Principal Engineer at BMT

Email: jacquie.hannan@bmtglobal.com

Phone: (02) 8960 7755

Thank you for contributing to the success of the floodplain risk management process.



Title:
Study Locality

Figure: **1-1**

Rev: **-**

BMT endeavours to ensure that the information provided in this map is correct at the time of publication. BMT does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.

N

0 0.75 1.5km

Approx. Scale

BMT
www.bmt.org

Filepath: S:\WATER\PROJECTS\A10091.000_MiddleHarbour_NorthernCatchments_FS\MI\Workspaces

Annex D AR&R Datahub Results

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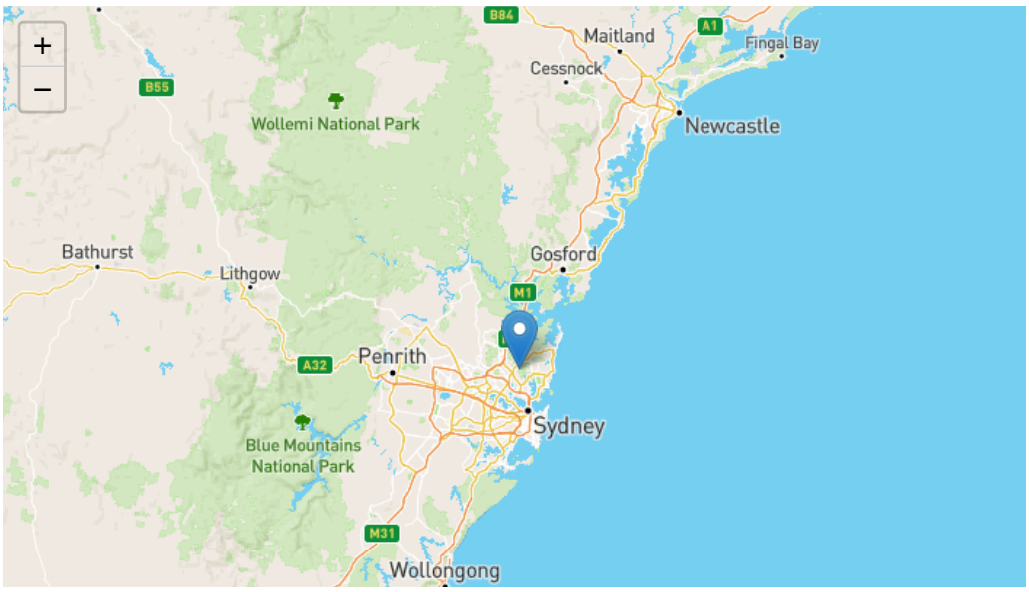
Australian Rainfall & Runoff Data Hub - Results

Input Data

Longitude	151.17
Latitude	-33.739
Selected Regions (clear)	
River Region	show
ARF Parameters	show
Storm Losses	show
Temporal Patterns	show
Areal Temporal Patterns	show
BOM IFDs	show
Median Preburst Depths and Ratios	show
10% Preburst Depths	show
25% Preburst Depths	show
75% Preburst Depths	show
90% Preburst Depths	show
Interim Climate Change Factors	show
Probability Neutral Burst Initial Loss (./nsw_specific)	show
Baseflow Factors	show



Data

River Region

Division	South East Coast (NSW)
River Number	13
River Name	Sydney Coast-Georges River

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2016_v1

ARF Parameters

$$ARF = Min\left\{1, \left[1 - a\left(Area^{b} - c\log_{10}Duration\right)Duration^{-d} + eArea^{f}Duration^{g}\left(0.3 + \log_{10}AEP\right) + h10^{iArea\frac{Duration}{1440}}\left(0.3 + \log_{10}AEP\right)\right]\right\}$$

Zone	a	b	c	d	e	f	g	h	i
SE Coast	0.06	0.361	0.0	0.317	8.11e-05	0.651	0.0	0.0	0.0

Short Duration ARF

$$ARF = Min\left[1, 1 - 0.287\left(Area^{0.265} - 0.439\log_{10}(Duration)\right).Duration^{-0.36} + 2.26\ \text{x}\ 10^{-3}\ \text{x}\ Area^{0.226}.Duration^{0.125}\left(0.3 + \log_{10}(AEP)\right) + 0.0141\ \text{x}\ Area^{0.213}\ \text{x}\ 10^{-0.021\frac{(Duration-180)^{2}}{1440}}\left(0.3 + \log_{10}(AEP)\right)\right]$$

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2016_v1

Storm Losses

Note: Burst Loss = Storm Loss - Preburst

Note: These losses are only for rural use and are **NOT FOR DIRECT USE** in urban areas

Note: As this point is in NSW the advice provided on losses and pre-burst on the NSW Specific Tab of the ARR Data Hub (./nsw_specific) is to be considered. In NSW losses are derived considering a hierarchy of approaches depending on the available loss information. The continuing storm loss information from the ARR Datahub provided below should only be used where relevant under the loss hierarchy (level 5) and where used is to be multiplied by the factor of 0.4.

ID	8366.0
Storm Initial Losses (mm)	38.0
Storm Continuing Losses (mm/h)	2.0

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2016_v1

Temporal Patterns | Download (.zip) (static/temporal_patterns/TP/ECsouth.zip)

code	ECsouth
Label	East Coast South

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2016_v2

Areal Temporal Patterns | Download (.zip) (./static/temporal_patterns/Areal/Areal_ECsouth.zip)

code	ECsouth
arealabel	East Coast South

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2016_v2

BOM IFDs

Click here (http://www.bom.gov.au/water/designRainfalls/revised-ifd/?year=2016&coordinate_type=dd&latitude=-33.739&longitude=151.16995&sdmin=true&sdhr=true&sdday=true&user_label=) to obtain the IFD depths for catchment centroid from the BoM website

Layer Info

Time Accessed	10 July 2023 05:21PM

Median Preburst Depths and Ratios

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	11.0 (0.350)	7.7 (0.182)	5.6 (0.111)	3.5 (0.060)	2.1 (0.029)	1.0 (0.012)
90 (1.5)	14.0 (0.390)	9.5 (0.195)	6.5 (0.112)	3.6 (0.054)	2.1 (0.026)	1.0 (0.011)
120 (2.0)	9.3 (0.234)	7.7 (0.143)	6.6 (0.104)	5.6 (0.076)	4.2 (0.047)	3.2 (0.031)
180 (3.0)	6.8 (0.146)	6.5 (0.104)	6.3 (0.085)	6.2 (0.071)	6.9 (0.066)	7.4 (0.062)
360 (6.0)	11.1 (0.181)	17.9 (0.214)	22.3 (0.223)	26.6 (0.226)	18.9 (0.133)	13.0 (0.080)
720 (12.0)	4.8 (0.057)	11.6 (0.100)	16.2 (0.115)	20.5 (0.124)	26.1 (0.131)	30.3 (0.133)
1080 (18.0)	3.7 (0.036)	8.2 (0.058)	11.2 (0.065)	14.1 (0.069)	22.2 (0.091)	28.3 (0.101)
1440 (24.0)	0.8 (0.007)	6.3 (0.038)	9.9 (0.050)	13.3 (0.057)	21.1 (0.075)	26.9 (0.084)
2160 (36.0)	0.0 (0.000)	2.9 (0.015)	4.9 (0.020)	6.7 (0.024)	9.4 (0.028)	11.5 (0.030)
2880 (48.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	2.0 (0.005)	3.5 (0.008)
4320 (72.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	1.2 (0.003)	2.2 (0.004)

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

10% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
90 (1.5)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
120 (2.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
180 (3.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
360 (6.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
720 (12.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
1080 (18.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
1440 (24.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
2160 (36.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
2880 (48.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
4320 (72.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

25% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	0.4 (0.012)	0.2 (0.005)	0.1 (0.002)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
90 (1.5)	0.9 (0.024)	0.5 (0.010)	0.2 (0.004)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
120 (2.0)	0.1 (0.003)	0.1 (0.001)	0.0 (0.001)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
180 (3.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
360 (6.0)	0.1 (0.002)	0.5 (0.006)	0.8 (0.008)	1.0 (0.008)	0.4 (0.003)	0.0 (0.000)
720 (12.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
1080 (18.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	1.2 (0.005)	2.2 (0.008)
1440 (24.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.4 (0.002)	0.7 (0.002)
2160 (36.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
2880 (48.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)
4320 (72.0)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)	0.0 (0.000)

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

75% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	40.2 (1.287)	37.9 (0.895)	36.4 (0.723)	34.9 (0.597)	28.4 (0.405)	23.5 (0.296)
90 (1.5)	46.8 (1.302)	39.7 (0.818)	35.1 (0.607)	30.6 (0.456)	27.8 (0.345)	25.7 (0.281)
120 (2.0)	42.0 (1.058)	37.7 (0.701)	34.8 (0.544)	32.0 (0.430)	35.9 (0.401)	38.7 (0.380)
180 (3.0)	48.1 (1.042)	45.5 (0.729)	43.8 (0.589)	42.2 (0.485)	57.0 (0.544)	68.1 (0.570)
360 (6.0)	44.0 (0.717)	60.5 (0.724)	71.4 (0.713)	81.9 (0.696)	86.5 (0.609)	90.0 (0.555)
720 (12.0)	24.6 (0.291)	37.3 (0.321)	45.8 (0.327)	53.9 (0.326)	67.0 (0.335)	76.8 (0.337)
1080 (18.0)	23.8 (0.233)	38.2 (0.268)	47.7 (0.277)	56.9 (0.280)	71.4 (0.291)	82.2 (0.295)
1440 (24.0)	12.3 (0.105)	31.6 (0.193)	44.4 (0.224)	56.7 (0.242)	67.1 (0.237)	74.8 (0.233)
2160 (36.0)	7.1 (0.050)	21.4 (0.108)	30.9 (0.129)	40.0 (0.142)	51.5 (0.152)	60.1 (0.156)
2880 (48.0)	2.8 (0.018)	7.6 (0.034)	10.7 (0.040)	13.8 (0.043)	25.1 (0.066)	33.7 (0.078)
4320 (72.0)	0.0 (0.000)	1.6 (0.006)	2.6 (0.008)	3.6 (0.010)	20.9 (0.048)	33.8 (0.069)

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

90% Preburst Depths

Values are of the format depth (ratio) with depth in mm

min (h)\AEP(%)	50	20	10	5	2	1
60 (1.0)	91.6 (2.931)	94.8 (2.238)	96.9 (1.925)	98.9 (1.691)	103.6 (1.480)	107.1 (1.350)
90 (1.5)	108.2 (3.013)	105.2 (2.166)	103.3 (1.788)	101.4 (1.508)	113.6 (1.409)	122.8 (1.341)
120 (2.0)	89.3 (2.247)	94.6 (1.761)	98.1 (1.536)	101.5 (1.364)	108.2 (1.209)	113.2 (1.111)
180 (3.0)	92.3 (2.000)	102.2 (1.637)	108.8 (1.462)	115.1 (1.324)	126.6 (1.208)	135.2 (1.132)
360 (6.0)	84.9 (1.385)	106.8 (1.278)	121.3 (1.211)	135.2 (1.149)	158.1 (1.113)	175.3 (1.080)
720 (12.0)	50.6 (0.601)	78.2 (0.672)	96.5 (0.688)	114.0 (0.689)	133.6 (0.668)	148.3 (0.650)
1080 (18.0)	53.6 (0.524)	81.4 (0.572)	99.9 (0.580)	117.5 (0.578)	138.3 (0.564)	153.9 (0.551)
1440 (24.0)	40.6 (0.348)	67.3 (0.411)	84.9 (0.428)	101.9 (0.435)	118.4 (0.419)	130.7 (0.407)
2160 (36.0)	31.4 (0.225)	52.3 (0.265)	66.1 (0.276)	79.3 (0.281)	100.0 (0.295)	115.6 (0.301)
2880 (48.0)	19.9 (0.127)	43.6 (0.196)	59.3 (0.221)	74.4 (0.235)	91.0 (0.240)	103.5 (0.241)
4320 (72.0)	9.5 (0.053)	21.4 (0.084)	29.3 (0.095)	36.9 (0.102)	62.7 (0.145)	82.0 (0.168)

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2018_v1
Note	Preburst interpolation methods for catchment wide preburst has been slightly altered. Point values remain unchanged.

Interim Climate Change Factors

	RCP 4.5	RCP6	**RCP 8.5**
2030	**0.869 (4.3%)**	0.783 (3.9%)	**0.983 (4.9%)**
2040	**1.057 (5.3%)**	1.014 (5.1%)	**1.349 (6.8%)**
2050	**1.272 (6.4%)**	1.236 (6.2%)	**1.773 (9.0%)**

2060	**1.488 (7.5%)**	1.458 (7.4%)	**2.237 (11.5%)**
2070	**1.676 (8.5%)**	1.691 (8.6%)	**2.722 (14.2%)**
2080	**1.810 (9.2%)**	1.944 (9.9%)	**3.209 (16.9%)**
2090	**1.862 (9.5%)**	2.227 (11.5%)	**3.679 (19.7%)**

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2019_v1
Note	ARR recommends the use of RCP4.5 and RCP 8.5 values. These have been updated to the values that can be found on the climate change in Australia website.

Probability Neutral Burst Initial Loss

min (h)\AEP(%)	50.0	20.0	10.0	5.0	2.0	1.0
60 (1.0)	12.3	8.1	9.0	8.7	8.6	6.6
90 (1.5)	11.8	8.1	9.5	9.7	9.5	7.0
120 (2.0)	13.4	9.0	10.2	10.0	10.1	6.0
180 (3.0)	13.8	9.3	10.6	10.1	8.9	4.3
360 (6.0)	13.2	8.6	8.8	8.1	9.1	3.7
720 (12.0)	17.6	12.2	12.2	10.6	11.9	3.1
1080 (18.0)	18.3	13.5	14.6	12.0	13.3	3.8
1440 (24.0)	21.5	15.5	15.8	13.8	14.6	4.4
2160 (36.0)	24.2	18.4	18.4	15.9	16.6	6.9
2880 (48.0)	27.2	22.0	21.1	22.9	19.4	9.5
4320 (72.0)	29.4	25.5	25.5	25.7	21.8	10.5

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2018_v1
Note	As this point is in NSW the advice provided on losses and pre-burst on the NSW Specific Tab of the ARR Data Hub (./nsw_specific) is to be considered. In NSW losses are derived considering a hierarchy of approaches depending on the available loss information. Probability neutral burst initial loss values for NSW are to be used in place of the standard initial loss and pre-burst as per the losses hierarchy.

Baseflow Factors

Downstream	0
Area (km2)	771.79552
Catchment Number	10177
Volume Factor	0.209079
Peak Factor	0.016982

Layer Info

Time Accessed	10 July 2023 05:21PM
Version	2016_v1

Download TXT (downloads/6a7fbefe-bcf7-4ef8-9bb8-f9ea88930e70.txt)

Download JSON (downloads/fe9c14e8-2012-4363-b0cc-b79ea8970856.json)

Generating PDF... (downloads/d622e44c-5618-45c7-abe5-11d0e8801046.pdf)

Annex E ARR Blockage Assessment Form

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BLOCKAGE ASSESMENT FORM

STRUCTURE :

OPENING WIDTH: Catchment Assessment**.....m**

DEBRIS TYPE/MATERIAL/L_{10}/SOURCE AREA - ***There may be more than one material type to consider!***

Debris Type/Material	L_{10}	Source Area	How Assessed
Floating, non-floating, urban	1.5	Middle Harbour Northern Catchments	Aerial and TUFLOW result assessment

DEBRIS AVAILABILITY (HML) – ***for the selected debris type/size and its source area***

Availability	Typical Source Area Characteristics	Notes
High	• *Dense forest, thick vegetation, extensive canopy, difficult to walk through with considerable fallen limbs, leaves and high levels of floor litter.* • *Streams with boulder/cobble beds and steep bed slopes and banks showing signs of substantial past bed/bank movements.* • *Arid areas, where loose vegetation and exposed loose soils occur and vegetation is sparse.* • *Urban areas that are not well maintained and/or old paling fences, sheds, cars and/or stored loose material etc., are present on the floodplain close to the water course.*	
Medium	• *State forest areas with clear understory, grazing land with stands of trees* • *Source areas generally falling between the High and Low categories.*	Catchment classified as having a medium debris availability
Low	• *Well maintained rural lands and paddocks, with minimal outbuildings* • *Streams with moderate to flat slopes and stable beds and banks.* • *Arid areas where vegetation is deep rooted and soils resistant to scour* • *Urban areas that are well maintained with limited debris present in the source area.*	

DEBRIS MOBILITY (HML) - ***for the selected debris type/size and its source area***

Mobility	Typical Source Area Characteristics	Notes
High	• *Steep source area with fast response times and high annual rainfall and/or storm intensities and/or source areas subject to high rainfall intensities with sparse vegetation cover.* • *Receiving streams that frequently overtop their banks.* • *Main debris source areas close to streams*	Catchment area has both steep source area and high annual rainfall - high debris mobility
Medium	• *Source areas generally falling between the High and Low categories.*	
Low	• *Low rainfall intensities and large, flat source areas.* • *Receiving streams that Infrequently overtop their banks.* • *Main source areas well away from streams*	

DEBRIS TRANSPORTABILITY (HML) - ***for the selected debris type/size and stream characteristics***

Transportability	Typical Transporting Stream Characteristics	Notes
High	• *Steep bed slopes (> 3%).and/or high stream velocity (V>2.5m/sec)* • *Deep stream relative to vertical debris dimension (D>0.5L_{10})* • *Wide streams relative to horizontal debris dimension. (W>L_{10})* • *Streams relatively straight and free of constrictions/snag points.* • *High temporal variability in maximum stream flows*	Catchment has steep bed slopes, deep stream relative to vertical debris dimension and high stream velocity - high debris transportability
Medium	• *Streams generally falling between High and Low categories*	
Low	• *Flat bed slopes (< 1%).and/or low stream velocity (V<1m/sec)* • *Shallow stream relative to vertical debris dimension (D<0.5L_{10})* • *Narrow streams relative to horizontal debris dimension.(W<L_{10})* • *Streams meander with frequent constrictions/snag points.* • *Low temporal variability in maximum stream flows*	

BLOCKAGE ASSESMENT FORM

Australian Rainfall & Runoff

SITE BASED DEBRIS POTENTIAL 1%AEP (HML) - *for the selected debris type/size arriving at the site*

Debris Potential	Combinations of the Above (any order)	Notes
DP_{High}	HHH or HHM	HHM
DP_{Medium}	MMM or HML or HMM or HLL	
DP_{Low}	LLL or MML or MLL	Eg. MML, therefore DP_{Low} selected

AEP ADJUSTED SITE DEBRIS POTENTIAL (HML) - *for the selected debris type/size*

Event AEP	At Site 1% AEP Debris Potential			AEP Adjusted At Site Debris potential
	DP_{High}	**DP_{Medium}**	**DP_{Low}**	
AEP > 5% *(frequent)*	**M**edium	**L**ow	**L**ow	Eg. Low
AEP 5% - AEP 0.5%	**H**igh	**M**edium	**L**ow	Eg. Low
AEP < 0.5% *(rare)*	**H**igh	**H**igh	**M**edium	Eg. Medium

Debris Blockage

MOST LIKELY DESIGN <u>INLET</u> BLOCKAGE LEVEL (B_{DES}%) *for the selected debris type/size*

Control Dimension Inlet Width W (m)	At-Site Debris Potential (Generally)		
	High	**M**edium	**L**ow
$W < L_{10}$	100%	50%	25%
$W \geq L_{10} \leq 3*L_{10}$	20%	10%	0%
$W > 3*L_{10}$	10%	0%	0%

Event AEP	Bdes %
AEP > 5% ***(frequent)***	Eg. Low – 0%
AEP 5% - AEP 0.5%	Eg. Low – 0%
AEP < 0.5% ***(rare)***	Eg. Medium – 10%

Refer Guideline if opening H<0.33W

BLOCKAGE ASSESMENT FORM

Barrel Blockage

The following tables are only relevant to sites subject to a significant debris load of sediment. Where inlet blockage and barrel blockage are both likely, the blockage producing the greatest impact on flood behaviour should be used in design.

LIKELIHOOD OF SEDIMENT BEING DEPOSITED IN THE BARREL OR WATERWAY (HML)

Peak Velocity Through Structure (m/sec)	Mean Sediment Size Present				
	Clay/Silt 0.001 to 0.04 mm	Sand 0.04 to 2 mm	Gravel 2 to 63 mm	Cobbles 63 to 200 mm	Boulders >200 mm
>= 3	L	L	L	L	M
1.0 to < 3.0	L	L	L	M	M
0.5 to < 1.0	L	L	L	M	H
0.1 to < 0.5	L	L	M	H	H
< 0.1	L	M	H	H	H

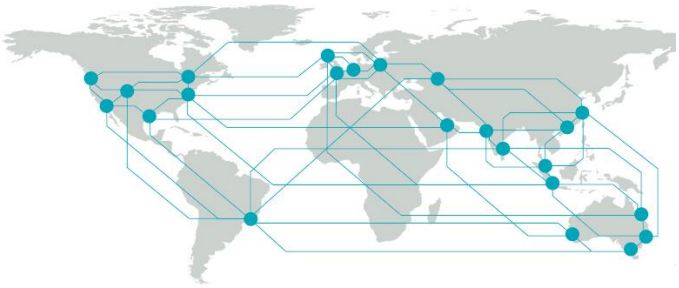
Likelihood of Sediment: Eg. Medium

MOST LIKELY DESIGN BARREL BLOCKAGE (Bdes%) ***for sediment of a particular mean size is then;***

Likelihood That Deposition Occurs	AEP Adjusted Sediment Potential		
	High	Medium	Low
High	100%	60%	25%
Medium	60%	40%	15%
Low	25%	15%	0%

Event AEP	Bdes %
AEP > 5% (frequent)	Eg. Low – 15%
AEP 5% - AEP 0.5%	Eg. Low – 15%
AEP < 0.5% *(rare)*	Eg. Medium – 40%

For modelling blockage mechanism (type, location and timing), refer to Guideline Table 8



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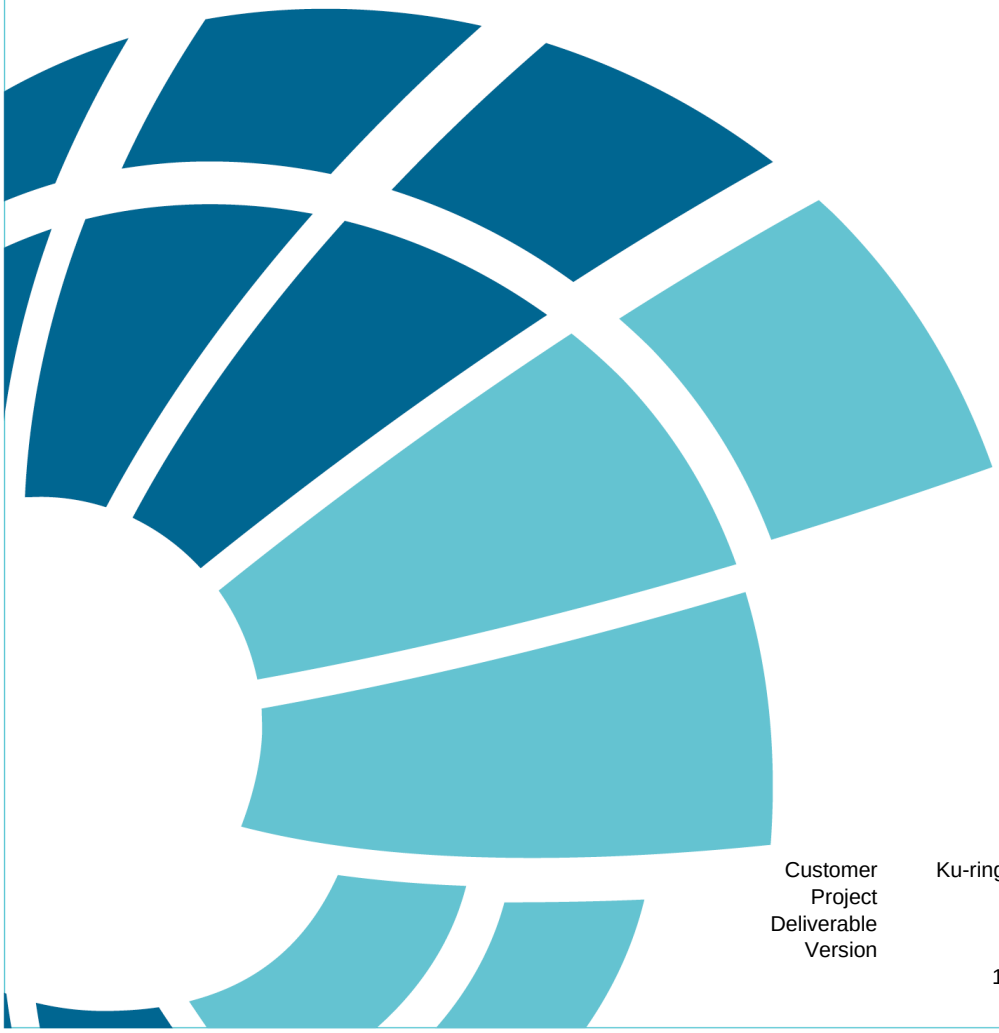
Middle Harbour Northern Catchments Flood Study - Final Report

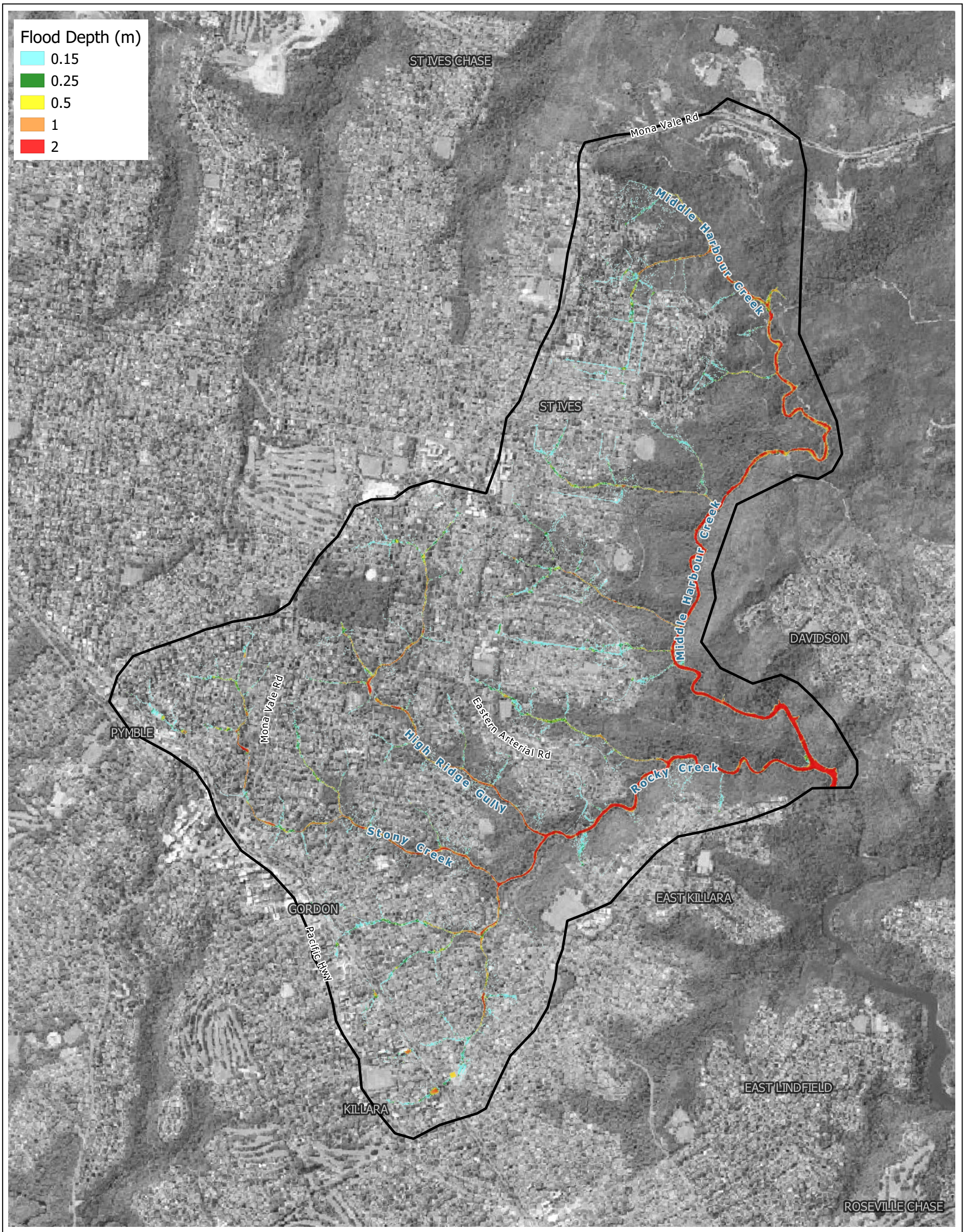
Volume 2- Design Flood Results



Customer	Ku-ring-gai Council
Project	A10091
Deliverable	005
Version	01
	10 April 2025

Annex F Design Flood Results

F-01 Peak Flood Depth - 20% AEP Event
F-02 Peak Flood Depth - 10% AEP Event
F-03 Peak Flood Depth - 5% AEP Event
F-04 Peak Flood Depth - 2% AEP Event
F-05 Peak Flood Depth - 1% AEP Event
F-06 Peak Flood Depth - 0.5% AEP Event
F-07 Peak Flood Depth - 0.2% AEP Event
F-08 Peak Flood Depth - PMF Event
F-09 Peak Flood Level - 20% AEP Event
F-10 Peak Flood Level - 10% AEP Event
F-11 Peak Flood Level - 5% AEP Event
F-12 Peak Flood Level - 2% AEP Event
F-13 Peak Flood Level - 1% AEP Event
F-14 Peak Flood Level - 0.5% AEP Event
F-15 Peak Flood Level - 0.2% AEP Event
F-16 Peak Flood Level - PMF Event
F-17 Peak Flood Velocity - 20% AEP Event
F-18 Peak Flood Velocity - 10% AEP Event
F-19 Peak Flood Velocity - 5% AEP Event
F-20 Peak Flood Velocity - 2% AEP Event
F-21 Peak Flood Velocity - 1% AEP Event
F-22 Peak Flood Velocity - 0.5% AEP Event
F-23 Peak Flood Velocity - 0.2% AEP Event
F-24 Peak Flood Velocity - PMF Event
F-25 Provisional Hydraulic Hazard - 1% AEP Event
F-26 Provisional Hydraulic Hazard - 0.2% AEP Event
F-27 Provisional Hydraulic Hazard - PMF Event
F-28 Hydraulic Categorisation - 1% AEP Event
F-29 Hydraulic Categorisation - 0.2% AEP Event
F-30 Hydraulic Categorisation - PMF Event



Legend

Study Area

Title:

Peak Flood Depth - 20% AEP Event

Drawing: **F-01**

Rev: **A**

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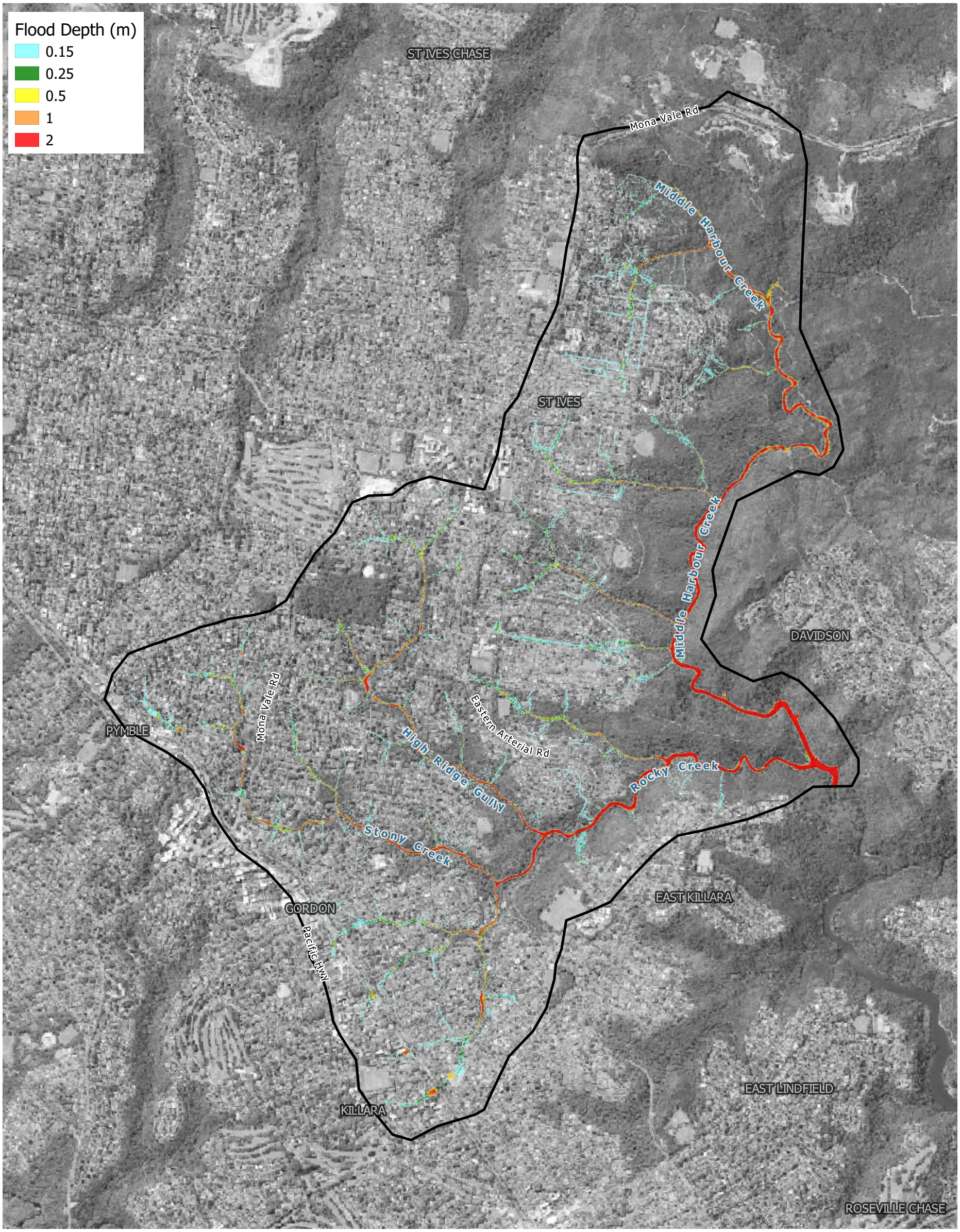

Legend

Study Area

Title:

Peak Flood Depth - 10% AEP Event

Drawing: **F-02**

Rev: **A**

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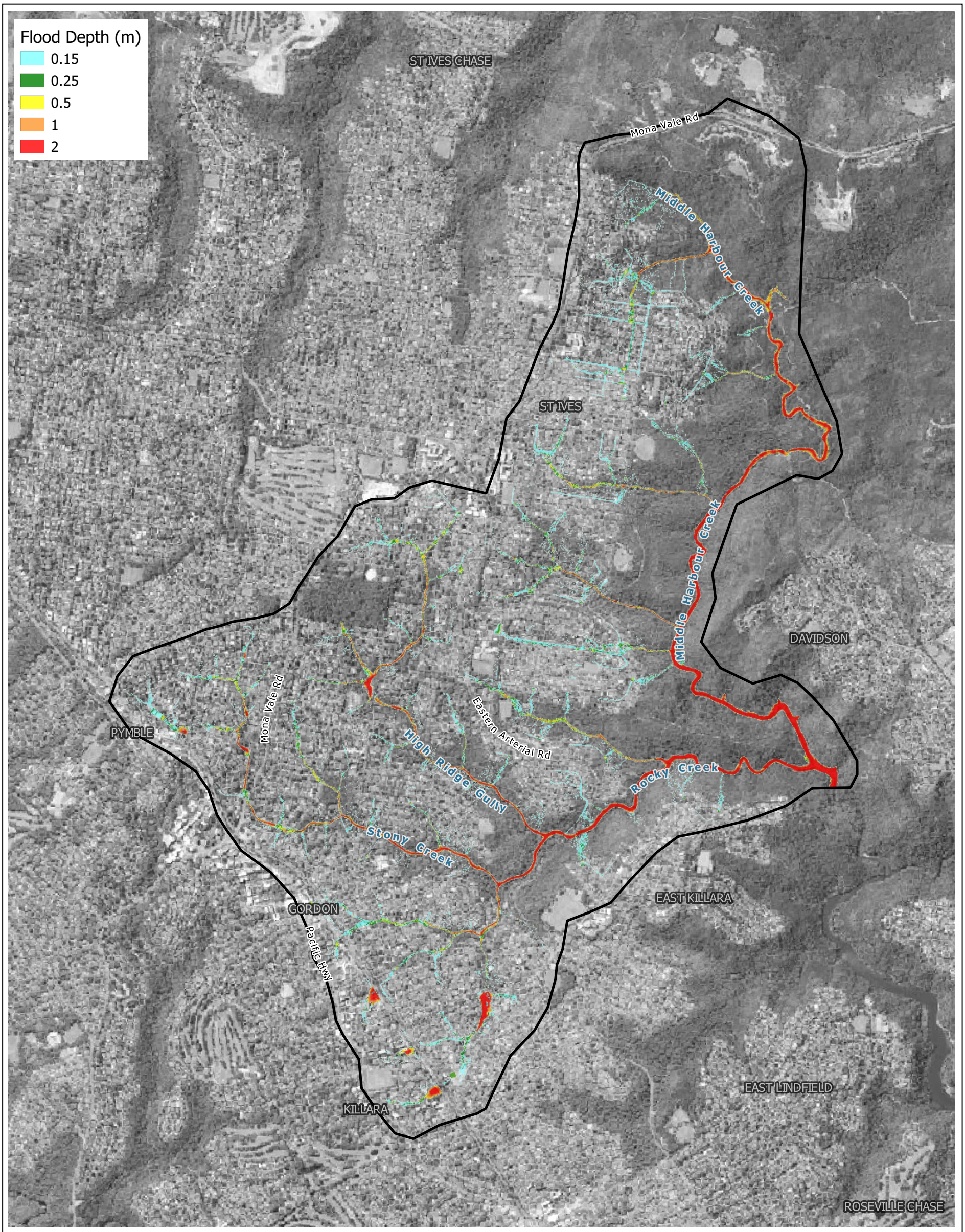

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Study Area

Title:

Peak Flood Depth - 5% AEP Event

Drawing: **F-03**

Rev: **A**

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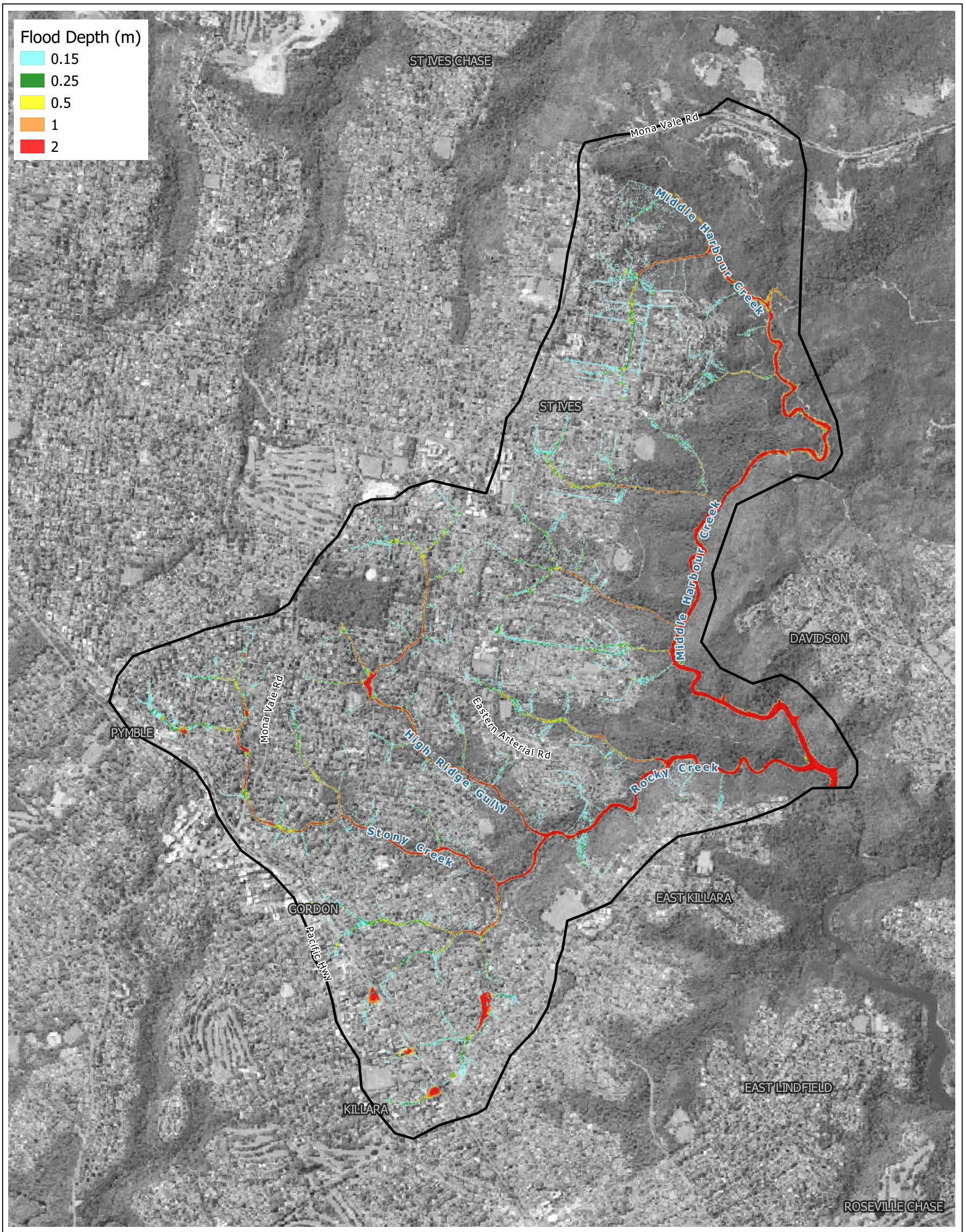

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Study Area

Title:

Peak Flood Depth - 2% AEP Event

Drawing: **F-04**

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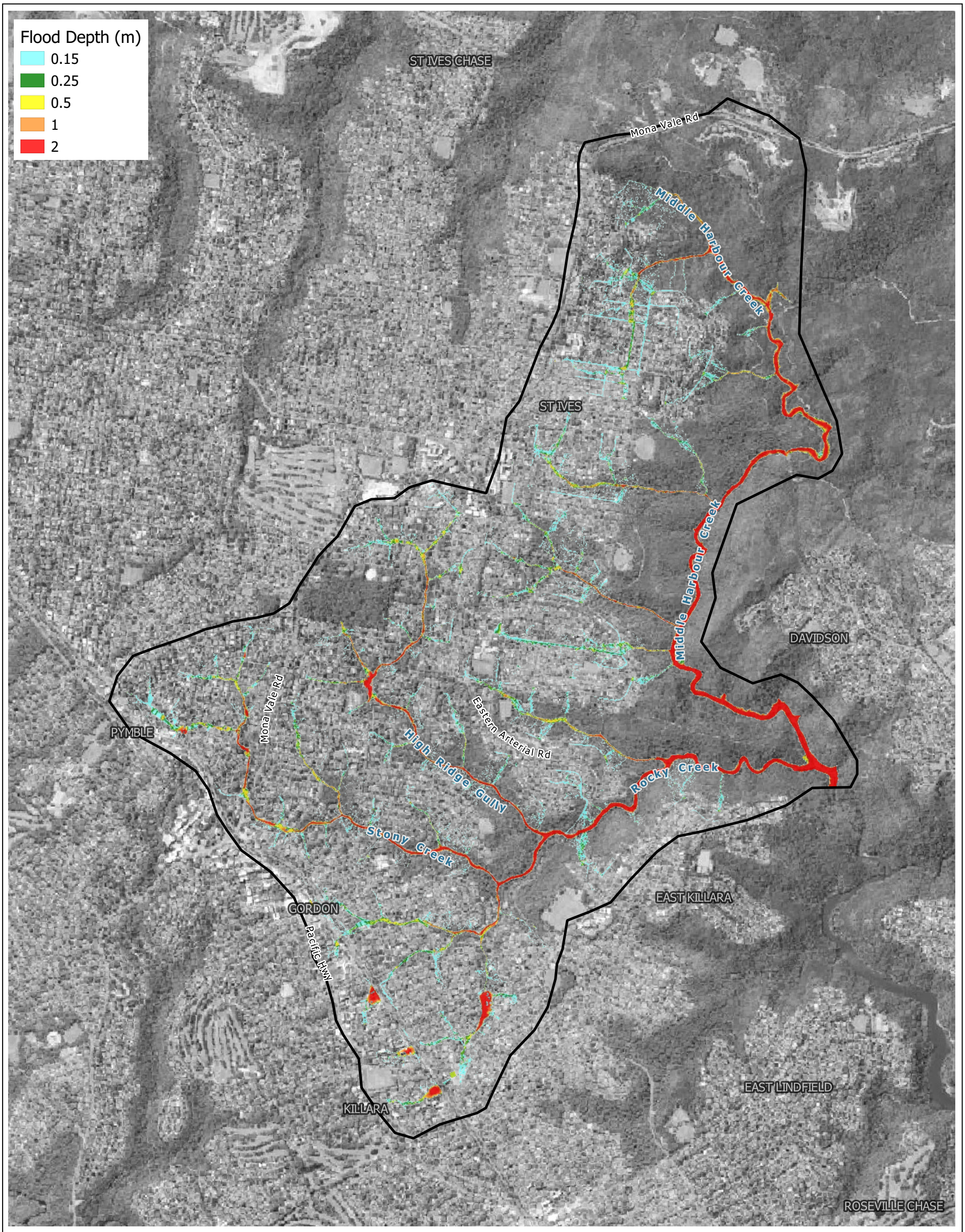

Legend

Study Area

Title:

Peak Flood Depth - 1% AEP Event

Drawing: **F-05**

Rev: **A**

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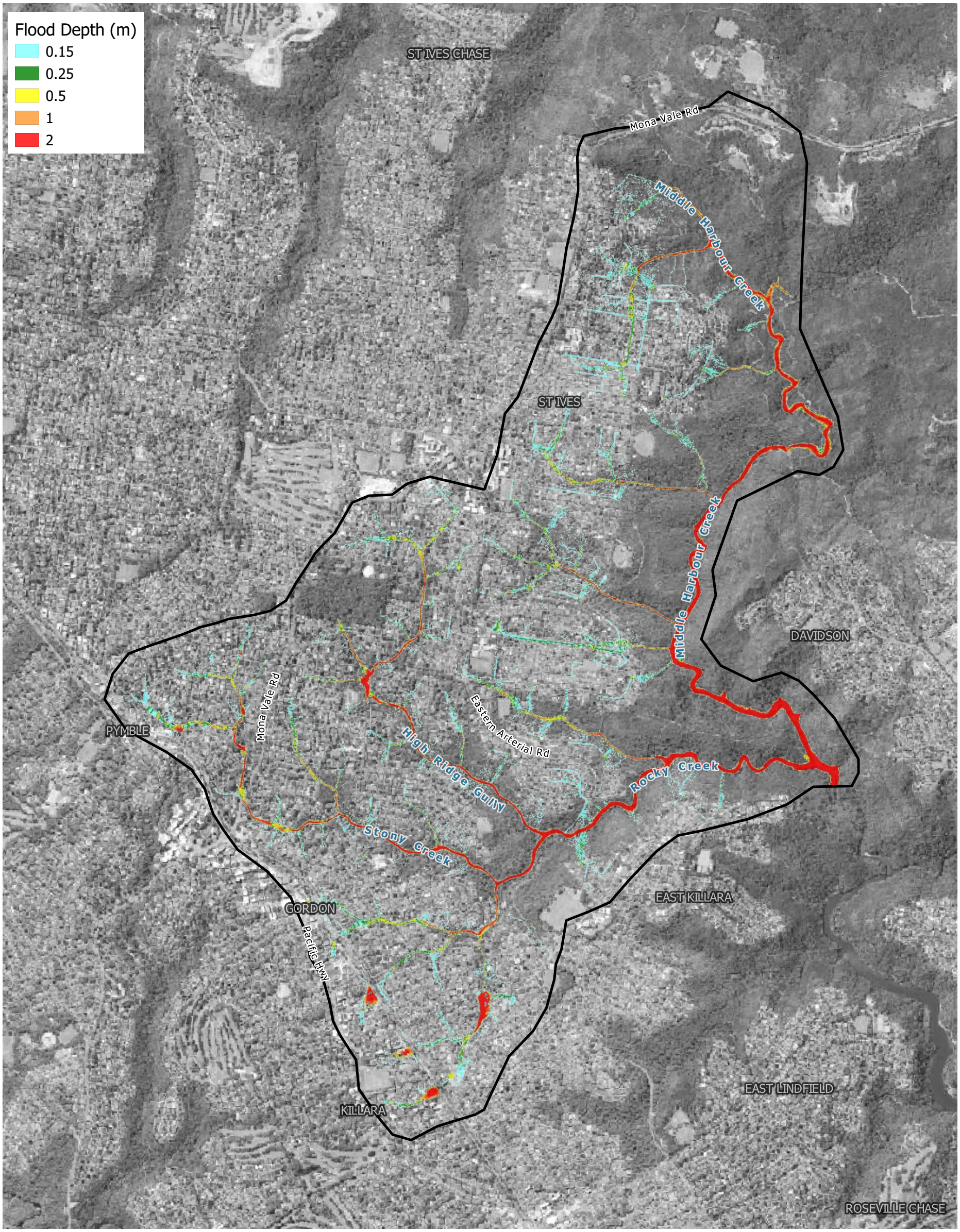

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Study Area

Title:

Peak Flood Depth - 0.5% AEP Event

Drawing: **F-06**

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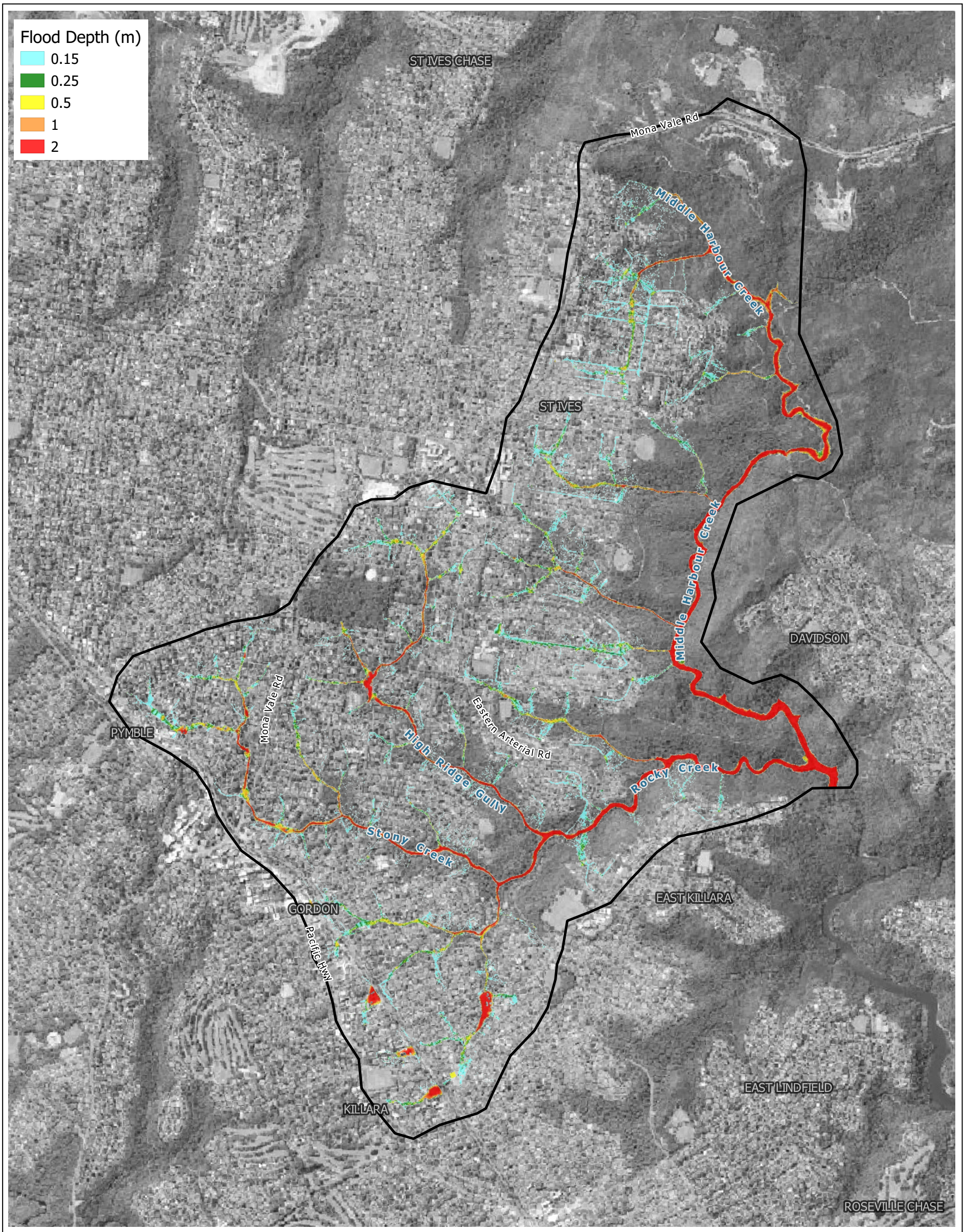

Legend

Study Area

Title:

Peak Flood Depth - 0.2% AEP Event

Drawing: **F-07**

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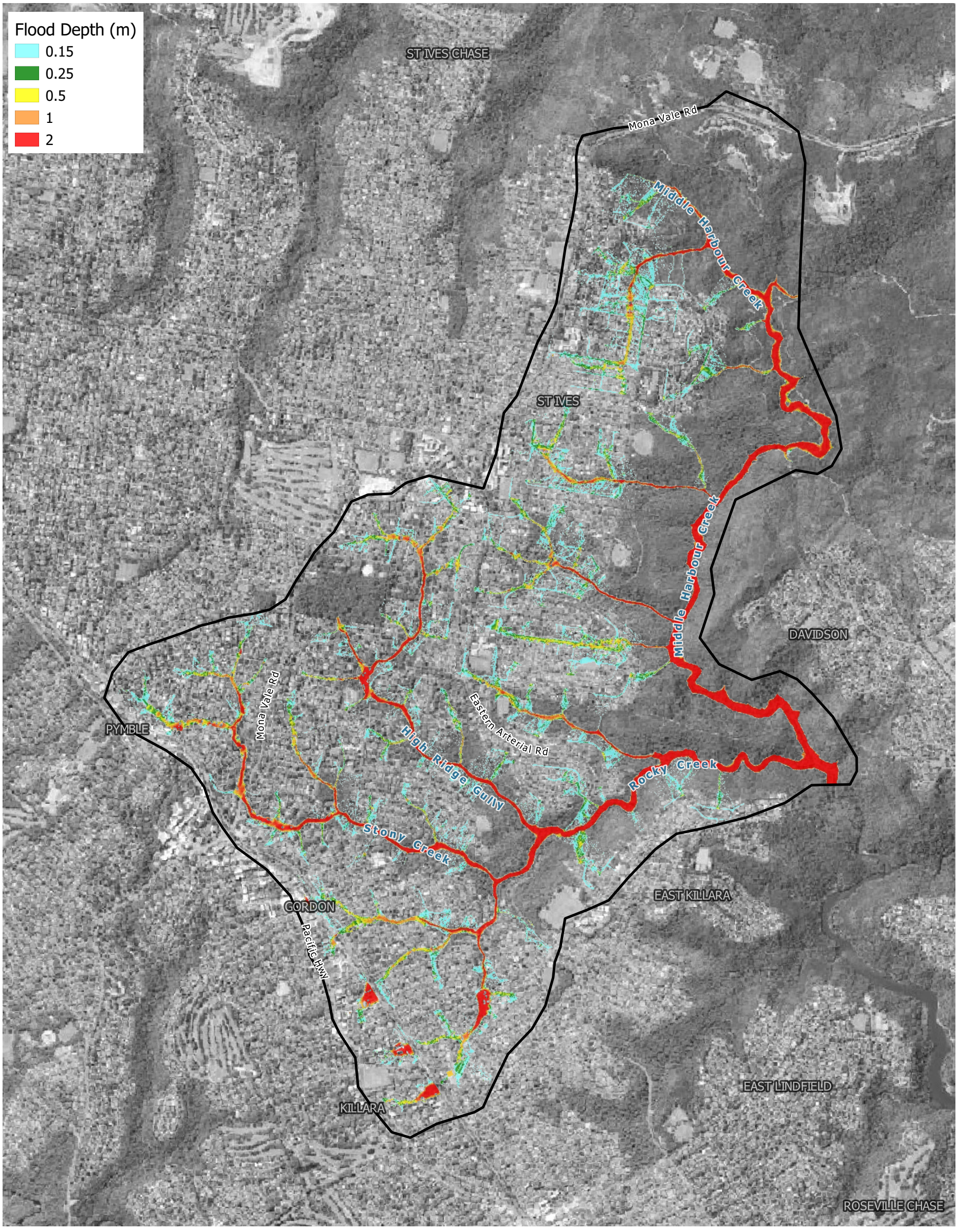

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Study Area

Title:

Peak Flood Depth - PMF Event

Drawing: **F-08**

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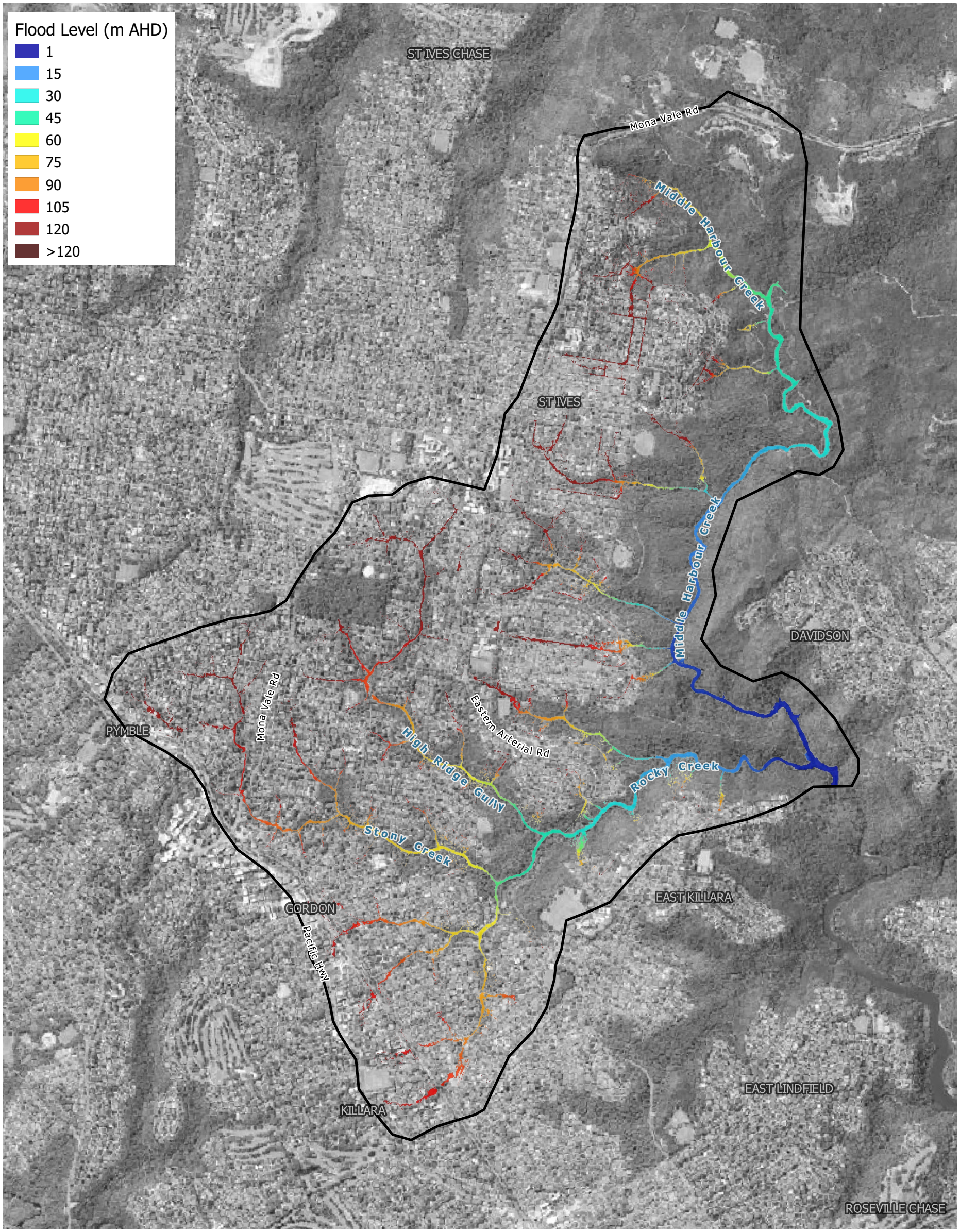

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Study Area

Title:

Peak Flood Level - 20% AEP Event

Drawing: **F-09**

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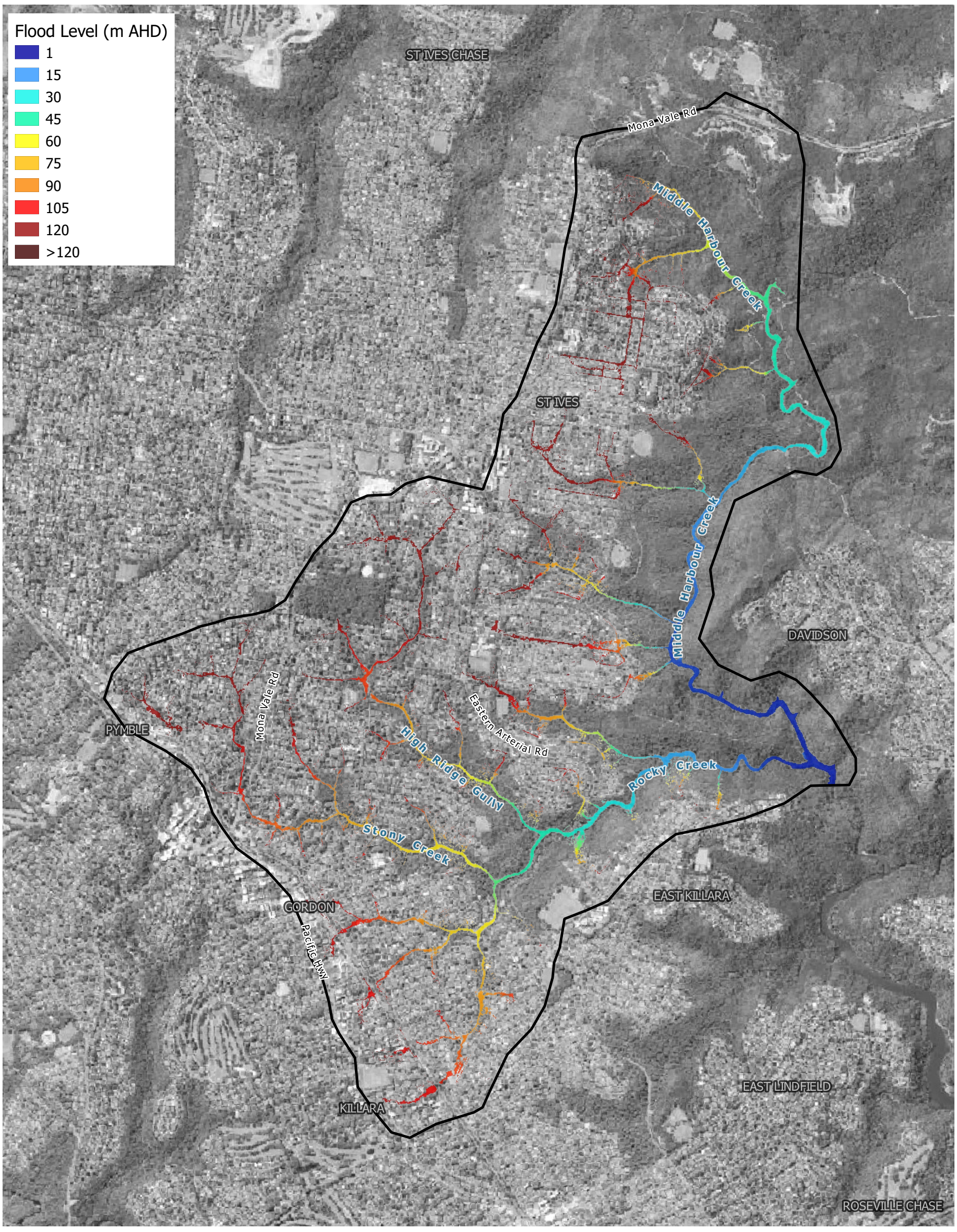

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Study Area

Title:

Peak Flood Level - 10% AEP Event

Drawing: **F-10**

Rev: **A**

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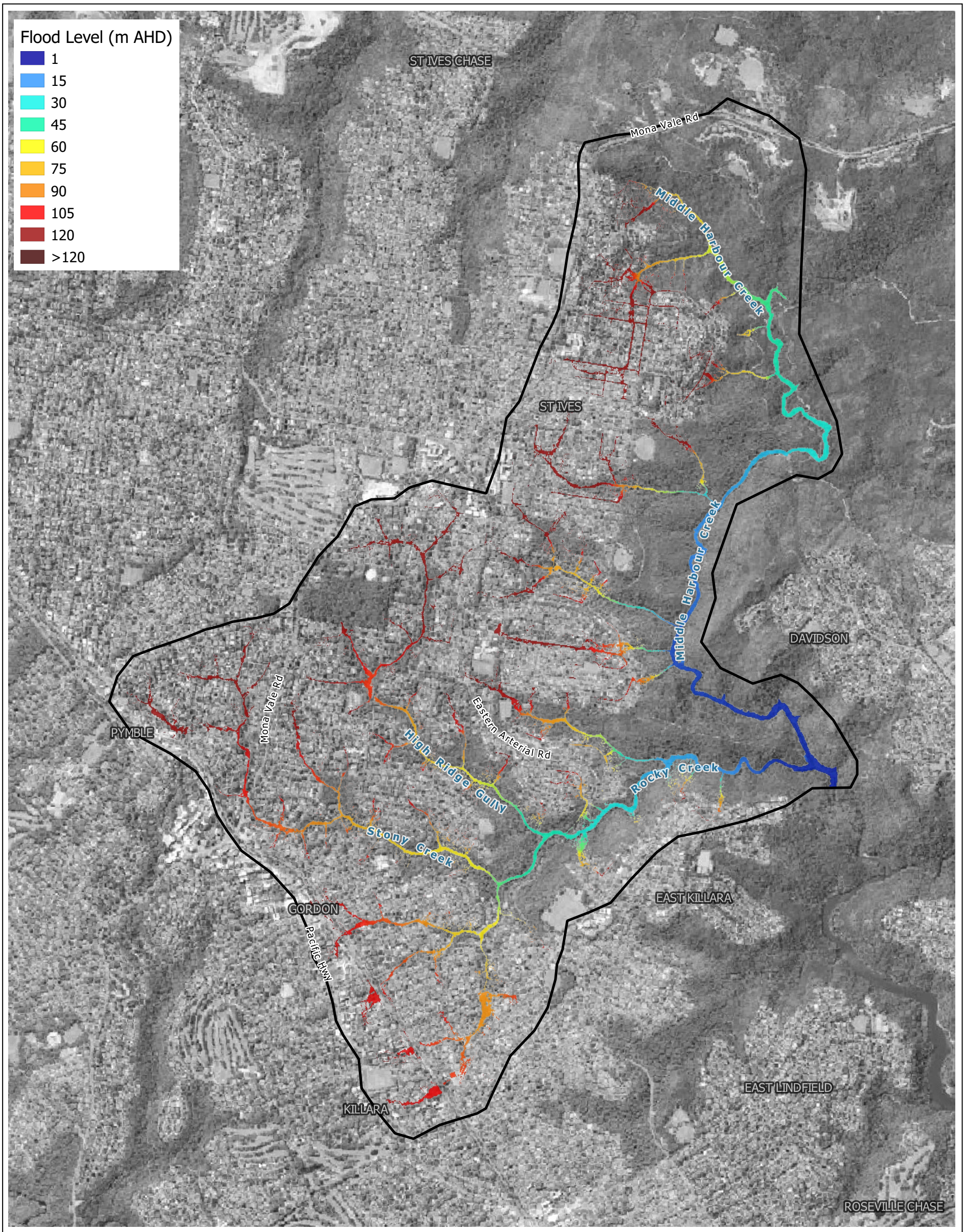

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Study Area

Title:

Peak Flood Level - 5% AEP Event

Drawing: **F-11**

Rev: **A**

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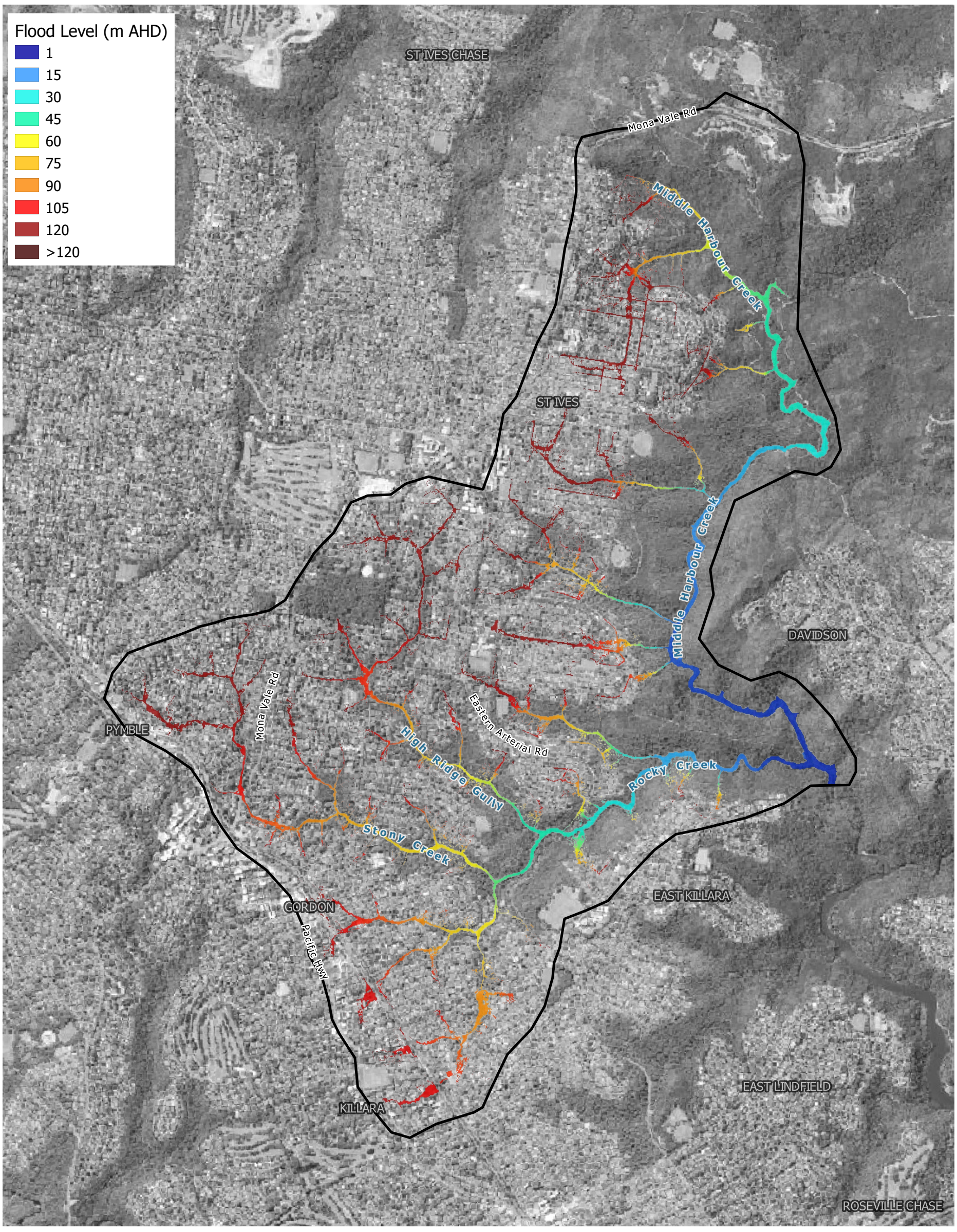

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Study Area

Title:

Peak Flood Level - 2% AEP Event

Drawing: **F-12**

Rev: **A**

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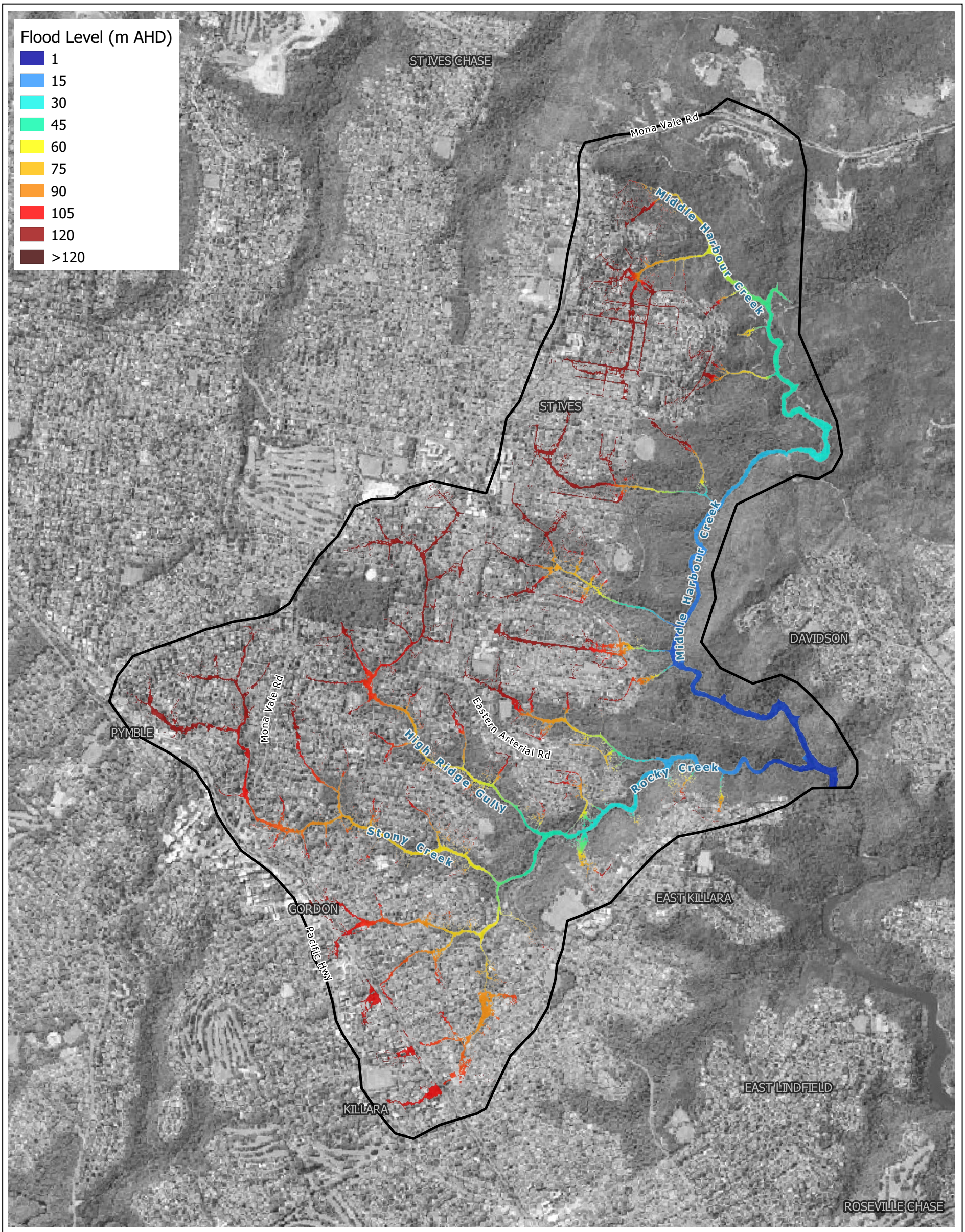

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Study Area

Title:

Peak Flood Level - 1% AEP Event

Drawing: **F-13**

Rev: **A**

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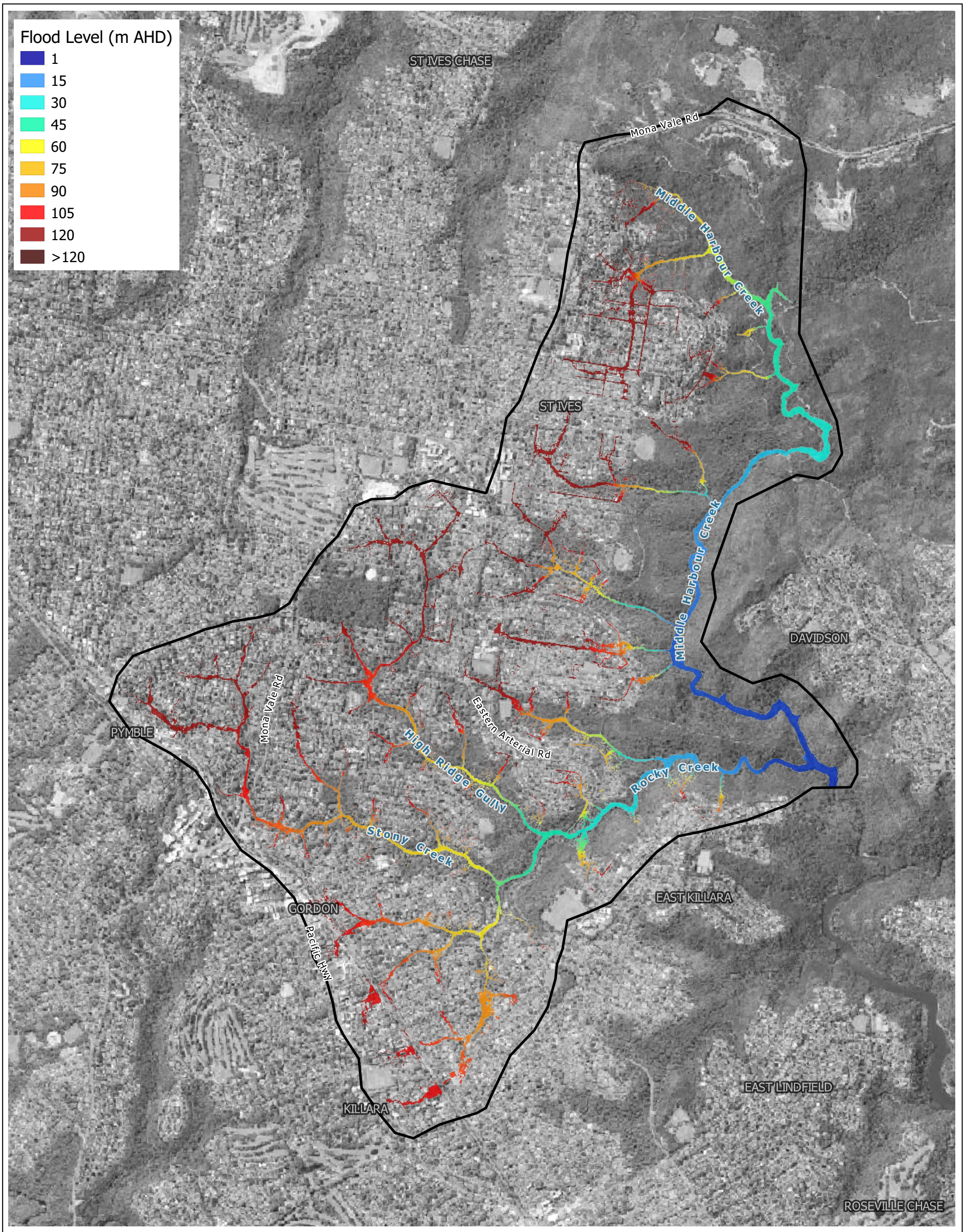

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Study Area

Title:

Peak Flood Level - 0.5% AEP Event

Drawing: **F-14**

Rev: **A**

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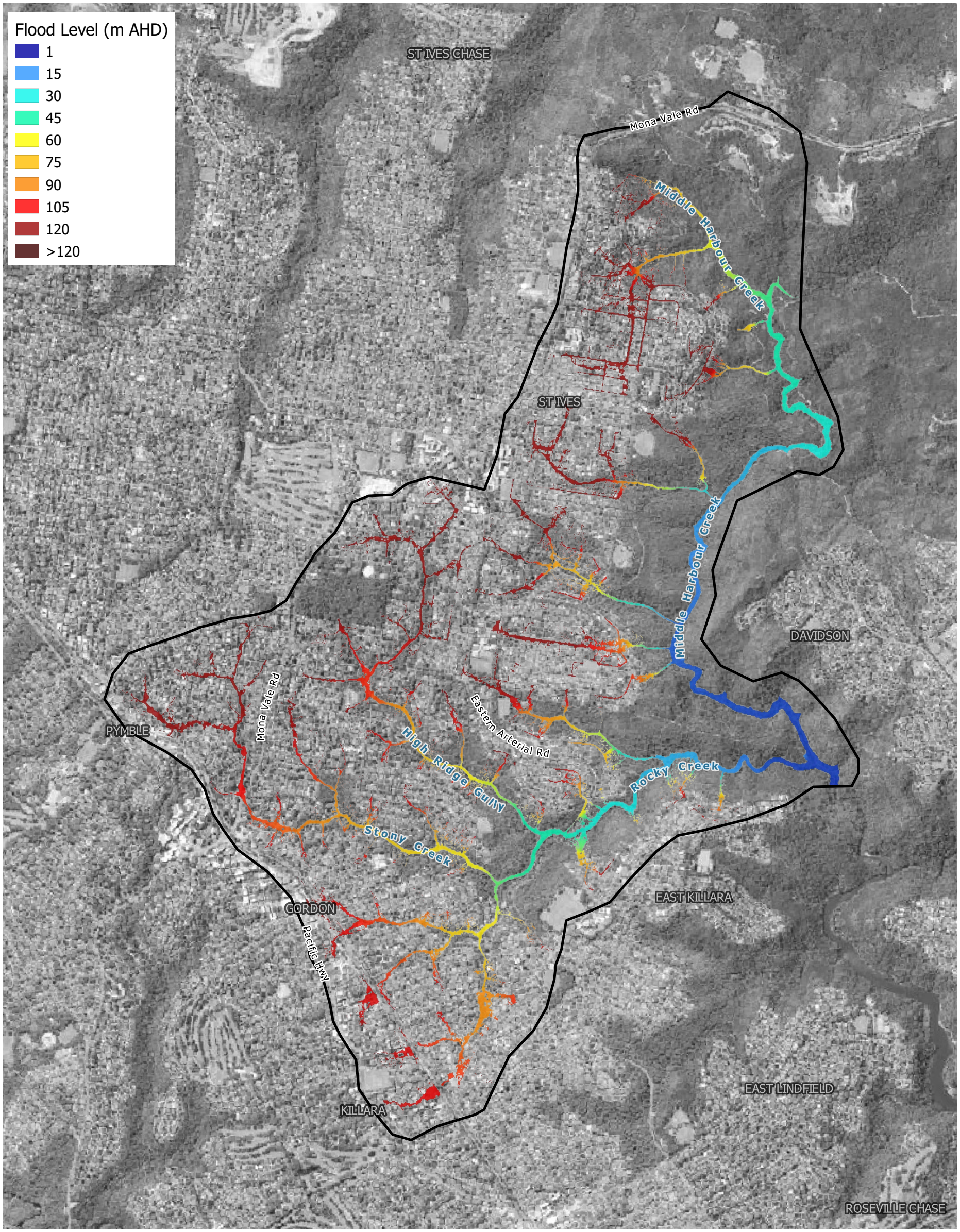

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Study Area

Title:

Peak Flood Level - 0.2% AEP Event

Drawing: **F-15**

Rev: **A**

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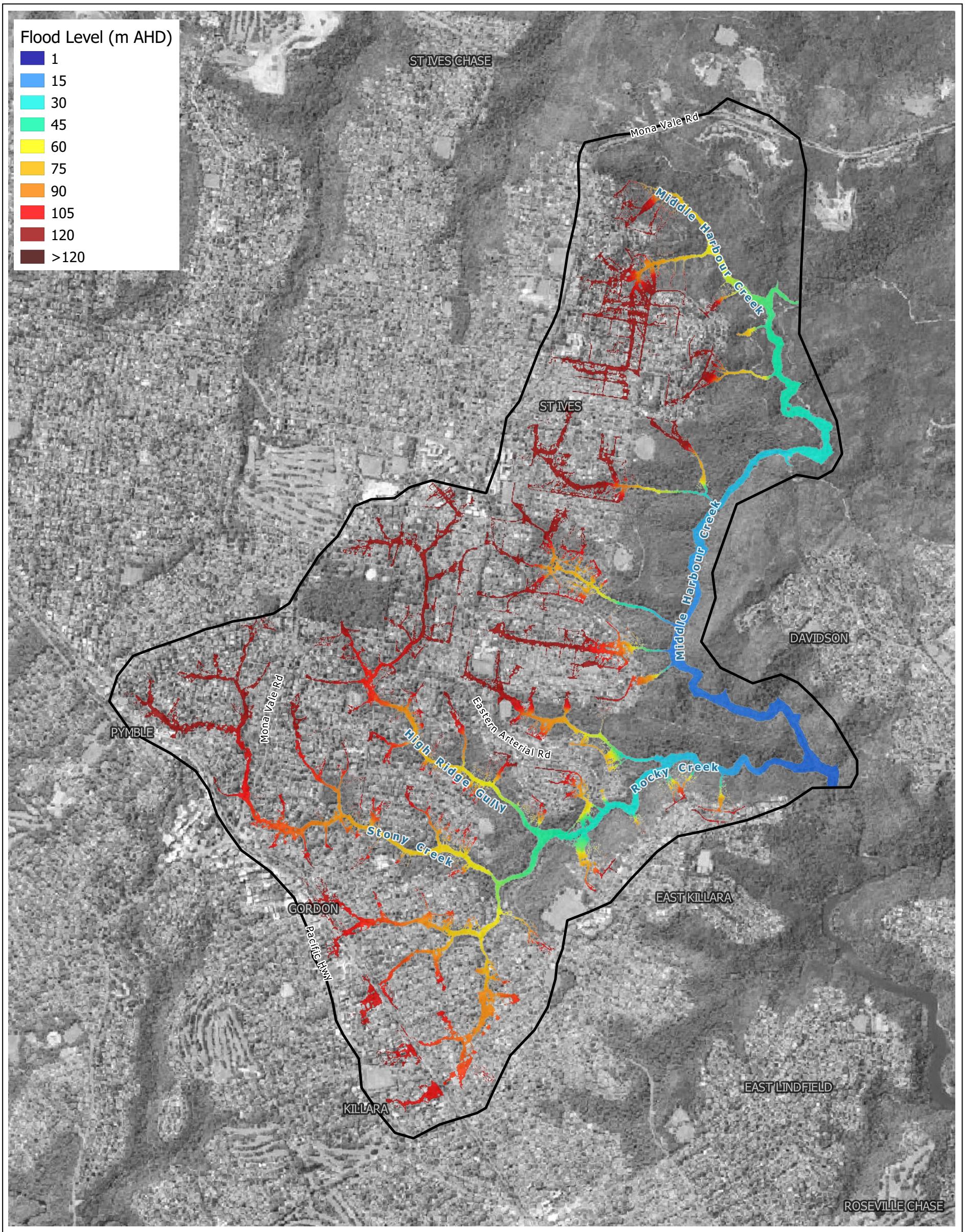

Legend

Study Area

Title: **Peak Flood Level - PMF Event**

Drawing: **F-16**

Rev: **A**

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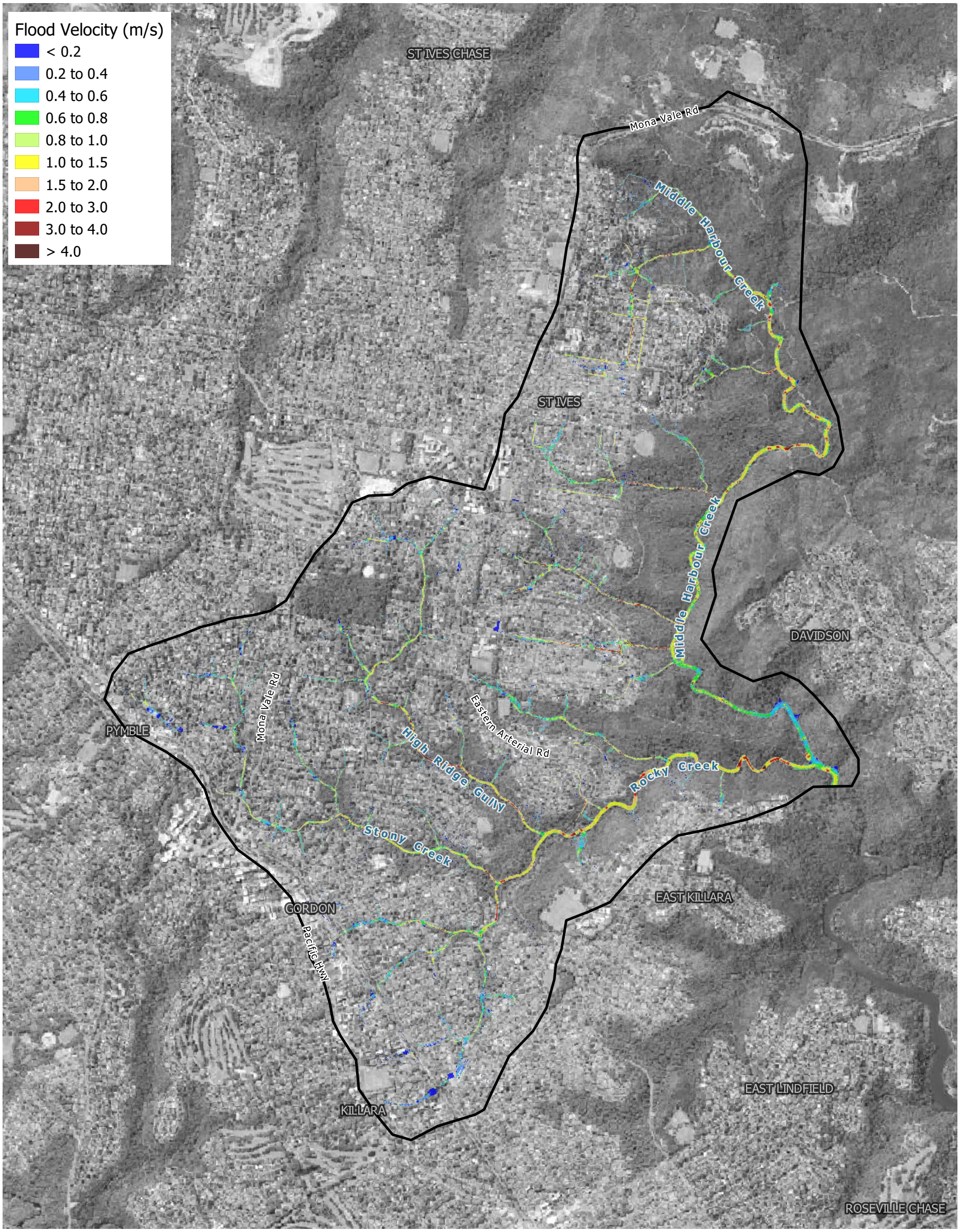

Legend

Study Area

Title:

Peak Flood Velocity - 20% AEP Event

Drawing: **F-17**

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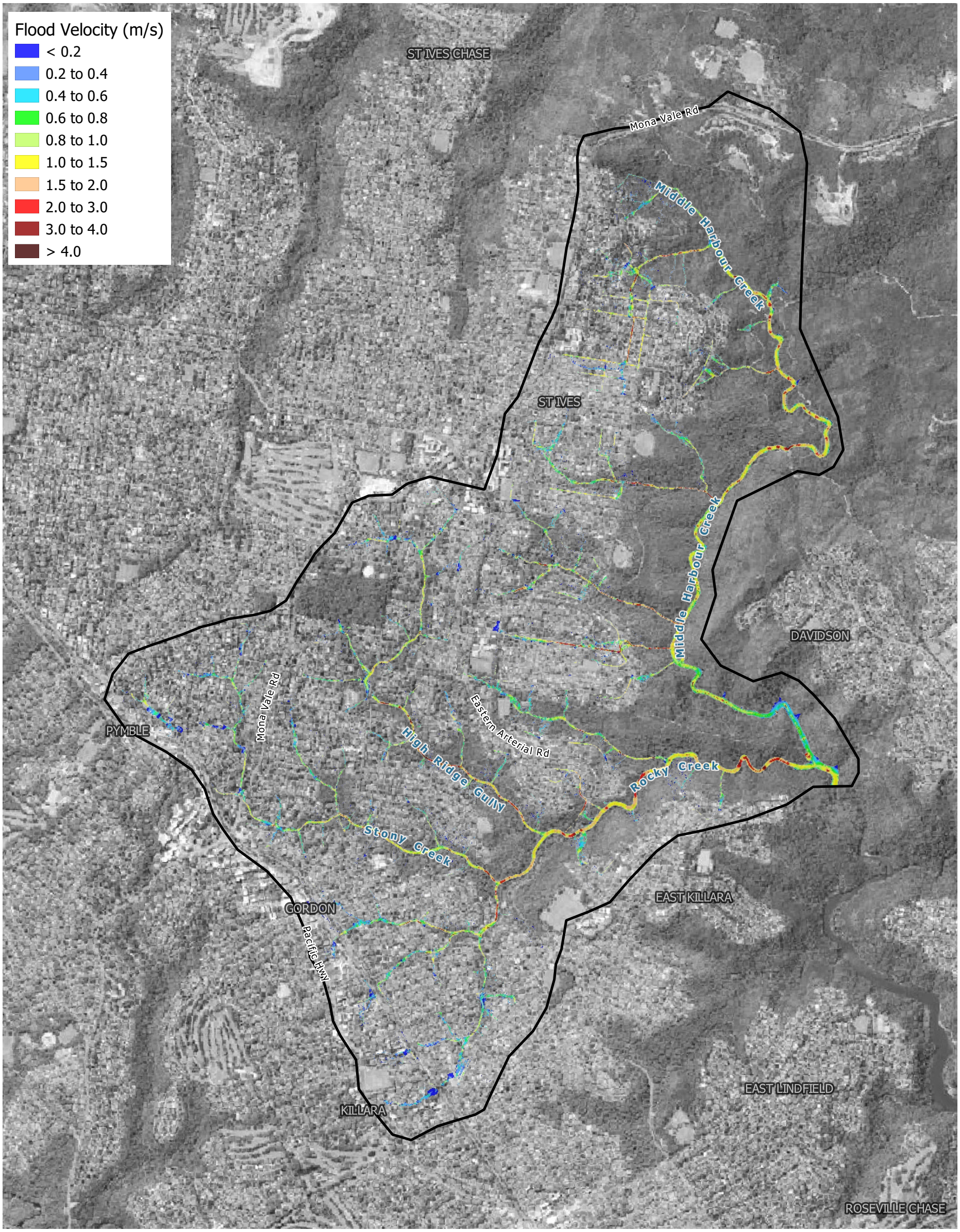

Legend

Study Area

Title:

Peak Flood Velocity - 10% AEP Event

Drawing: **F-18**

Rev: **A**

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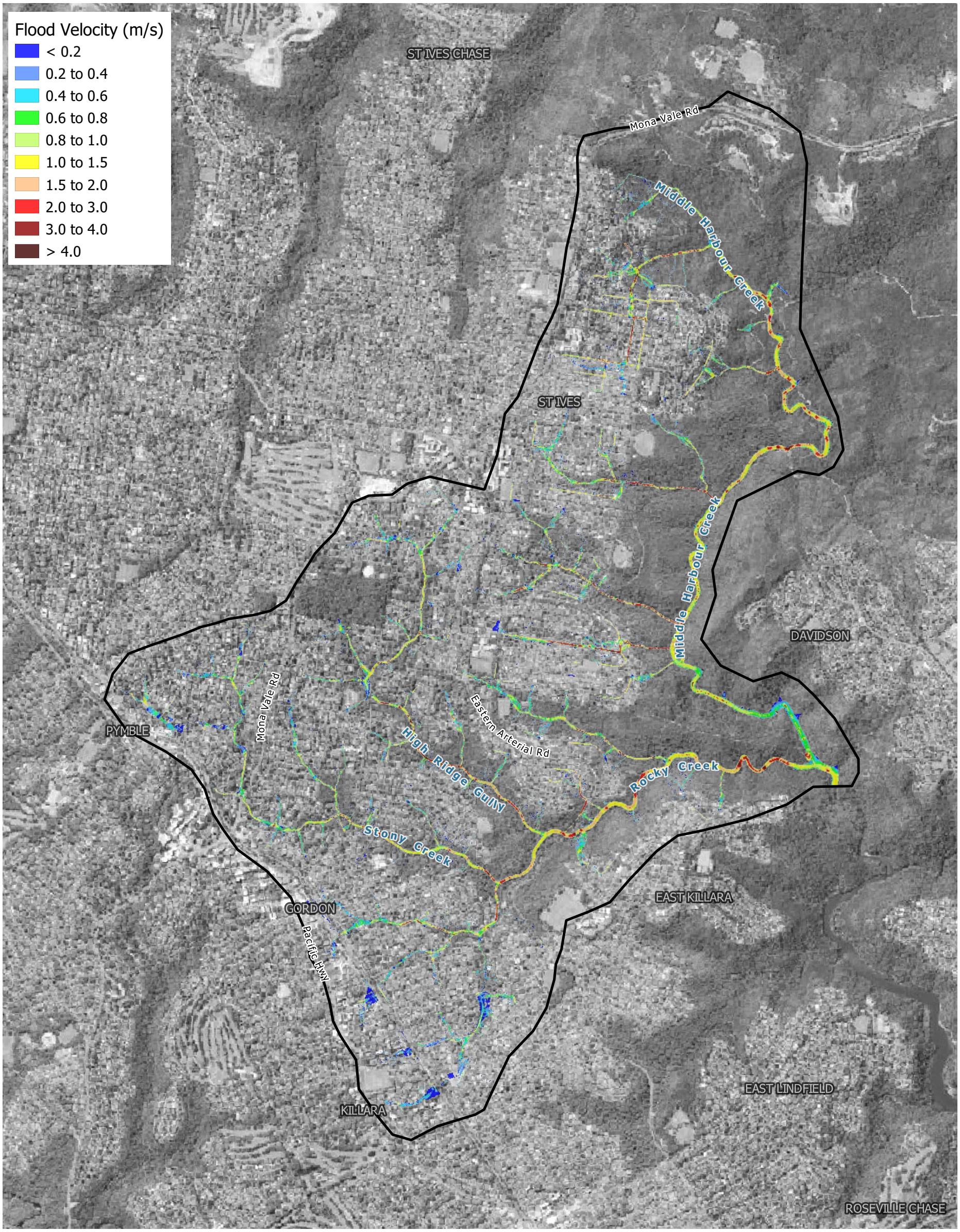

Legend

Study Area

Title:

Peak Flood Velocity - 5% AEP Event

Drawing: **F-19**

Rev: **A**

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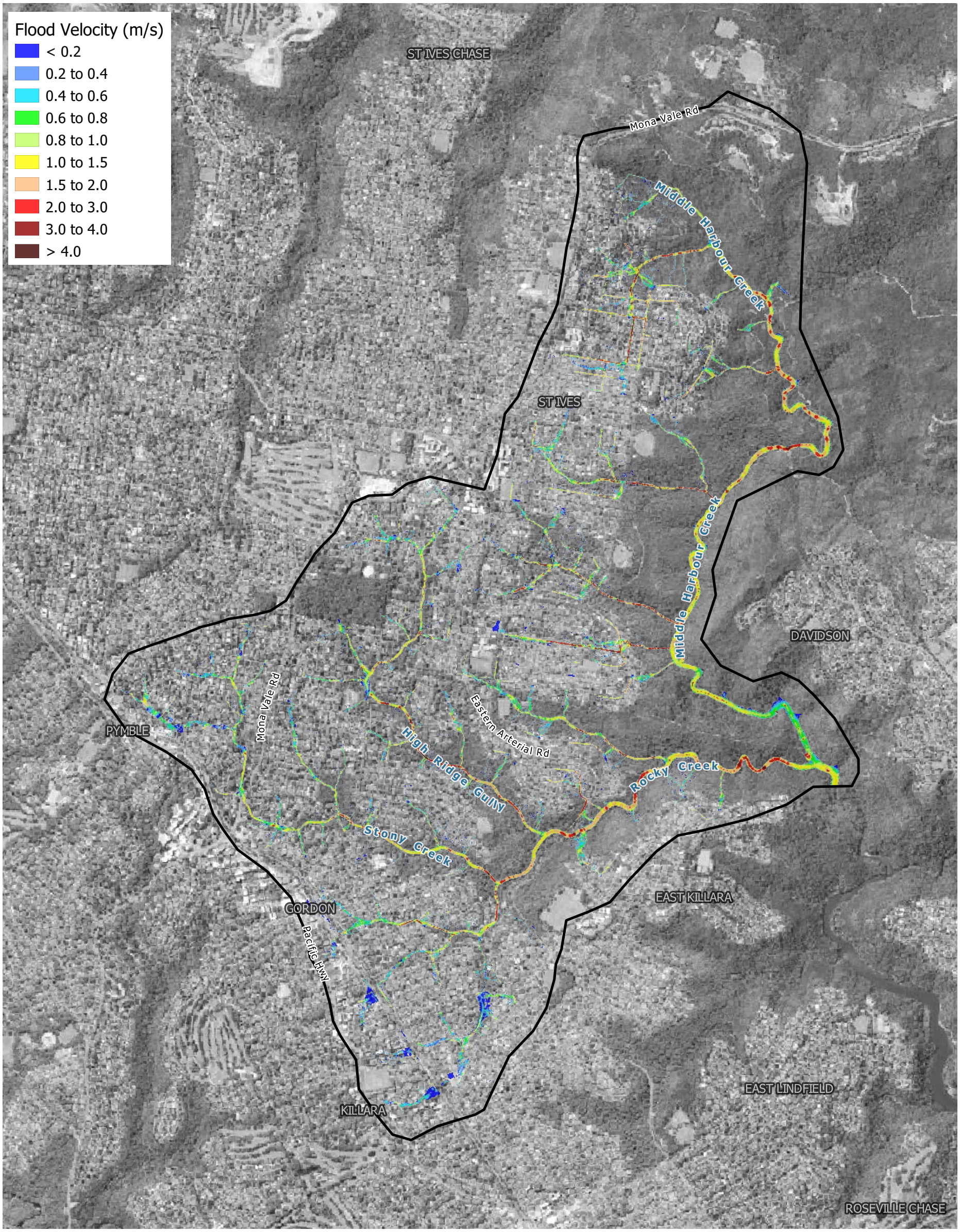

Legend

Study Area

Title:

Peak Flood Velocity - 2% AEP Event

Drawing: **F-20**

Rev: **A**

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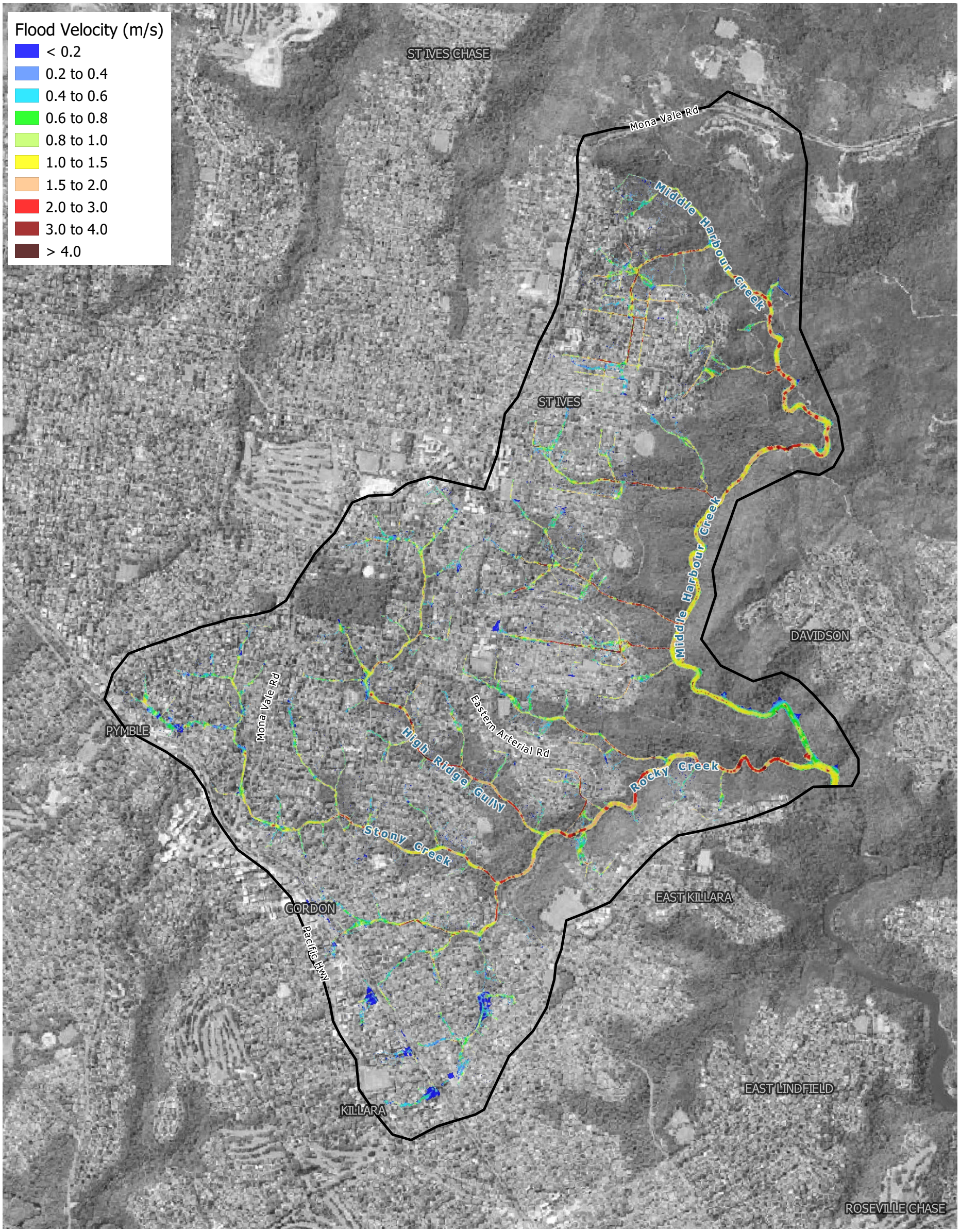

Legend

Study Area

Title:

Peak Flood Velocity - 1% AEP Event

Drawing: **F-21**

Rev: **A**

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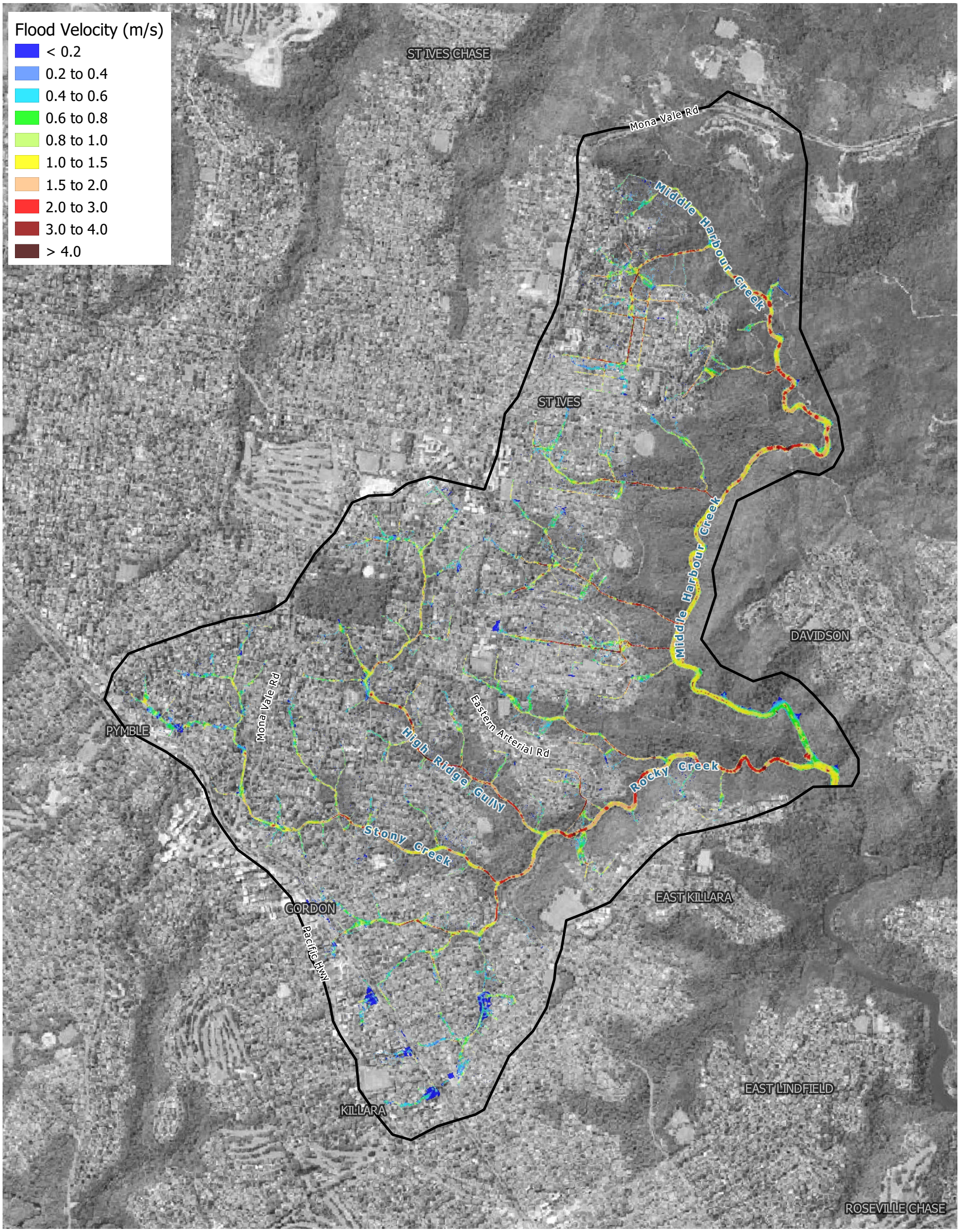

Legend

Study Area

Title:

Peak Flood Velocity - 0.5% AEP Event

Drawing: **F-22**

Rev: **A**

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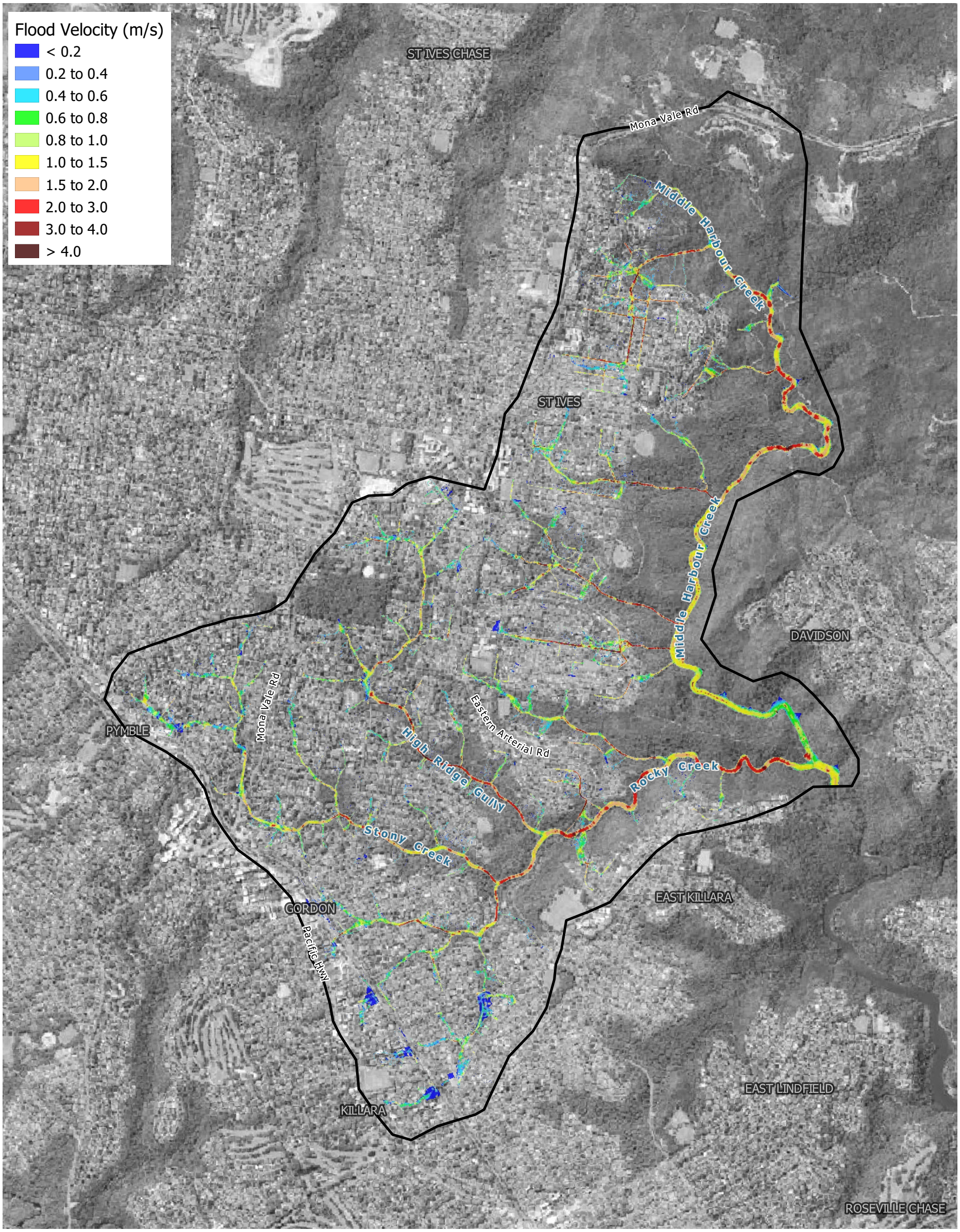

Legend

Study Area

Title:

Peak Flood Velocity - 0.2% AEP Event

Drawing: **F-23**

Rev: **A**

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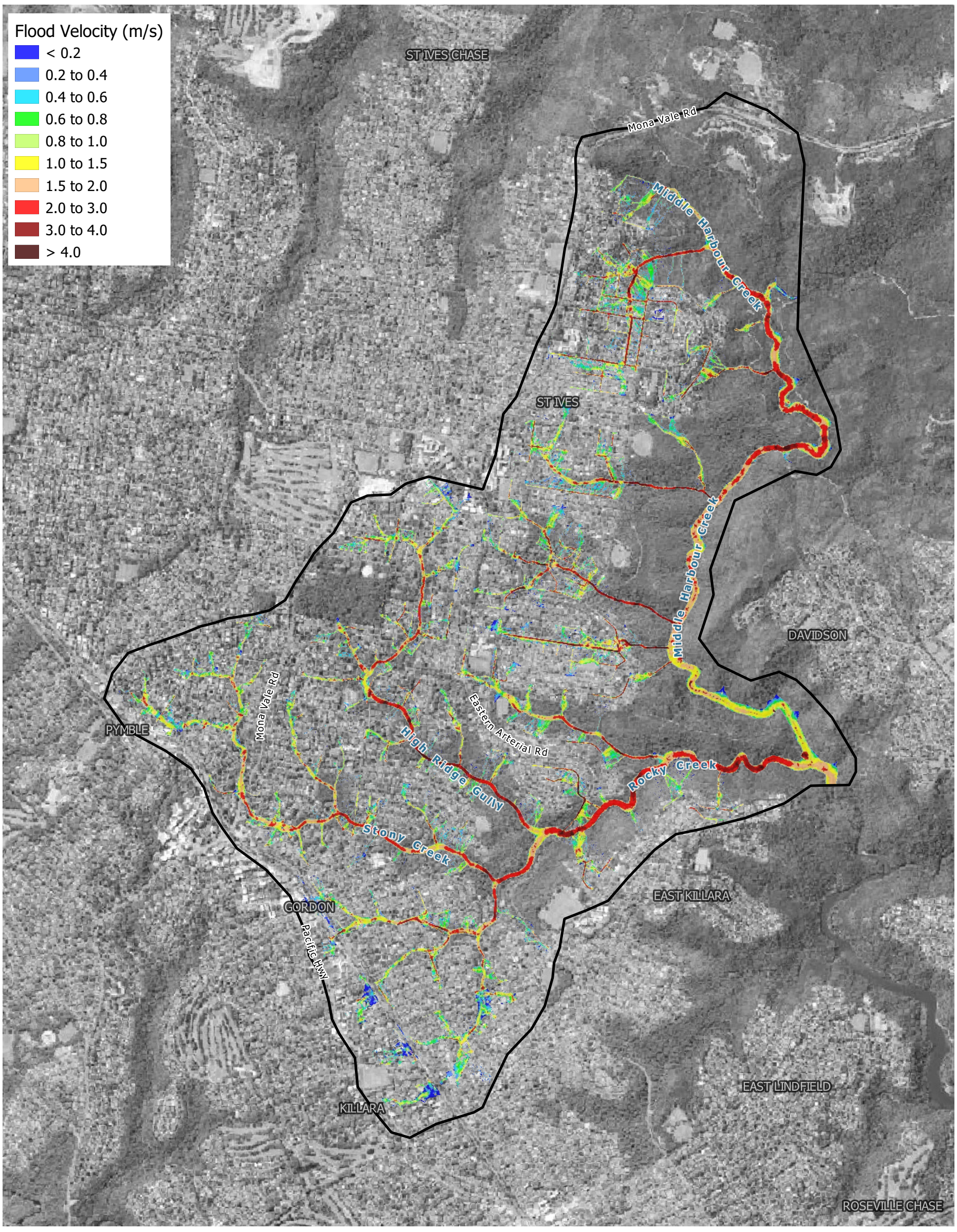

Legend

Study Area

Title:

Peak Flood Velocity - PMF Event

Drawing: **F-24**

Rev: **A**

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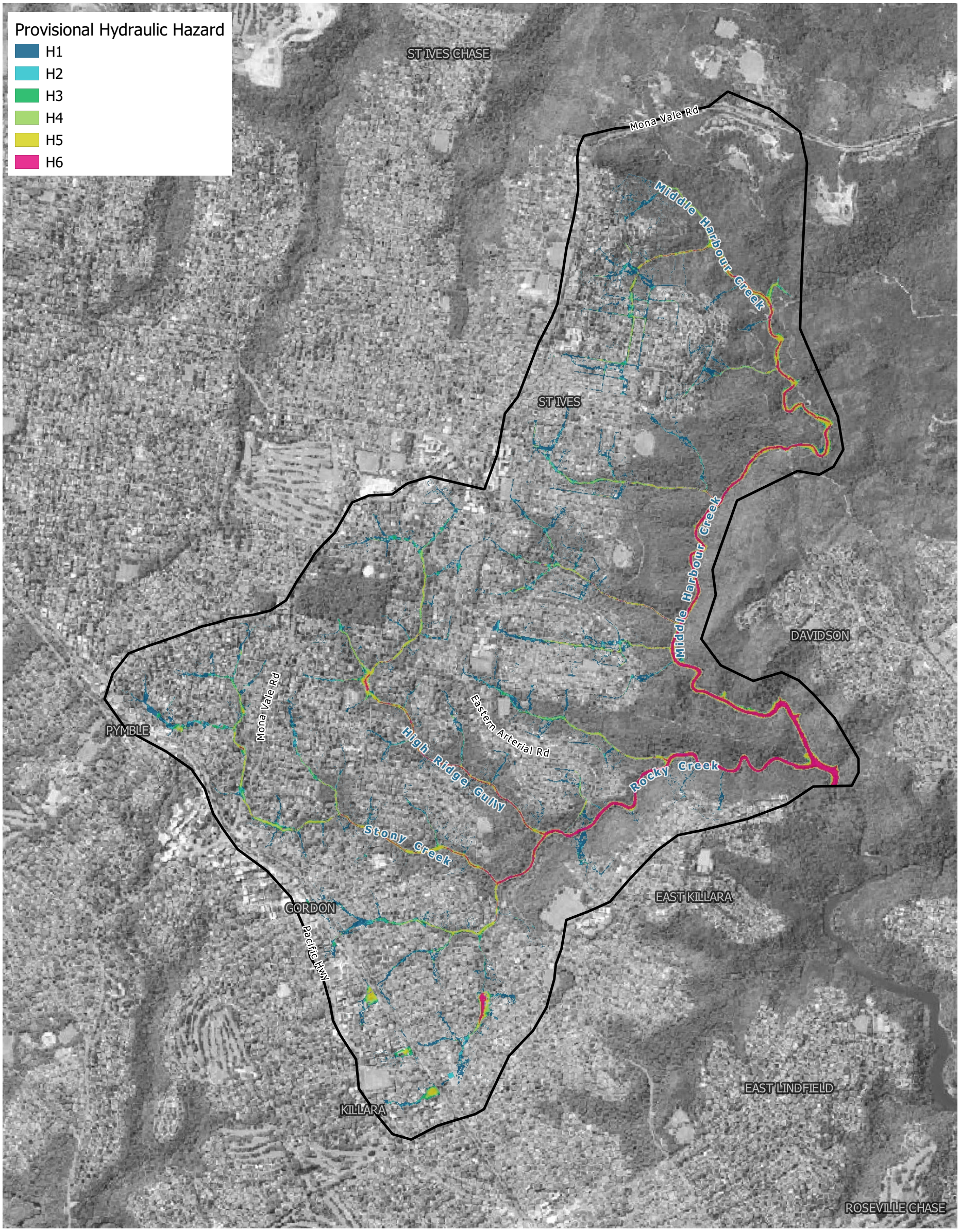

Legend

Study Area

Title:

Provisional Hydraulic Hazard - 1% AEP Event

Drawing: **F-25**

Rev: **A**

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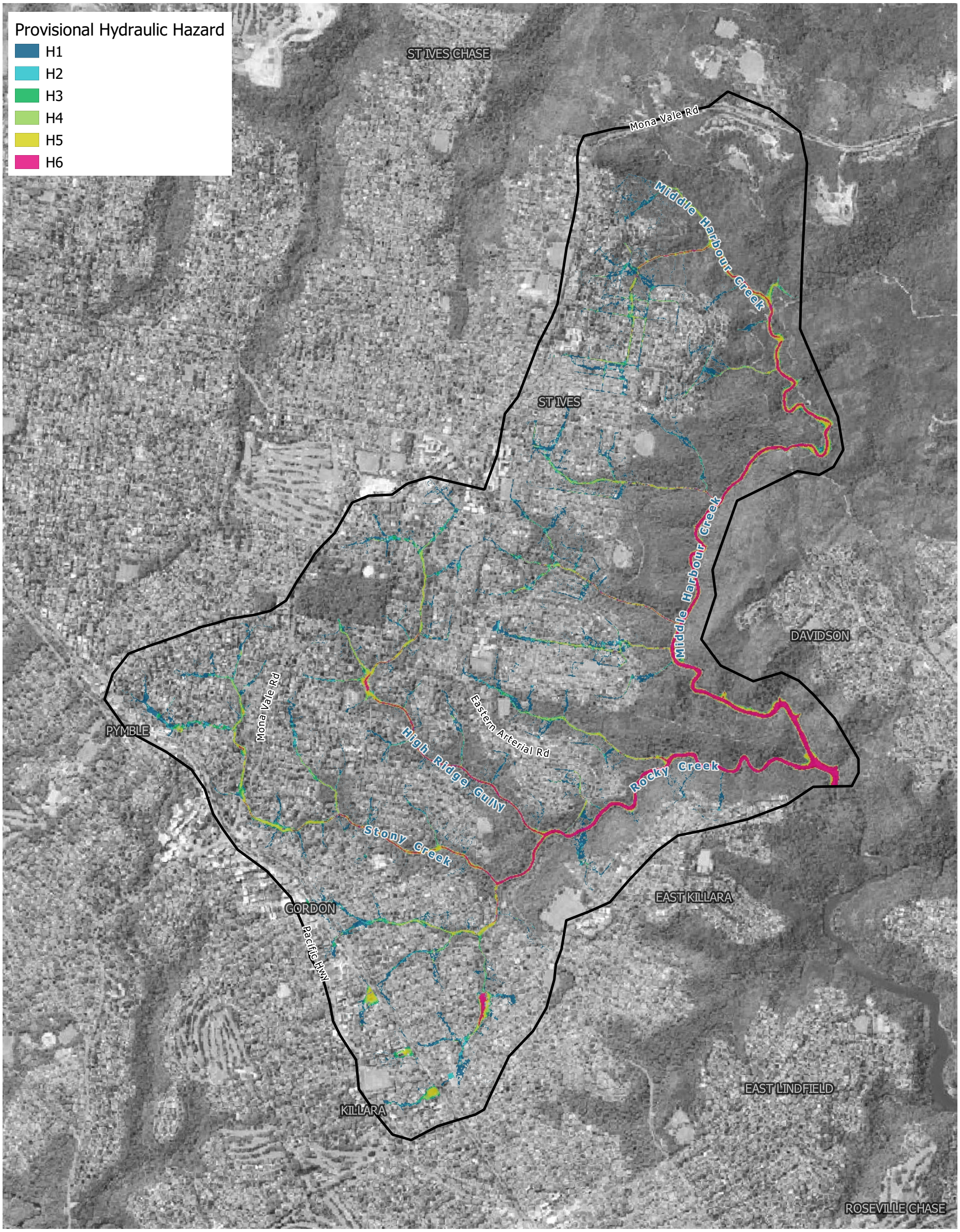

Legend

Study Area

Title:

Provisional Hydraulic Hazard - 0.2% AEP Event

Drawing: **F-26**

Rev: **A**

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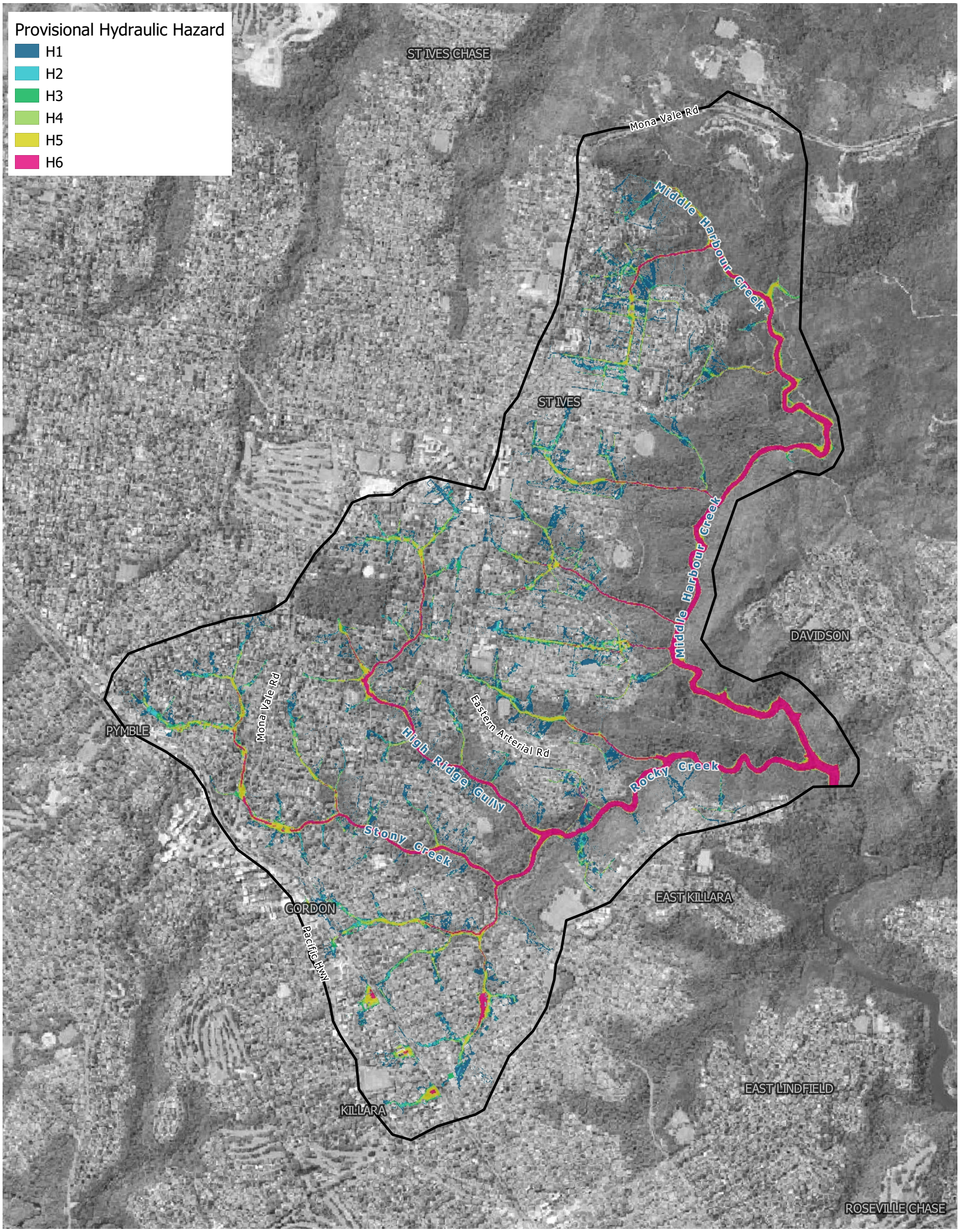

Legend

Study Area

Title:

Provisional Hydraulic Hazard - PMF Event

Drawing: **F-27**

Rev: **A**

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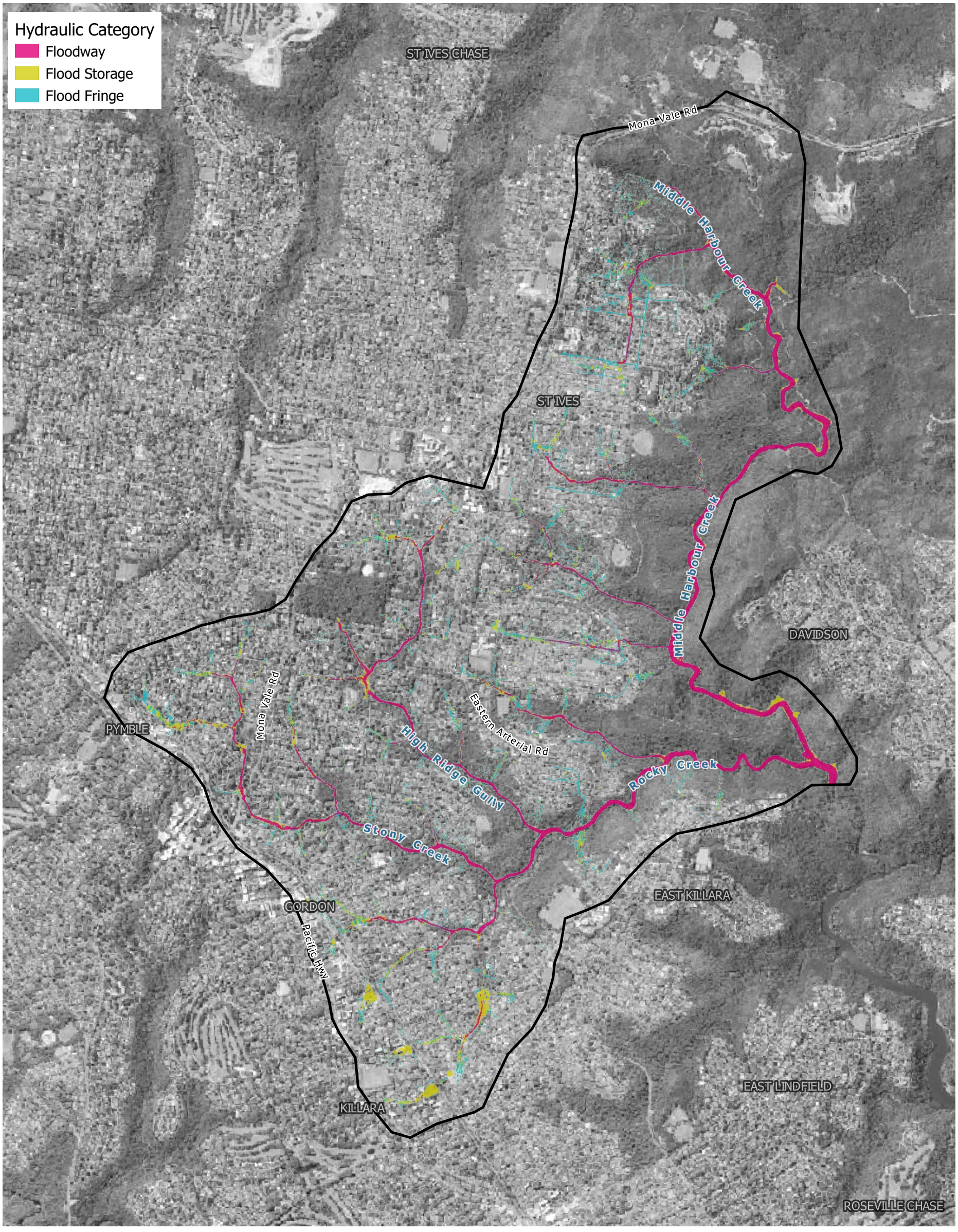

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Study Area

Title:

Hydraulic Categorisation - 1% AEP Event

Drawing: **F-28**

Rev: **A**

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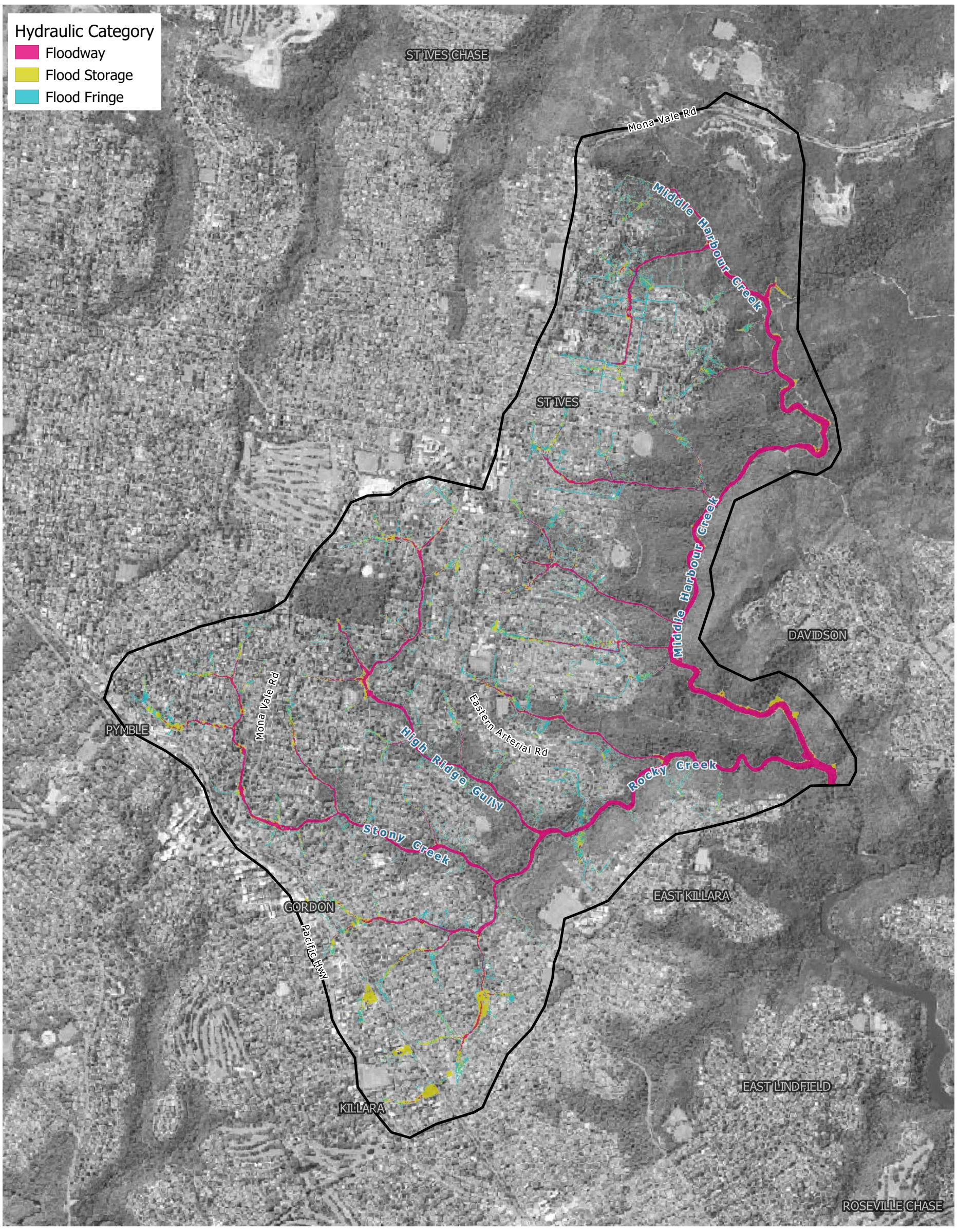

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Study Area

Title:

Hydraulic Categorisation - 0.2% AEP Event

Drawing: **F-29**

Rev: **A**

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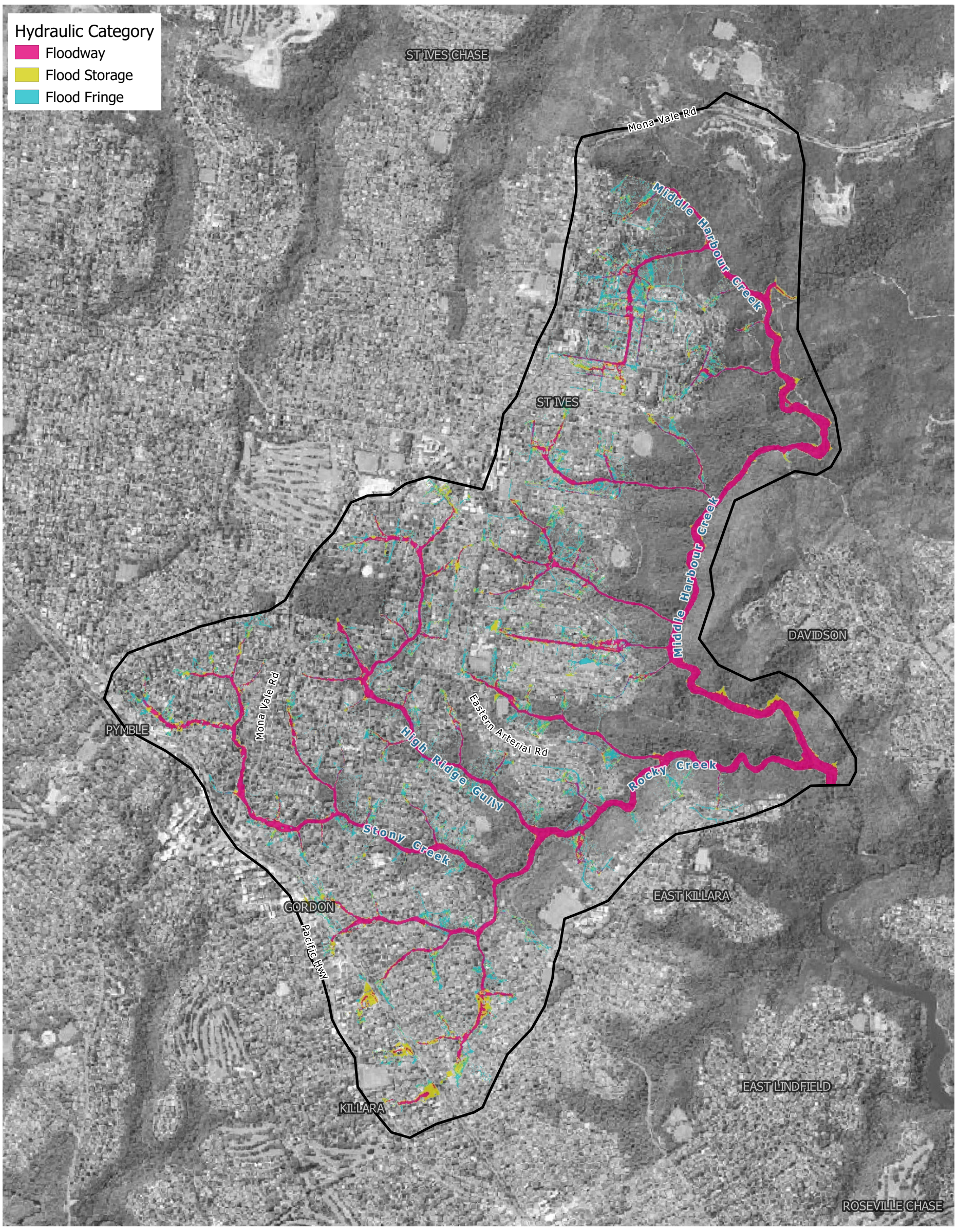

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Study Area

Title:

Hydraulic Categorisation - PMF Event

Drawing: **F-30**

Rev: **A**

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Middle Harbour Northern Catchments Flood Study

Public Exhibition 2023

Submission Summary Table | Updated following July 2025 Public Forum & Ordinary Council Meeting

Please note that personal information and details have been removed
PMF – Probable Maximum Flood
FPA – Flood Planning Area

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
1	• We are very surprised and frustrated to learn the property is tagged in the draft flood study. • We just bought the property 4 months ago knowing the property was not a flood prone land but it is going to be a flood prone now. • We hope there is a way to untag the land out of the flooding map. Our land only has a small bit in the flooding map. Requests: • 1. please review the flood study on the lot to see if it is ok to untag it. • 2. if we elevate the land a bit, can we get rid of the flooding map, • 3. Can we donate this tiny bit land which is in the flooding map to the council so that our remaining land is out of the flooding zone? We would like to seek all possibilities to untag from the flooding map. No matter how much cost it will involve.	FPA Notation	Noted. Prior to formal flood notations all properties are noted as No 'unknown' on the planning certificate – indicating that there are no specific Flood Planning Controls, however the flood status of the land is "unknown". Model updates have reduced the extent of PMF tagging on site, and it is only marginally larger than the FPA extent. However, the FPA extent into the property exceeds Council's criteria for trimming at the boundary. There is not sufficient evidence to remove the FPA Mapping from the property at this stage, however the resident may request a review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process.	Still in FPA and PMF Tagging (reduced) Mapping	No change from 2023 result
2	For over 50 years I have owned and lived continuously in this property. The property has a stormwater easement drain, from _____ St, running north to south, to the property behind mine on the lower (southern) side of the slope, which, as far as I am aware, was last cleared out by council about 20 years ago. This clear-out and clean was a major project. In the fifty+ years I have lived here there has never been a storm that has created an overflow of stormwater or a flood in, or around my property, notwithstanding the significant growth of trees and other vegetation.	Local observed drainage and flood	Noted. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map. Council's customer service team should be notified when maintenance is required on Council's drainage system.	Not on FPA or PMF Tagging Mapping	No change from 2023 result
3	I _____ and my neighbour _____ received your correspondence of the 29th September 23. The Document indicuates that we are within 'the Probable Maximum flood area'. I would like to contest this with the evidence attached. Our houses are in _____ and a creek runs through the bottom of	PMF Notation Local property/topography features	Noted. Model updates have reduced the extent of PMF tagging on the submitter's property (by approximately half) and removed it from the neighbour's property.	No FPA mapping. One property still with PMF Tagging Map.	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	the garden (south end of the properties). The creek is more then 3 metres below the level of the house foudnations and indeed during the last flood in March 2019, the creek was completely contained within its banks. There is no obstruction to the creek which flows freely through the property and then the adjoining council property where it joins the creek water from _____ Reserve. It would be impossible under any circumstances for rain to cause a flood that involve either of our properties/ I have live in this house for the best part of 40 years and never on any occasion has there been any semblance of flood. (3 photos included) These photographs are the creek as it passes through _____ Street.		There is no FPA mapping on this property, despite mention of the creek in the back yard, indicating that flows are generally shallow in more regular events consistent with the submission. There is not sufficient evidence to remove the PMF Tagging mapping from the property at this stage, however the resident may request a review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process.		
4	Raised • Concerns about PMF notation and insurance impact • Please trim at the property boundary	PMF Notation Property Value/Insurance	Noted Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result
5	• Please review PMF tagging area to see if the extent can be trimmed at the north west corner of the property • Note that the hazard rating is low (H1) at the 1% level and H2 at the PMF level	PMF Notation	Noted Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result
6	Missing information - PMF impacted properties are missing from the Draft Flood Planning Area Mapping - Council's online map viewer. It's hard for the impacted residents to see how, the PMF flood depth and where their property is impacted by PMF. The catchment PMF map included in BMT's Volume 2 Design Flood Results report is not readable due to current resolution, even the printed A1 Maps from Council is visually difficult to read at a site level. - Criitcal PMF tagging information is missing from Section 9.1 Flood Planning Information of the Drain MC Northern flood study report, therefore PMF impacted residents wouldn't know or understand the key PMF selection / filtering criteria i.e. o "Areas with depths below 300 mm were removed. o Isolated areas smaller than 300 m2 were removed." [The above PMF tagging criteria was found and copied from a previously completed Flood Study report 'Middle Harbour Southern flood report Sec 9.1 Flood Planning Info page 103'] Site Specific considerations Please review PMF tagging map – properties along low side of _____ currently show PMF ponding, however site-specific points to consider include	PMF Notation Consultant Report Flood information availability Local property/topography features	Noted PMF maps were added to Council's Online Map Viewer under the 'Exhibition' area. In addition, all mapping was made available to view at the two drop-in information sessions, with property specific maps supplied on request. Details for the PMF Tagging Map criteria have been added to section 9.1 of the final report. BMT and council staff undertook a site visit, noting that on-ground features and observations are reasonably represented in the model. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	1. Steep nature of our property and the sloping topography should result in PMF water flowing naturally down / through and away from our property with minimal pooling. A detailed Site Survey shows more than 7 metres drop in height between the front and rear boundary of the property. (can share with Council / BMT consultants if it helps with our case) 2. There isn't a clearly define drainage line or water course related to this area 3. PMF Overland flows should not pond / exceed 300mm in depth along the entire Eastern section of our property given there is a steep concrete driveway (approx. 3.5 metres wide plus 1.5 metres of neighbour's property boundary set back totalling 5 plus metres in width of un-obstructed pathway at the narrowest point) that runs all the way from the front boundary to the rear boundary of the property without any solid obstruction. PMF water should flow straight down (non-stop) the 5 plus metres wide sloping concrete driveway into the rear reserve & the creek. The peak flood depth during the PMF event along the entire Eastern Corridor of our property therefore should not build up and exceed 300mm in depth. Not sure if the satellite images or the topographic maps used to form BMT's initial Flood Model was able to reflect or capture this level of site-specific details (such as unobstructed & continuous concrete driveway) into the drain Modelling? 4. Taking into account the sloping site conditions and the un-obstructed Eastern corridor, overland flows may result in some limited front yard PMF ponding. The PMF ponding area should only impact an isolated area just in front of the house and be relatively small in size. (i.e. area to the let of the concrete driveway) The PMF impacted area in relation to our property should be limited to an isolated area smaller than 300 m2 and thus be removed based on the PMF tagging filtering criteria. 5. Our property is elevated and built on top of brick piers and not on concrete slabs as per current Flood modelling inputs 6. We understand that buildings are modelled as 'solid obstructions' & 'individual structures' across the catchment. Could Council / BMT consultant provide or run a demo simulation modeling of a PMF event to show us how PMF water builds up and drains away on our property? 7. Lastly, we would like to request BMT Consultant to provide us with the exact (or a more detailed) PMF depth level of our property that encompass our immediate joining neighbours. This information is important for us to ascertain the PMF depth level along the Eastern section of our property. Given the steep terrain and the current built landscape, we are of the view that PMF should not exceed 300mm in depth along the eastern corridor of our property. Whilst Council did kindly send me a slightly higher resolution PMF depth map on 31 October 2023, unfortunately based off the graded scale maps we still can't determine the exact PMF depth level impacting our property. In particular we would like to get more clarity regarding the eastern section of our property as the PMF map is currently showing a 'green' ish colour (i.e. approx. 250mm depths), therefore, the PMF depth level around this area is / may just be within the 300mm depth				

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	PMF filtering criteria (or perhaps within a tolerance threshold upon further review?). Refer to the RED circle area below. In light of the points mentioned above, we urge the Council and BMT to arrange a site inspection (please inform the neighbouring properties prior to the inspections taking place) to further ground truth the drain PMF flood Modelling related to this area. We sincerely hope that alter the site inspection Council will re-assess the findings in the Drain Northern Catchment Flood Study & remove our property from PMF tagging once the local / specific site conditions (including the built landscape of our concrete driveway) is taken into consideration.				
7	This is a submission regarding Council's Middle Harbour Northern Catchments Flood Study to be read in conjunction with my written feedback provided on 24 October 2023. I have read the study documents and attended the information session at council on 24 October. I appreciate the time Council has taken to consult with residents and the availability and assistance of staff. My property is _____ Ave, Gordon which is within the area of the study. I note from inspecting the maps at Council that both the modelled 1 in 100 year flood and the probable maximum flood affect a small part of my property, but do not impact on my house or access. 2010 FLOOD EVENT On page 56 of the draft report the February 2010 flood event is described. It is the first of several flood events described in the document. The very first listed observation or report of this event is recorded as _____ Avenue and describes under the heading 'observed flood behaviour' 'floodwaters overflowing channel, entering yard and property at high depth'. I note that the number ____ in this case refers to location (ID) ___ in a numerical list of locations relating to flood reports, and therefore, that the behaviour was observed at ID ___ which does not coincide with my address. However, a cursory reading of the document, especially given that this is the very first street reference to any flood event in the document, might lead the reader to believe that this is a reference to high depth flooding of my property. I was present for the 2010 flood event and made a report to council of the event. High flow floodwaters did not affect my property in that event, although there may have been shallow overland flow on a small vegetated and unfenced portion of my property at the north east corner where water crossed the street. I would like council to amend the report to ensure it cannot be misread in the way I describe either by changing the location	PMF Notation Consultant Report Property Value/Insurance	Noted. Tables have not been revised as the report should be read in full. As there is a limit to the information that can be contained in the 10.7 Planning Certificates, Council has a Flood Certificate Report available for purchase that demonstrates the site-specific details for flooding including extent, levels and hazard mapping. Information available on council's website will continue to be improved to help clarify what the mapping indicates and help address concerns around potential issues with interpretation of Council's flood mapping.	Still in FPA and PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	number of ID ___, or listing the reports in numerical order beginning at ID1. PROPERTY INFORMATION I understand that as a result of the flood study, properties will be tagged as flood affected. I recommend that any tagging gives enquirers a clear indication of what flood affectation means so that misunderstandings cannot be drawn. As an example, if my property is tagged as flood affected without noting that this is minor, very infrequent and does not affect any buildings or access, an enquirer may conclude that the property and especially the dwelling, is flood liable to a significant degree. I would be pleased for council to consider my submission and advise its conclusions.				
8	I object to it being noted on my property that it is in a floodprone area based on a 1 in 100 year chance that there will be overland flow by reason on the drainage easement. This will impact on the saleability of the property an potentially also on my insurance premiums. I have lived in the property for 7 years and I have never had flooding from the road or drainage pipes. I do not consider this reasonably required.	PMF/FPA Notation Property Value/Insurance	Noted. As there is a limit to the information that can be contained in the 10.7 Planning Certificates, Council has a Flood Certificate Report available for purchase that demonstrates the site-specific details for flooding including extent, levels and hazard mapping. Information available on council's website will continue to be improved to help clarify what the mapping indicates and help address concerns around potential issues with interpretation of Council's flood mapping.	Still in FPA and PMF Tagging Mapping	No change from 2023 result
9	Thankyou for the opportunity to meet with your staff and be provided information on the middle harbour northern catchments flood study. We were shown a map of the flood zone and the location of our property. It was noted by your staff that the border of the flood zone just touched the edge of our property by a few meters. We therefore cordially request your consideration to the adjustment of the flood planning area to follow the property boundary. Your consideration of our request is greatly appreciated and we look forward to hearing from you (both FPA and PMF).	FPA/PMF Notation	Noted Adjustments to the model and PMF Tagging Map did not remove the FPA or PMF tagging from the site. As the encroachment into the north-east corner of the property is more than 2m it cannot be removed at this stage, however, it is recommended for review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process.	Still in FPA and PMF Tagging Mapping.	The PMF tagging has been removed from this property. Still in the FPA tagging.
10	I acknowledge the modelling is a PMF scenario, which implies probable maximum precipitation of the largest flood (event) that could conceivably be expected to occur. And, for such an extreme event being modelled the outputs to affected properties suggest benign exposure with pools of water forming at depths of 600mm. The way I interpret the modelling in fact suggests Gordon and surrounding suburbs are not adversely impacted by a PMF scenario – alas the same certainly can't be said for many other suburbs of Sydney. If this modelled event where to occur, its fair to say large parts of	PMF Notation Local observed drainage and flood Local property/topography features	Noted. The notation on planning certificates in relation to the PMF is made as per the direction from the *NSW Department of Planning and Environment*; The consultants have reviewed the accuracy of topographic information as outlined in the Flood Study Report.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	Sydney would be inaccessible for weeks, and as a result of the damage many areas would likely become uninhabitable (be totally destroyed). Appreciating this is a PMF scenario, my feedback is limited in so far as, - Publishing this data on the council website (as is anticipated to occur to comply with State Government requirements) may cause confusion to the general public because the common person will not know what a PMF scenario is. This may cause unnecessary confusion for prospective buyers/sellers, or even unnecessarily impact on DA considerations. **I would recommend the council consider publishing lower return periods as other councils are doing.** Where a PMF scenario is generally greater than 1:50,000yr event, I would recommend a lower return period be published such as 1:500, etc. A lower return period by all accounts should demonstrate no flood concern to the properties in question. I appreciate this is an unrelated point to the field work being conducted, but I strongly recommend this be raised to council in any case. - In modelling the PMF scenario which I understand used LiDAR for geospatial measurement, in the images of the analysis I have seen it appears foliage has skewed outputs. The ____ and _____ Street intersection is a sharp partial s bend turn which I don't think the model outputs consider. Rather I see an expansive, wide intersection in the model outputs. In the event of a deluge - water wouldn't flow directly down the hill from ____ into _____, rather it would be influenced by the s bend of the road. **With the gradient of ____ Street further considered I believe the modelled output of surface water behaviour will alter.** - The incline of _____Street from the base of _____ Street rises approx. 7 metres within approx. 50 metres; once the peak is reached the street plateaus for approx. 250 metres with a slight incline down towards _____Streets. My point here is **consideration should be made (if it hasn't) about the surface water running the other way towards ____Street** (the adjacent intersection to _____ Street) because the volume of water from deluge would be greater over 250 metres in the other direction, then it would be over 50 metres. - The kerb gutter in the area, and in particular in front of the properties on _____ Steet impacted by the PMF scenario, is at least 400mm high. _____ Street also runs downhill from the _____ Street intersection to the intersection with _____ Street. **The combination of higher-than-average gutters and the down hill slope of _____ Street should be considered.** Even in a PMF scenario, if it's assumed the storm water drains have failed – water should still flow downhill. - A number of impacted properties on _____ Street have trenches on their nature strips, the remanence of days gone by makeshift drainage before kerb and gutters. Some properties also have masonry fences. These elements if further considered, particularly **with a lesser amount of surface water coming onto the property if the previous**		BMT and council staff undertook a site visit, noting that on-ground features and observations made will not affect the outcome of the modelling. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.		

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	point is considered, should minimise the impact of surface water entering some property boundaries beyond the nature strip. - My final suggestion is a summary of the 4 immediate points above. If these points are collectively considered in conjunction with the existing geospatial study, in a PMF scenario one should find that (1) surface water behaviour from _____ St run off will be influenced by the partial s bend of the road which will likely cause a swirl or wake effect. (2) the volume of surface water may not be as much as initially anticipated because most water from _____ Street should run in the other direction. (3) even if surface water (as is modelled now) reaches peaks of 600mm from the run off from _____ Street, the kerb height of 400mm coupled with the incline of _____Street should see the bulk of the surface water continue its journey downhill. And, (4) the remaining surface water that may breach kerbs should be absorbed within old trenches and hard fences. In closing, while I acknowledge the study is considering a PMF scenario (beyond comprehension), to most folks they are not going to understand this – rather they will think its water run-off in a heavy rain situation that they can imagine from their own experience. Therefore, I would recommend council reconsider how they publish this study so it's not only easier to comprehend, but also won't cause unnecessary confusion – particularly when it comes to property values and potential DA applications which seems the be the root of the concern by my fellow neighbours. Also, whilst the geospatial modelling is a good starting point, it feels to me that a physical inspection is needed to consider the gradient of _____ Street, kerb gutters and down hill slope of _____ Street, and legacy trenches and retaining walls on properties. Thank you for considering my feedback, and I look forward to hearing an outcome in due course.				
11	Thank you for your time on Tue 24 October when I spoke to you and your colleague regarding possible flooding of _____ Avenue, St Ives. During our meeting I mentioned that it would be almost physically impossible for the property to flood (even in the most extreme of weather conditions) and volunteered to make a submission to that effect. Please find enclosed a plan of levels for the property that was prepared some years ago in support of Council approval for a pergola. This clearly shows the continuous drop in levels from the _____ Trail to the rock face with a further 15 metre vertical drop towards the valley. I've enclosed the plan in pdf and jpeg formats to suit. I've attached: • two photos of the area that the flood management plan suggests could be prone to flooding, and	PMF Notation	Noted. BMT and council staff undertook a site visit to confirm the on-ground features of the property. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

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	• a further two photos of the dwelling which demonstrate how the land falls away. These demonstrate that water could gather on the surface during a violent storm, but the slope of the land will immediately let it drain away. Hopefully, you will consider that these materials support the view that the property is not at risk of flooding from static water which will enable you to adjust the mapping.				
12	I refer to Council's letter to me dated 11 October 2023 received by me on 19 October 2023. I would firstly like to express my concern at the lack of timely communication from the Council regarding this matter. I received the letter on the date of the webinar and the letter gave no indication as to how my property is to be impacted by the Draft Flood Study recommendations. I believe this is a deliberate strategy by the Council to avoid residents having time and information to make submissions about any intended action by the Council in respect of their properties. I am aware that my neighbour at _____ Avenue received written notification weeks ago regarding his property and the Council's intention to mark it as flood prone. I attended a meeting at the Council on 26 October 2023 and was shocked to learn that it is the Council's intention to mark my property as "flood prone land" based on the theory that if there is a 1 in 100 year storm, the Council stormwater drain which is in front of my neighbour's property at _____ Avenue, is of insufficient capacity to cope and there would be flooding into my property as a result. I have a number of comments to make about that. Firstly, there was a 1 in 100 year storm on 28 November 2018 and there was no flooding of my property from the street/stormwater drain during that event, so I query the Council's predictions based on that. Secondly, the drain is not in front of my property, it is in front of _____ Avenue, which is downhill from my property, so I also question the accuracy of the mapping. Thirdly, if it the case that the drain is inadequate, which I strongly doubt based on my experience thus far, that is a matter of which the Council is on notice and steps should be taken by the Council to remedy it. Fourthly, if the drain is inadequate, Council should be more diligent in ensuring that the street is kept swept, noting that the Council has street trees along the entirety of the road, most of which are deciduous and which drop leaf litter all year round. In my experience, the drains are frequently blocked by leaf litter because the Council is dilatory in sweeping the street. I strongly object to the Council marking my property as flood prone land. When I purchased the property 7 years ago there was no such marking and I paid market value accordingly. If	PMF/FPA Notation Local observed drainage and flood Property Value/Insurance	Related to submission # 8 Noted The close date for the submissions was extended to the 13th of November to allow for differences in date of letters received. In addition, the webinar was available to view on the consultation page for the remainder of the exhibition and council staff were available for residents who were not able to attend the drop-in sessions. Although storm events from 2018 and 2019 are noted in the report, it was the February 2010, June 2016 and February 2020 flood events that were identified by the community to be major events within the study area and have been utilised for the model verification. Easements directly adjoining the property indicate the significance for potential overland flows through the area during rare large events. Noting that drainage infrastructure is typically not constructed to address 1% or PMF flow magnitudes. Actions for alleviating and management of flooding with council activities will be considered at the next stage of the flood risk management process – the Flood Risk Management Study and Plan. Information available on council's website will continue to be improved to help clarify what the mapping indicates and help address concerns around potential issues with interpretation of Council's flood mapping.	Still in FPA and PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	such a marking is now placed on my property, it will significantly negatively affect the market value of the property and I will suffer damage as result. I had a valuation done last year when I refinanced my mortgage, so I have a current valuation which I will be able to rely on to prove the loss I sustain. Secondly, if my property is marked as flood prone, I will incur an increase in my insurance premiums, which will be a further loss in perpetuity. I put the Council on Notice that if this marking is placed on my land, I will take legal action to have it removed and/or to seek damages from the Council in respect of the losses which I will sustain. I look forward to hearing from you in relation to the matters which I have raised.				
13	We live at _____ Parade, Roseville _____ Creek as seen in the attachment from the study, runs through the area we manage Since 1996 I have coordinated the _____ Bushcare Group ____ & still do Over the years we have seen the vast erosion of the banks of this water course and with heavy rainfall & storms the water is rising well above the banks and spreading into the bushland area The creek has also widened considerably and so have the pools, the velocity of the water flow is also tremendous during heavy rainfall over a few days We would also report that during heavy rainfall as we are at a lower point on the ridge the water cascades down through our property to _____Parade	Local observed drainage and flood	Noted Not in this study Area	N/A	N/A
14	I hope this letter finds you well. I am writing to you as a resident of St Ives regarding the recent flood risk assessments carried out by the Council, specifically relating to my property at _____ Avenue, St Ives, which is mentioned in the document with reference S12747-1. I have serious concerns about the flood modelling and its outcomes as they pertain to my property. I understand and appreciate the importance of accurate flood modeling for community safety and infrastructure planning. However, after reviewing the details of the model and the physical geography of my property and its surroundings, I believe there might be a significant error in the assessment.	PMF Notation Local property/topography features	Noted Minor encroachment of PMF tagging at boundary for this property and neighbour – meets criteria of less than 2m to trim FPA and PMF tagging at front/rear setback.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	The current model suggests that my property lies within a probable maximum flood (PMF) area. However, this seems highly implausible for several reasons. The most critical factor to consider is the topography of the area. The outlet pipe, presumably a primary source of the modeled flood, is located across the road from my property and lies approximately 3 to 4 meters below my house's ground level. It appears highly unlikely, if not impossible, for floodwaters to rise to such an extent that they would cross the road, surmount this significant height difference, and further escalate an additional 2 meters to reach and impact my house. The outlet pipe itself is set into the side of a hill which drops off over 20 meters into a creek. Given these circumstances, I am concerned that there may have been an oversight or a technical error in the modeling process. An inaccurate flood risk designation can have profound implications, including but not limited to, increased insurance premiums, decreased property values, and unwarranted worry for the safety of my family and property. I kindly request a re-evaluation of the flood risk assessment for my property. It would be greatly appreciated if a more detailed study could be conducted, considering the specific topographical and infrastructural characteristics mentioned. I believe that a more nuanced approach might yield results that accurately reflect the flood risk to my property. I am open to discussing this matter further and would welcome any opportunity to meet with a representative of the Council or the technical team responsible for the flood modeling. Understanding the Council's constraints and busy schedule, I appreciate any effort made to address my concerns.				
15	I have just read through section 1 of the draft study. When I saw it referred to in the latest Council E-Newsletter I was interested to read it as a few weeks back I received a letter from council which identified my property as being located within the probable maximum flood area. I just want to make comment about an item listed in the tables of pages, 57, 63 and 69 of the draft report [item 29] that states at the intersection of ____ Rd and _____ Ave there has been flooding of the road caused by pit surcharges. I have lived on that corner since 1996, or for the past 27 years, and have never witnessed any flooding on that corner. There was a large pit dug on the corner [on _____] some years back and the resultant backfilling and road resurfacing left a very small depression in the road surface which occasionally after heavy rains accumulates a puddle of maybe 1cm depth but the puddle never remains for more than a day. It occurs to me the item describes the location a shade incorrectly. Near the location identified _____ Rd splits in two and the lower section of _____Rd has a pit which	Local observed drainage and flood	Noted. Reported observations were replicated in the model, indicating the observations where reasonable. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	sometimes has surcharge after continued rain and I suspect may be the issue referred to. The location is below _____ Ave and not connected with _____. But in any event the surcharge from the pit is quite small and just wets that part of _____ Rd for a few days. I don't believe there is any likelihood of flooding on _____ Ave. During the significant storms of the past few years there has been no flooding of my property nor those of my immediate neighbours. I think the issue needs a rethink.				
16	I make this submission as the resident and owner of _____ St, Pymble NSW 2073. **Point 1. Specific Comment Regarding Property _____St, Pymble NSW 2073.** The property has been preliminarily tagged for the PMF Event in the draft study. On a request for depth information by myself as the property owner, Council staff have confirmed that the PMF Flood depth at _____ St, Pymble is 0.29 metre (confirmed by BMT consultants on request by Council). I note that the PMF limit ("filter" or "nuisance level flow") for exclusion from PMF tagging is 0.30 metre (as confirmed by Council staff and on the BMT webinar). I also note that the finalised Middle Harbour - Southern Catchment Flood Study published by Council has a 0.30 metre PMF limit for the PMF Event. As the PMF Flood depth for _____ St Pymble is below the PMF limit, I submit that _____ St, Pymble NSW 2073 should be removed from PMF tagging. A further comment is provided in Point 2. below, as a separate general constructive suggestion. **Point 2. General Comment Regarding the PMF Event And Section 10.7 Planning Certificates** I note that on Council's website (krg.engagementhub.com.au) the Council specifies that: *"The Probable Maximum Flood (PMF) is an extreme flood deemed to be the maximum flood likely to occur. The Probable Maximum Precipitation (PMP), the theoretical maximum precipitation, is used to derive the PMF event. It should be noted that the PMF is an improbable event having a notional AEP range of 1 in 100,000 to 1 in 10,000,000."*	PMF Notation Flood information availability	Noted. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	The council further specifies that: "*If development is outside of a Flood Planning Area, but within the Probable Maximum Flood Area, only hazardous or sensitive types of development need to specifically consider flood controls, such developments may include:* *• boarding houses • caravan parks • correctional centres • early education and care facilities • eco-tourist facilities. • educational establishments. • emergency services facilities • information and education facilities. • group home. • hazardous industries. • hazardous storage establishments. • hospitals. • hostels. • respite day care centres. • seniors housing • sewerage system. • tourist and visitor accommodation. • water supply system"* In part 7A(2) of the Planning Certificate (the PMF Yes/No Section), Council might consider adding standard notes, to the extent permissible by law, on each planning certificate clarifying the "PMF Event concept" and "hazardous or sensitive developments" where flood controls would apply in relation to the PMF Event, perhaps using the same or similar the wording as that which currently appears on Council's website (as noted above).				
17	We were surprised to learn that our property is deemed to be in a Flood Planning Area as we are very considerable distance from any watercourse & cannot foresee that we would ever experience flooding. We would be amazed if Council or Meteorological records showed that there had ever been floods in _____St. St Ives. The notion that we may be wrongly classified as being in such an area concerns us from the viewpoint that it may impact on our insurance premiums, Council rates & the value of our property. Consequently, we would urge Council not to classify our property as being in a flood area & would appreciate receiving written assurance to this effect when the Study has been completed.	FPA Notation Property Value/Insurance	Noted. Overland flow flood planning areas are noted as such to indicate flows going overland, the extent of FPA encroaches more than the criteria of 1m for trimming at the side setback , however is recommend for review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process. As there is a limit to the information that can be contained in the 10.7 Planning Certificates, Council has a Flood Certificate Report available for purchase that demonstrates the site-specific details for flooding including extent, levels and hazard mapping. Slight adjustments to the model and PMF tagging map output have resulted in a reduction in the area of this property impacted by the PMF Tagging map.	Still in FPA and PMF Tagging Mapping – Reduced extent	No change from 2023 result
18	We respectfully request that Council critically review & reconsider the conclusions of BMT in their Draft Middle Harbour Catchments Flood Study. We are concerned about their conclusions related to properties _____ Street, Gordon for the following reasons:	Flood information availability Consultant Report PMF Notation	Noted. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	1. We believe that essential PMF tagging criteria & information is missing from BMT's report. ie: • Areas with ponding depths below 300mm were removed • Isolated ponding areas smaller than 300m2 were removed This makes it impossible for impacted property owners to understand how BMT arrived at their conclusions. 2. Also, the Draft Flood Planning Area Mapping related to the PMF impacted properties is not available via online map viewer on the Council's website. Furthermore, the PMF depth level provided within 'Volume 2 – Design Flood Results' is not readable due to current resolution. Even with the higher resolution PMF maps that was provided to our neighbour (_____ St Gordon), we cannot work out the exact PMF depth level surrounding/impacting our property. How are property owners to understand & then accept that their property is impacted by PMF? We don't know if this is intentional withholding of information from property owners, or is it just that the detail is not known by BMT, & therefore perhaps BMT's modelling & conclusions rely on too many potentially invalid or, at best, questionable &/or debatable assumptions. 3. The properties slope front to back away from _____ Street. Our driveway is sloped, not level. In the unlikely occurrence of a PMF event water would flow down our driveway on the eastern side of the house & down the side passage way on the western side. Sure, it would ruin our back garden on its way to _____ Reserve & to the water course there, but it would not be ponding at the top of the driveway exceeding 300mm as indicated on BMT's PMF tagging map. It is likely there would be some ponding in front of the house in a PMF event, but this would be way less than 300m2, likely less than 100m2. 4. The flood modelling assumes houses are built on a concrete slab. Our house is built on brick piers, not on a concrete slab. We request that Council &/or BMT conduct site inspections. They will see the steep nature of the properties being reported as PMF ponding impacted & should agree to review & modify the current BMT modelling to incorporate other relevant site-specific conditions. We sincerely hope that after a site inspection Council will re-assess the findings in the Draft Study Report & remove our property from PMF tagging.		See also response to related submissions #6 and #10		
19	As owners of _____ St Gordon, we make the following submission to Council in relation to the Draft Middle Harbour Northern Catchments Flood Study and would like the points raised to be assessed.	Flood information availability	Noted.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	I believe there is pertinent information that has not been provided. Currently the Draft Flood Planning Area Mapping in relation to the PMF effected properties is not available online and hence it's hard for the impacted residents to see how, the depth and where their property is impacted by PMF. The catchment PMF map included in BMT's Volume 2 Design Flood Results report is not readable due to current resolution, even the A1 printed Maps from Council is visually difficult to read at a site level. Secondly, critical PMF tagging criteria and information is currently missing from Section 9.1 Flood Planning Information of the Draft Middle Harbour Northern flood study report, therefore PMF impacted residents wouldn't know or understand the key PMF selection / filtering criteria i.e. o "Areas with depths below 300 mm were removed. o Isolated areas smaller than 300 m2 were removed." [The above abstract was found and copied from the final 'Middle Harbour Southern flood report Section 9.1 Flood Planning Information page 103'] The BMT Flood Planning Information does not make site specific considerations. It would appear from information we do have available to review that the flood study is a 'desk top' study and a site inspection ought to be carried out. Items for consideration are: - The steep nature of our property and the sloping topography should result in PMF water flowing naturally down / through and away from our property. Site Survey shows more than 7 metres drop between the front and rear boundary of the property. - Overland flows should not pond more than 300mm in depth along the entire Eastern section of our property given there is a steep concrete driveway. An inspection would verify that our driveway at number ____ is approx. 3.5 metres wide plus neighbour's number _____ with its steep concrete driveway of approx. 3.5 provide for significant water draining of at least 7m. Likewise number _____ with its steep concrete driveway plus our side boundary providing at least another 5m. PMF water should constantly flow straight down these sloping driveways, the peak flood depth during the PMF event along our property therefore should not build up and exceed 300mm in depth. Taking into account the sloping site conditions of our property and the neighbouring properties we challenge that the flow, as indicated by the mapping provided to date, would eventuate. It may be that some isolated area smaller than 300 m2 occur but this could not be determined until such time as each of the points raised were considered and incorporated into study that includes these facts and those below. Our property is elevated and built on top of brick piers and not on concrete slabs as per current Flood modelling inputs Per the PMF map, there isn't a clearly define drainage line or water course Council / BMT consultant provide & show us the simulation modelling during a PMF event and its impact on individual proper□es in terms of PMF depth level and the affected area. In light of the points mentioned above, Council and BMT ought to arrange a site-specific inspection of the area in front of the	Consultant Report PMF Notation Local property/topography features	Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map. See also response to related submissions #6, #10 and #18.		

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	houses _____ St. Gordon. We request that we are informed of the timing of this inspection.We believe that following this site-specific inspection of the topography, as well as the structural consideration of each of the homes (i.e., built on brick piers and not concrete slabs) this will provide a more accurate assessment of the likely PMF impact as compared to the existing assessment which has been done simply off satellite imaging. We expect that following this site-specific inspection, the council and their consultants will determine that: 1. Any potential cumulative ponding is less than 300m2 due to hard surface run off between the houses. 2. Ponding will be less than 300mm deep. 3. The houses themselves are not built on concrete slabs, therefore not applicable to this risk category. We expect, following the above, our property to be removed from PMF tagging within the Middle Harbour Northern Catchment Flood Study when considering the above local site conditions.				
20	We are writing in relation to the Middle Harbour Northern Catchments flood study and would like to bring to your attention some concerns we have with the findings and accuracy as outlined below. **Item 1**: Section 3 – Community Consultation (page 31 of Presentation-Material-Middle-Harbour-North-Flood-Study-Volume-1-Redacted_resized) This section discusses the community feedback process and results. We moved into our property in Oct-2015 and cannot recall receiving any community feedback forms. In any case Figure 3.1 shows feedback did occur from properties very close to ours and Figure 3.2 shows that none of the feedback given indicated any type of flooding event near our property. Further to this, since moving into our property in Oct-2015 we have experienced no flooding events whatsoever. **Item 2**: Section 5 – Model verification (page 53 of Presentation-Material-Middle-Harbour-North-Flood-Study-Volume-1-Redacted_resized) As per the overview “The selection of suitable historical events for calibration of computer models is largely dependent on available historical flood information. Ideally, the calibration and validation process should cover a range of flood magnitudes to demonstrate the suitability of the model for the range of design event magnitudes considered. As there were no existing historical records of watercourse flows or overland flow flood levels within the Middle Harbour – Northern Catchments, data received from the community consultation process was instead relied upon for the verification process. Limited observed flood level information was available from the community and the information	Consultant Report Local observed drainage and flood	Noted. Community feedback noted in Section 3 of the report help to validate the model produced, but do not underpin it. Modelled scenario’s include the ‘worst case scenario’ of blocked pits and pipes. Observed events that match the classification of modelled events (eg 20% AEP) may still not be identical. Easements directly adjoining the property indicate the significance for potential overland flows through the area during rare large events. Noting that drainage infrastructure is typically not constructed to address 1% or PMF flow magnitudes.	Still in FPA and PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	provided was mostly limited to anecdotal flood behaviour information"… In reference to this point and the one made above in Item 1 Figure 3.2, we question how the model could produce flooding overflow results on our or neighbouring properties given there is no historical evidence/events available and the anecdotal evidence provided shows no flooding event. Further we also question the model's predictions when it has no actual historical records available (which has been stated in the report as being preferable). **Item 3**: Section 5 – Table 5.2 (Feb 2010 event) As per the table for _____ "Overflowing from blocked pit from neighbour property onto yard, pool and under the house" We question whether this is in relation to either ours or a neighbouring property or some other property along _____. As the occupants of our property in 2010 could not have received the survey sent out in 2020 (as we were living here at the time) we can only assume it was not in relation to ours or a neighbouring property. As this is the only reference made to _____ avenue and the flood model shows our property as having possible flooding events we question how the results of the model for our property could have been determined (i.e., as being included in overland flow). **Item 4**: Section 5 – Table 5.4 (June 2016 event) This table has the identical (cut and paste) result of table 5.2. As per table 5.2, this is the only reference to _____ avenue, if this feedback had a bearing on the overall model's result in relation to our property, we question the validity of the result as we were living in the property at the time and did not experience any flooding whatsoever. **Item 5**: Section 5 – Table 5.6 (Feb 2020 event) As per item 4, the results are identical to table 5.2 and 5.4, we question this result especially if it had a bearing on the result of the model in relation to our property. **Item 6**: Page 3 of *Middle-harbour-Northern-Flood-Study-BMT-Draft_Report_Volume2_resized.pdf* A 20% AEP event indicates flooding in our property and blocked pit. We were living in our property in Feb 2020 which certainly had a <20% AEP and there was no flooding however the model indicates there would be. We question the accuracy of these results. As mentioned above, we moved into our property in Oct-2015 and in all that time have never experienced any flooding event whatsoever. We have lived here throughout all those years				

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	and during the extremely heavy rain events and observed no flooding behaviour. We kindly request a review be done in relation to our property and specifically would like the results of this Draft plan be updated to reflect the true nature of our property, that is, that there is no flood overflow or risk on our property				
21	Please have this re-assessed. We understand you have undertaken a flood study which affects our property in two zones, the creek out the back of property and the storm drainage though the side of the property Re: the creek The creek has a minimum 5.5m drop from the ground level and about 20m from the rear of the house line (boundary, the house is highly elevated from the creek), which with the rain pour we experienced in the last few years this did not come near the boundary at all . The downward trajectory of creek enables the water to flow quickly through. We confirmed with our neighbours on the 1 in 100 storm that occurred in 2018 as per the records and there was no flooding from or near the creek. Re:storm drain With regards to the drainage line, we had a council member come out who left a tag that council would come and install a sensor that would indicate blockages within the drain, from what we know this has still not been done as the manhole as not been touched. This would ensure that the drainage works accordingly. In addition if council were to sweep the roads more often this can avoid all the leaf debris from entering the drains. But again with the heavy rainfalls we've experienced over the 5 years, this did not cause issues of flooding due to the size of the current drainage. Please can you re-evalute this evaluation done based on the above and have our property removed from the marked zones as this has significant negative impact on our property in terms of value as well as unnecessary increase in insurance premiums considering this has not occurred even with the recent major storms in 2018. If this is not satisfactorily resolved we will have to look into taking further legal action.	PMF/FPA Notation Local observed drainage and flood Property Value/Insurance	Noted. The site has been identified with different areas of Overland Flow Flood Planning Area relating to drainage systems and Mainstream Flow Flood Planning area in relation to the watercourse behind the property. The Mainstream Flow Flood Planning Area includes a 500mm 'freeboard.' The modelled peak of the 1% AEP is 500mm lower than this. Although storm events from 2018 and 2019 are noted in the report, it was the February 2010, June 2016 and February 2020 flood events that were identified by the community to be major events within the study area and have been utilised for the model verification. Easements directly adjoining the property indicate the significance for potential overland flows through the area during rare large events. Noting that drainage infrastructure is typically not constructed to address 1% or PMF flow magnitudes. Actions for alleviating and management of flooding with will be considered at the next stage of the flood risk management process – the Flood Risk Management Study and Plan. Information available on council's website will continue to be improved to help clarify what the mapping indicates and help address concerns around potential issues with interpretation of Council's flood mapping.	Still in FPA and PMF Tagging Mapping	No change from 2023 result
22	We are most concerned. We have received a letter from Ku-ring-gai Council informing us our house is located "within the	Local observed drainage and flood	Noted.	Not on FPA or PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	Probable maximum flood areas identified in the Draft middle Harbour – Northern Catchment Flood Study." We are ____ (____and ____) and have lived at this address for 45 years. Our home is on a hill and never flooded. Will this assessment affect in our future insurance premiums? Your comments/ assistance would be most appreciated.	Property Value/Insurance PMF Notation	Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.		
23	Dear Sir/Madam, This is the owner of _____ St Pymble, and my block is classified within the Probable Maximum Flood Area in the draft flood study. After reading the draft report and attending the public information session, I request the removal of this classification on my block for the following reasons: 1. Only the tail of my block is in the Probable Maximum Flood Area 2. The back block is significantly lower than my block 3. My garden is also lower than the house itself 4. During the 2020 February event, my block was not flooded at all (peak flood depth of 0), which is different from the model verification result in the draft report.	PMF Notation Local observed drainage and flood	Noted. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result
24	I am only commenting and providing feedback on the area around _____ Drive as this area I am familiar with and my property (_____ Drive is "impacted") I do have concerns as to: 1. BMT getting the levels entirely accurate ○ As the difference between a 20% AEP and a 1% AEP in my area is only 0.2/0.3m, yet your 1% AEP Peak Flood Depths overlays (including the 500mm freeboard, seem to go well and truly above those levels.) ○ As informed by Craig, "The creek contour is 134 around my property". I don't think this is accurate. At the very rear of my property, the lowest point is 134 and the top of the creek bank (which has never been breached) is definitely lower than this point. (1m inside my property the levels step up to 134.6) The actual regular water level in a non-storm period in the creek is 1.5m lower than that. ○ Given the inaccuracies in levels, I don't believe the Model Peak Flood Levels to be accurate. (Areas included that shouldn't be) ○ Even impact from the overland flow path model would have water flowing uphill or levels beyond the model based on the reality of the contours	Consultant Report Local observed drainage and flood	Noted. BMT and council staff undertook a site visit to confirm the on-ground features of the property. It has been concluded that the model accurately captures topography and terrain of the eastern portion of the Site (including the various different levels backyard, pool, house floor level). The eastern portion of the site will be affected by floodwaters. An error was picked up in the outputs for verification location flood depths. It will be corrected in the final version of the report. However, it was not a modelling error so the model and local flood levels remain unchanged.	Still in FPA and PMF Tagging Mapping	A site-specific investigation was undertaken which included a visit to the property and adjoining creek, and an analysis of flood modelling results. During the site visit a retaining wall (which wasn't built when the LiDAR data was developed) was measured to inform trimming of the FPA and PMF. An inspection of the creek confirmed its representation in the LiDAR data is broadly accurate. Analysis of the movement of water into the site from the north-west and north-east of the property show water is travelling downhill reflecting the LiDAR data used in the modelling. If site specific surveys were available in this location flood levels may vary slightly, however, in such large flood events as used in flood studies, a peak flood levels within the property in question are approximately 1.5m higher that the property boundary in the north and 0.5m higher that the property

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	2. Inaccuracies between the Online Map Viewer and Modelled AEP Peak Flood Depths Overlay (Provided by Ben on 10/11/2023) ○ there are some big differences between these two. ○ The Online Map Viewer seems more dramatic than the overlay provided. ○ Which one is right? 3. Reality vs model ○ Having witnessed firsthand the creek and area during Feb 2020, March 2021, and March 2022 events, nothing even close to this modeling was experienced ○ 8th March 2022 was probably the highest I (and others who have been around 30+ years) had seen the creek and it NEVER breached the bank. It came close for a 30-minute period and quickly dropped again to well below the creek bank. Water has no issue getting away ○ A similar event happened on 6th April 2022 and once again the creek never broke its banks ○ 8th March and 6th April 2022 had higher creek levels than Feb 2020 ○ No overland water (or close to it) was experienced on _____ Drive (Even 5 & 7 plus _____ Drive that are modeled to have the overland flow path) or properties near the creek ○ There is no choke point to cause flooding to spread overland and travel uphill onto my property. The area is wide open and water has no issue escaping ○ Even though we could get storms worse than the ones of recent times (The 1% storm), these models connected with reality seem a little off and extreme based on real-world observations 4. Report Inaccuracies ○ As I said, I only looked at a small part of the report, and yet through my inquiry Data Entry inaccuracies were found and corrections need to be made. ○ It concerns me that the report may have further inaccuracies. ○ Inaccuracies should never get to public exhibition. Thank you for considering my points and will further investigate,				boundary in the south. There is a lot of water being conveyed through the channel which would not be significantly reduced by replacing LiDAR with survey data. In the case of this property, it is likely that even with additional survey, it would still be appropriate for it to be included in the flood planning area as such a large volume of water is conveyed through the creek channel. Following the site inspection and modelling review, the FPA and PMF tagging has been trimmed to account for the structural landscaping in the property including a retaining wall. Some PFA and PMF remains on this property. Further review of the FPA and PMF has been noted for the Flood Risk Management Study and Plan Stage.

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	Once again, thank you Craig and Ben for your responsiveness and engagement during this process				
25	At this time I am in a state of shock to be informed that my property at number _____St Ives is in a flood zone. This may affect my property value and insurance premiums in the future???? The good news is that is has been calculated that a flood event will only occur one in 10,000,000 years. I am not sure that I will be here to experience the event!!! Have a nice week, and keep smiling and the WHOLE world will smile with you.	PMF Notation Property Value/Insurance	Noted. Slight adjustments to the model and PMF tagging map output have resulted in a reduction in the area of this property impacted by the PMF Tagging map. However, the extent of PMF flooding in the front setback exceeded the 2m criteria for trimming at the front or rear boundary, as such is recommend for review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process. Information available on council's website will continue to be improved to help clarify what the mapping indicates and help address concerns around potential issues with interpretation of Council's flood mapping.	Not in FPA Still in PMF Tagging Mapping – Reduced extent	No change from 2023 result
26	Thank you for the opportunity to comment on the 'Draft Middle Harbour Northern Catchments Flood Study' ('the Report'). Whilst I am pleased to see the Ku-ring gai Council is taking the flood risk seriously, I have a number of significant concerns with both the accuracy of the results of this study in my local area – in particular the modelling of Overland Flow flooding - and the application of the results to my property. I have also made a number of general comments on the study, some of its implications and the potential future use of the results. **Concerns specific to categorisation of my property** I do not believe it is necessary or equitable for my property to be included in the Overland Flow Planning Areas or Probable Maximum Flood tagging area for the following reasons: **1. The land tagging will have a very disproportionate impact on my property** • The area of my land impacted under the modelled 1% AEP is insignificant (see Attachment 1). Based on the draft Flood Planning Area Mapping, the impacted area appears to be only about 25 square meters out of the total land size of 1891 square meters i.e. just over 1% of the land. • The 1% AEP flood area is well away and downhill from existing buildings. It is thus of no consequence to the existing buildings even if the modelled event materialises. • The depth of the flood on my land is low even in the extreme modelled scenarios. Council has stated the modelled flood depth is predominately less than 0.3m in the 1% AEP event. I note the Freeboard allowance is 0.3m which suggested the actual modelled flood would be very insignificant. Even in the Probably Maximum Flood event, the flood depth is predominantly less than 0.4m. • Much of my land which is shown as being impacted under the 1% AEP event is steeply sloping (Attachment 2) and hence the risk of a material under-estimate of the impacted area is small, whilst the risk of my property being flagged unnecessarily is high.	PMF/FPA Notation Local observed drainage and flood Property Value/Insurance Flood information availability	Noted. Overland flow flood planning areas are noted as such to indicate flows going overland, the extent of FPA encroaches more than the criteria of 1m for trimming at the side setback , however is recommend for review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process. As there is a limit to the information that can be contained in the 10.7 Planning Certificates, Council has a Flood Certificate Report available for purchase that demonstrates the site-specific details for flooding including extent, levels and hazard mapping. Information available on council's website will continue to be improved to help clarify what the mapping indicates and help address concerns around potential issues with interpretation of Council's flood mapping. Easements directly adjoining the property indicate the significance potential for overland flows through the area during rare events. BMT and council staff undertook a site visit that indicated that the model provides a fair representation of the flooding across the property. On ground features and observations did allow for the model to be adjusted. There was still sufficient FPA to maintain the tagging. The 2020 LiDAR data was supplied on a 1 m grid resolution, with a stated horizontal accuracy of +/- 0.8m @ 95% confidence and a vertical accuracy of +/- 0.3 m @ 95% confidence. It is therefore considered appropriate for this study.	Still in FPA and PMF Tagging Mapping	No change from 2023 result

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	• Often insurance companies will not consider where the impact of a modelled flood is in relation to location of buildings. As a result of this study, I may face significantly higher insurance premiums – and in the future may not be able to find affordable insurance at all - and ultimately it may not be possible for a mortgage to be taken out on the property. This could all occur notwithstanding the modelled results showing there's little or no risk to my buildings even under an extreme event and very little impact to the land. • Council has excluded from the 'Overland Flow and Mainstream Flow Flood Planning Areas' other properties with potentially far more of their land impacted due filtering out areas less than 100 meter square (see section 9.1 of the Report). Some of these properties are highly likely to be at far greater risk of flooding. Thus, it would appear to be an inequitable treatment for my properly to be tagged while the other properties which are more at risk are not. **2. The tagging of the land does not meet the Council's objective of study** The Report's stated the objective is to "aid in Council's management of flood risk" specifically around "strategic-land use, flood-related development control, storm-water management and flood emergency response." • The impacted of my land under the 1% AEP results could not be built on due to it running along the boundary of my property (see Attachment 1). • The impacted area of my land of my land under the 1% AEP could also not be built on due to there being an easement (Sydney Water sewer) in the impacted area (see Attachment 3). Tagging of my property is thus not achieving any meaningful outcome. **3. The potential for model error leading to overstatement of risk to my property is high** • The vast majority of the depth of the Overland Flow flooding on my property is well within margin of error for LiDAR readings stated within the section 2.1 of the Report. The area along the open storm drain on my neighbours' property is heavily vegetated and I understand from speaking to experienced flood risk professionals the potential error for LiDAR readings increases significantly in such areas. • The modelled results for Overland Flow appear to be very poor in my local area and do not identify properties which have been vulnerable to recent rain events. Of note: o No water was observed to flow over the land of _____ Avenue in the February 2020 rain event, despite the *unfiltered* model results suggesting a very significant area of _____ Avenue would experience water running overland and towards my property in a 5% AEP. There was no impact to my property in the February 2020 rain event, and to my knowledge there has never been flooding impacting my property as the 5% AEP *unfiltered* results suggests should happen periodically. o A neighbour who has lived in my street for over 40 years is not aware of water ever having flowed across _____ Avenue as the 5% AEP unfiltered model results suggested should happen periodically. o I am however aware of a number of other buildings in the relatively close area – including on neighbouring streets - that				

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	have regrettably suffered from flooding in recent years. Most of these properties are not in either of the 'Overland Flow Area, Mainstream Flow Flood Planning Areas or Probable Maximum Flood Area, suggesting the model is failing to pick up those properties more at risk in my local area. Whilst there can be uncertainty in the actual likelihood of past events, it is very concerning - given Council has stated the model results are run on a "worst-case scenarios of a given AEP" - that the model suggests my property is vulnerable yet other properties which have suffered actual past flooding have not been flagged as being at risk. o Water typically runs off the side of the road at number of places in my street when there is very heavy rain. This does not appear to be adequately captured by the model. I understand that a number of years ago residents in my street requested curbing be placed on the street due to this issue, but this ultimately didn't proceed when residents were asked to fund part of the cost. The above observations strongly suggest that the model's performance in relation to Overland Flow is poor in my local area, with results inconsistent with actual past events. In summary, I believe it would be unreasonable and inequitable for my property to be within the 'Overland Flow or Probable Maximum Flood Planning areas'. I therefore trust Council will carefully consider the specific issues with the draft categorisation of my property highlighted above. **Other comments on the study** • I don't believe it would be appropriate for high-resolution maps showing the results of individual properties for more frequent return periods e.g. 1-in-20 return period (5% AEP) to be ever made publicly available. Whilst I was shown some high-resolutions results these have not been made readily available for residents to review and challenge their validity as part of the consultation process. As per my early comments, in the case of my local area, I don't believe the 5% AEP results are credible. As well as potentially overstating the risk to some properties, owners of properties which the analysis suggests are not at risk may take undue confidence from the results. • There is a very significant risk that if approved in its current format, the Report will be taken as factual. I am aware of a number of properties which the draft Flood Planning Area Mapping suggests are not at risk even under a 1% AEP event, have in the past suffered flooding - not only to land but also to buildings. • I strongly suggest that both the Report and Flood Planning Area Mapping contain prominent and clear caveats explaining: o the results may not be accurate for some individual properties, the risk of an individual's building suffering flooding may be very different (higher or lower) than suggested by the Flood Planning Area Mapping, and the risk of an Confidential \ Personal Data individual's *land* suffering from flooding may not be a good indicator to the risk of an individual's *buildings* suffering from flooding. o that the results may not be appropriate for use by insurance company to assess the risk to an individual property. The reasons for this are many and include a potential unduly				

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	conservative approach in aspects of the model e.g. including the loading applied to the results for future climate change impacts. This is inconsistent with the ideal basis specified in Insurance Council Australia's Local Government and Insurance Sharing Flood Risk Information sheet, which states that "Flood insurance typically covers the current flood risk so the boundary condition and climate scenario model *would ideally be for the current climate, not a conservative assumption*". For some properties the modelled results also appear to be poor and inconsistent. Also note the next bullet regarding potential conservatism in the results. • Having spoken to a flood professional I understand that some of the assumptions e.g. degree of blockage, assumed in the model are very conservative. Council have themselves described the result to be a "worst-case" scenario of a given AEP. Unduly conservative assumptions may have very significant and adverse impacts for individual property owners, and may mean that the stated AEPs are not representative of the actual likelihood. **Attachment 1 – Flood Planning Area Mapping result for my property** **Attachment 2 – Photo showing the steeply sloping land typical along the boundary** **Attachment 3 – Evidence of existing easement running along impacted area**				
27	The Overland Flow Flood Planning Area (light blue) and The Probable Maximum Flood Tagging Area (green) shows the snapshot of our property. Our property will not flood as it is raised above street level. We do not want this marking showing on our property. It would be appreciated if you would trim the marking of my property's corner and side from the study	PMF/FPA Notation	Noted. Notation on the planning certificate does not imply that the whole property is impacted – Council's Flood Certificate Report is available to demonstrate site specific areas. Minor encroachment of FPA along the font/side corner boundary for this property meets criteria of less than 2m for front and 1m for side to trim the FPA tagging at front/side setback. PMF extent is over 2m/1m so cannot be trimmed at this stage, however is recommend for review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process.	Not in FPA Still in PMF Tagging Mapping	No change from 2023 result
28	Many thanks for clarifying the Flood Risk Management Plan per conversation Friday. I've checked distances and angles and certain any flood water or torrent would need to be in excess of 5m deep before affecting my property. Photo below: I've been here 23 years and never experienced any sign of flooding. Topologically, we're at 164m above sea level, if we were to flood, the entire Sydney basin would be submerged. Gardens can be affected by broken/cracked kerbs, and this 12 foot chunk has calved from outside number _____ Street. The drains outside _____ Street are largely ineffective year round also (visible on Google Earth/Maps).	PMF Notation	Noted. PMF extent extends too far into the property so cannot be trimmed at this stage, however, is recommend for review at the Flood Risk Management Study and Plan stage of the Flood Risk Management process. Council's customer service team should be notified when maintenance is required on Council's drainage system.	Not in FPA Still in PMF Tagging Mapping	Noted that the PMF tagging will be reviewed at the Flood Risk Management Study and Plan stage.

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	Does council maintain kerbs and drain, and how do I bring this to their attention?				
29	Thank you for the opportunity to make a submission in relation to the Draft Middle Harbour Northern Catchments Flood Study. As a water resources engineer with experience in flood risk assessment and management, I appreciate the initiative of Council to undertake studies such as this one and educate the community of risks associated with flooding. It has certainly triggered quite a few conversations in my own section of the community. While in some respects anything that provides additional awareness around this important issue is a good thing, I believe there are some significant issues with the accuracy of the current study. This has the potential to erode the public's confidence and their willingness to take on board the important messages related to it. I initially reviewed the study with a focus on my own property, at _____ Road, Pymble and noted that the hydraulic analysis of _____ Gully here appears to have been based solely on LiDAR data. Further information requested from Council during the consultation period suggests this is in fact the case. My own simplistic investigations found that LiDAR data here is likely to be highly inaccurate (potentially with surface levels more than +-2m of 'real world' values). I'm not a surveyor, but I understand this could be due to a range of reasons, with one likely reason being LiDAR data typically has relatively poor accuracy in heavily vegetated areas. Another reason at this specific location is the presence of a 'pipe bridge' (1200 dia SydneyWater water supply pipeline) across the creek. LiDAR survey is unlikley to recognise this as a bridge and modellers would need to manually modify the Digital Elevation Model (DEM) to remove this and this doesn't appear to have happened in this instance. With surface levels having such large error ranges, well beyond the typical values quoted in the study, the hydraulic model results would also be expected to be of very low accuracy. I only did a physical check of the surface level data at my own property, however the significant issues made me question the accuracy of this LiDAR data across the whole study area. Given a key aim of the study is to represent flood behaviour in the mainstream flow paths and these are typically associated with the creeks/waterways and these in turn are often the most heavily vegetated areas, I expect the areas of most interest to have the least accurate results (Not ideal!).	Local observed drainage and flood Property Value/Insurance Consultant report	BMT and council staff undertook a site visit that indicated that the model provides a fair representation of the flooding across the property. On ground features and observations made will not affect the outcome of the modelling identifying Flood Planning Area more than 2m across the rear of the boundary. The extent of flooding that occurs is along the north-eastern site boundary, located more than 10m lower than the house and the backyard, which captures a portion of the Gully. The pipe/bridge was observed further downstream. Notation on the planning certificate does not imply that the whole property is impacted, as there is a limit to the information that can be contained in the 10.7 Planning Certificates, Council has a Flood Certificate Report available for purchase that demonstrates the site-specific details for flooding including extent, levels and hazard mapping. LiDAR data has been predominantly used to represent topographic features of the catchment. In some waterway locations particularly adjacent to crossing/culvert structures, LiDAR data has been supplemented with surveyed cross-sections. The 2020 LiDAR data set represents the best available dataset for use in a catchment wide assessment of this nature. Potential limitations of the LiDAR data are noted in the report, along with modelling parameters are provided in detail in the reporting.	Still in FPA and PMF Tagging Mapping	A site-specific investigation was undertaken which included a visit to the property and adjoining creek, and an analysis of flood modelling results. The site visit identified that the LiDAR data includes a large blackbutt over hanging the creek resulting in an elevation much higher the actual creek level. During the development of the final flood study, an exercise was undertaken to remove the obstruction from the DEM. The results showed that there is potentially up to a 0.5m difference in flood level locally, however, there is no impact in level at the top or bottom of the channel. This highlights that, during rare and extreme flood events, the use of site-specific surveys doesn't result in major changes across the catchment because such a large volume if water is being conveyed through the creek. The LiDAR data captures that there is a creek and that most of the water is going to be going down it. A comparison in flood tagging area with and without the blackbutt obstruction shows that the property would still be potentially impacted by the flood planning area as such much of the cadastral lot intersects with the creek bank. The FPA and PMF tagging remains on this property. A review of the FPA and PMF has been noted for the Flood Risk Management Study and Plan Stage.

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	The draft report did suggest that a small number of creek sections were surveyed, but no comparison was shown in the report between these and the LiDAR. I suggest this should be documented and maybe it shows a better picture than what I think it might, but I'm not convinced this would be the case. Another simple check I did was to compare surface levels from the 2020 LiDAR data to the 2013 data set. This comparison showed a strong correlation between locations with significant differences (greater than +-0.6m) and the creeks/waterways of the study area. LiDAR data for roads is typically much more accurate and this comparison found very limited differences in roadways. While a very small component of the large differences could be put down to geomorphology (ie. changes in creek form over time), observations of the creek at my own property, which is on bedrock, would suggest that this is a very minor component in many locations here. I would suggest the consultant should undertake and present their own analysis and findings of this or find some other way to give confidence in this data which is so fundamental to the hydraulic model results. Given the above, I would suggest that the accuracy of the draft study isn't even close to the implied accuracy of '1 decimal place' or flood levels of +-0.1m. I believe it would be lucky to be +-1m in many parts of the creeks/waterways. The lack of attention to detail to ensure surface level data represents 'real world' conditions also makes me question the accuracy of other data and parameters used in the study. The surface level data can be relatively easily 'sanity' checked, but many other modelling parameters can't be without reviewing the details of the models themselves. If this study is going to be relied on and be considered 'fit for purpose' I would suggest a peer review be conducted. A key issue going forward is that Council and third parties, including insurance companies, will likely rely on the stated accuracy of the study. There would be material impacts to insurance premiums, development assessment processes and future flood risk management prioritisation. All of these processes/items would be flawed if based on the information produced in this draft study. An additional point related to how this information will be used, regardless of the accuracy, is the many properties which are adjacent to creeks/waterways, but have floor levels well above any estimated flood levels due to the relatively steep terrain. My own property has a floor level which is in the order of 10m above the 1% AEP flood level (to the best of my interpretation of the very poor resolution flood level maps). There is no practical way in which I could develop anything anywhere near				

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	the potentially flood impacted corner of my property (as shown in the draft results), yet it could still be 'tagged' and potentially open me up to the possibility of having to undertake flood assessments if I submitted a DA, pay increased insurance premiums and/or be impacted by reduced resale values. There would be many buildings at much higher risk of mainstream flooding than mine that would not be tagged based on this study. At a minimum I would suggest a review should be undertaken to filter out properties like mine. I would welcome the opportunity to discuss this with anyone at Council or their consultants further. I would happily share further details of my own investigations, but have had limited time in which to pull this submission together. I would suggest the paid consultants should undertake the necessary investigations and present back on their findings and update their draft report. Given the significance of the issues, I would also suggest an updated draft study should be made available for further review/consultation prior to being considered by Council for adoption or being made available to third parties				
30	I believe tagging our property as flood risk management is a bit harsh	PMF Notation	Noted. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map.	Not on FPA or PMF Tagging Mapping	No change from 2023 result
31	I am contacting you regarding the Middle Harbour Northern Catchment Flood study. We have significant concerns regarding the study's results and accuracy and would like to request further review and analysis regarding the classification of _____ Ave as an overland flood prone property for the following reasons. **Issue 1. *Mapping Tool Error*** At the community consultation, on the 26th of October, the consultant noted that it appeared that the buildings on properties _____ Ave has had been joined together to form one building by the mapping tool. This needs to be re-checked. **Issue 2. *Lack of Model Calibration and Validation.*** (Presentation-Material-Middle-Harbour-North-Flood-Study-Volume-1-Redacted_resized) Section 5.5 of the report (p73.) states that there is no recorded peak flow data upon which to base a quantitative model calibration. Having zero data to calibrate this event, calibration of the model is attempted using smaller events, then extrapolating the results to a larger to 1:100 year storm. Perhaps rezoning land to be flood prone using this method	Consultant Report PMF/FPA Notation Local observed drainage and flood	Noted. Slight adjustments to the model and PMF tagging map output have resulted in a reduction in the area this property impacted by FPA, removing ponding from in front of the residence, however a flow path still remains. Flood notations do not 'rezone' properties, the mapping is an overlay that triggers a consideration. Community feedback and peak flow data help to validate the model produced, but do not underpin it. A lack of this data is common in NSW and is not considered prohibitive in producing the models to base the FPA and PMF tagging. Modelled scenarios include the 'worst case scenario' of blocked pits and pipes. Observed events that match the classification of modelled events (eg 20% AEP) may still not be entirely identical.	On FPA Map (reduced extent) On PMF Tagging Map	Extent of FPA Map reduced on edge of property boundary.

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	would be appropriate for planning regarding previously undeveloped land, however applying such guesstimates to pre-existing homes is of concern. The proposed model relies on very limited anecdotal community reports and a 'parallel' calculation in a software program (Tuflow). These limited verification methods are far inferior to use of actual field measurements to ensure the model is accurate. Given the lack of model calibration and validation, the modelling results should be considered tentative, and it is concerning that they would be used as grounds for placing restrictions on property owners. **Issue 3. *Anecdotal Evidence supporting no flood or ponding*** The proposed model uses limited anecdotal evidence of flooding at either 1 or 3 _____ Ave (figure 3.2, p 4, Presentation-Material-Middle-Harbour-North-Flood-Study-Volume-1-Redacted_resized, address provided by consultants at community consultation) at an undisclosed date to support widespread flooding and ponding on _____Ave. This part of _____Ave is located nowhere near number ___. We have lived at __ _____Ave since May 2013. There was **no flooding or ponding** at _____ Ave or on the road in either in the 2016, or 2020 periods. Indeed, there was **no flooding or ponding** at _____ Ave or on the road in a 2022 rain event which was an even more extensive rain event than the 2016 or 2020 rain events. We didn't live in _____Ave in 2010, but the data in the report suggests it was a less extensive rain event than the 2016 and 2020 events in which no flooding or ponding occurred. Figure 3.2 shows in the report that feedback was received from properties very close to number 10 that raised no issues with flooding. If Council wishes to use anecdotal evidence to check the proposed model, then the lack of flooding or ponding on properties _____ Ave or the road and reported also for nearby properties during the 2010, 2016 and 2020 rain events or during the following years' la Nina rain events, or at any time, decisively demonstrates inaccuracies in the proposed model. Page 3 of the *Middle-harbour-Northern-Flood-Study-BMT-Draft_Report_Volume2_resized.pdf* shows a 20% AEP event and indicates flooding property and a blocked pit. We were living in our property in Feb 2020 which a <20% AEP rain event occurred and there was no flooding. However the model indicates there would be. We question the accuracy of these results. The proposed model is not accurate for the smaller events, so a guestimate that extrapolates to a larger event is very likely to be inaccurate. **Issue 4. *Stormwater Pipe Capacity*** There is a stormwater pipe running down the side of _____ Ave. I have never witnessed overland flow down my driveway, as all rainwater from the street is carried away via the stormwater pipe. The model appears to underestimate the flow carrying capacity of this stormwater pipe.				

#	Submission Summary	Topic	Response	Result form 2023 submission	Result following July 2025 public forum and council meeting
	We respectfully request further review and analysis regarding the classification of _____ Ave as an overland flood prone property given the above issues relating to the report and proposed model.				
32	This submission is in relation to “tagging” of the above property, along with others (No.69→79 inclusive) as being within the “probable Max. Flood Areas” with ponding of up to 30cm. I am objecting to this tagging on the ground of: 1) The validity of the model used to produce the risk map needs to the verified by independent bodies. 2) Other models of prediction of flooding and ponding should be used, and their resulting predictions should be made public so that comparison can be made 3) Sit visits have not been performed to identify if specific factors are in play in individual properties I object to have my property tagged in this way without further independent corroborative evidence	PMF Notation	Noted. Slight adjustments to the model and PMF tagging map output have resulted in this property no longer impacted by the PMF Tagging map. See also response to related submissions #6, #10, #18 and #19.	Not on FPA or PMF Tagging Mapping	No change from 2023

PUBLIC EV CHARGING - NSW KERBSIDE CHARGING GRANTS ROUND 2

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To notify Council of proceeding to community consultation on public EV charging for Round 2 of the NSW Kerbside EV Charging grants.
BACKGROUND:	On 6 December 2024, GMD resolved to support applications from three (3) Charge Point Operators (CPOs) to the NSW EV Kerbside Charging Grant following a call for proposals. Subsequently, two (2) proponents were successful in their bids for preliminary grant funding for 25 charge ports. The successful CPOs were: 1. ChargePost Pty Ltd; and 2. Plus ES. On 21 August 2025, GMD recommended that site specific community consultation proceed in October with support from Council.
COMMENTS:	Presently, Council staff are assessing locations to ensure they meet Council's requirements. Following preliminary design reviews and consideration of the community consultation feedback, GMD and Council will be notified of the preferred locations recommended for implementation, subject to final design assessment and commercial negotiations.
RECOMMENDATION:	That Council staff continue to progress the NSW Kerbside EV Charging Grant proposals and that this report is received and noted.

PURPOSE OF REPORT

To notify Council of proceeding to community consultation on public EV charging for Round 2 of the NSW Kerbside EV Charging grants.

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 the majority of 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**).

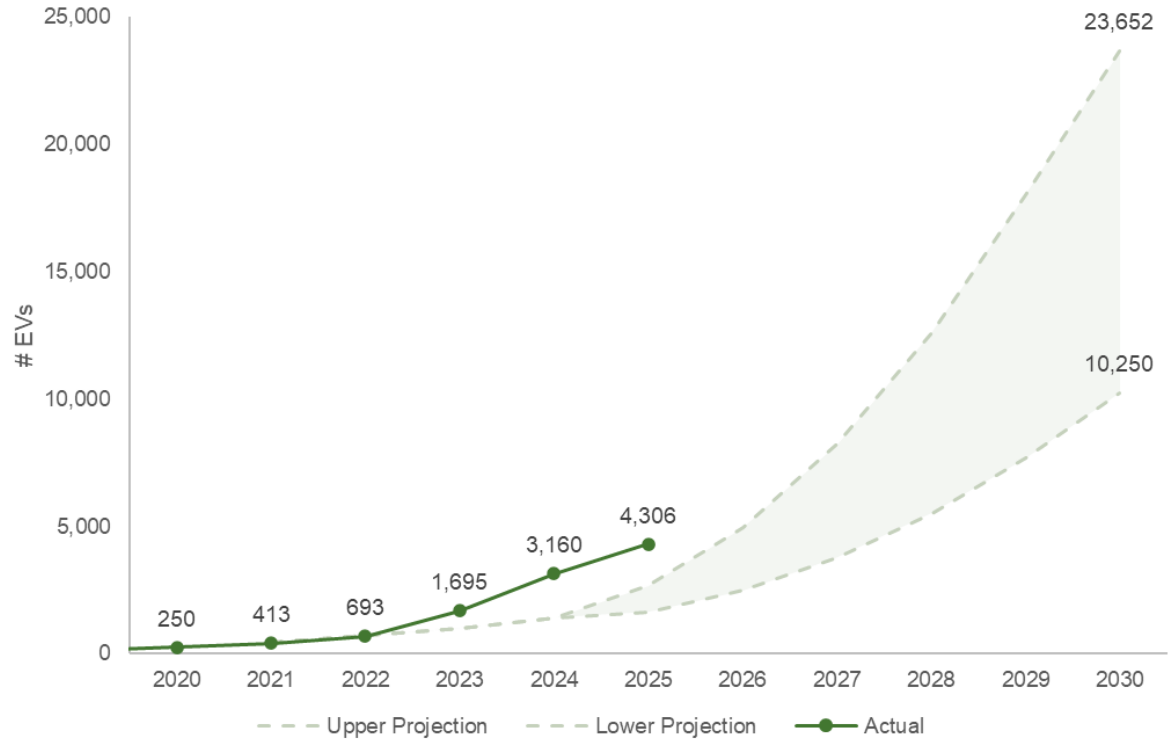


Figure 1 Ku-ring-gai annual EV registrations vs. modelled predictions (source: NSW Government, CSIRO).

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[1].

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. Currently, Ku-ring-gai has 40 charging ports that have been provided by Council, NSW Government, and private investment.

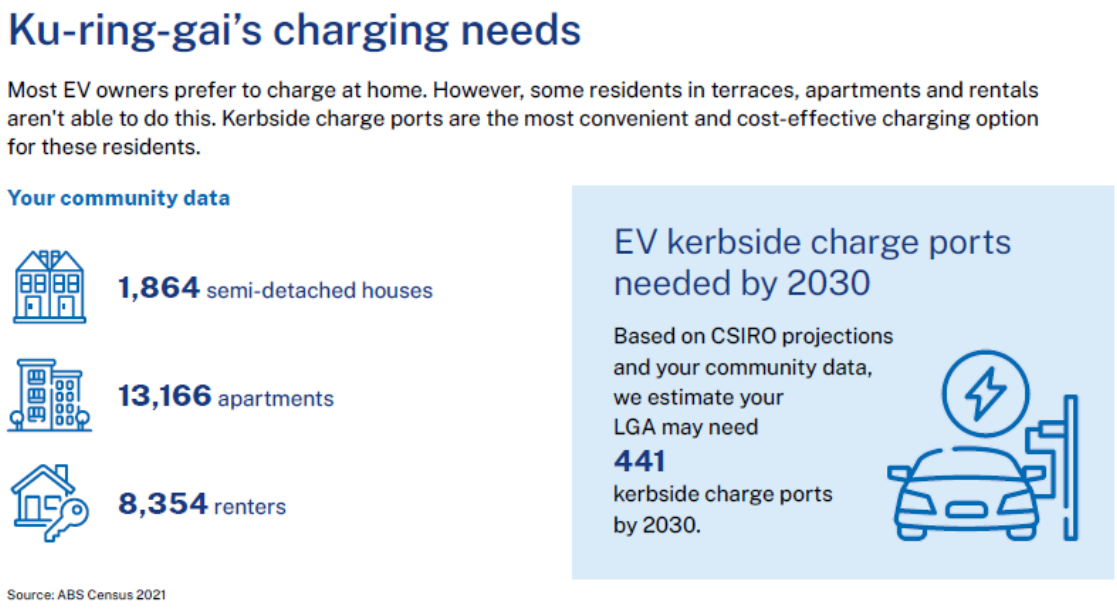


Figure 2 EV Charging profile for Ku-ring-gai (Source: NSW Government)

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 eligible in Round 2 (Roseville, Roseville Chase, Lindfield, East Lindfield, Killara, East Killara and Gordon).

NSW Government Electric Vehicle Kerbside Charging Grant

Round 1 of the NSW EV Kerbside Charging Grant awarded funding to Evie Networks for the installation of charging infrastructure in Ku-ring-gai. Council staff have been working through the necessary assessments and approvals to progress this initiative.

The first of these chargers was commissioned on 30 July 2025 at the Turramurra Ave/Gilroy Lane carpark, Turramurra. A second site at Reading Avenue, East Killara is due for completion by the end of September 2025. Council staff are undertaking final design reviews for two other locations at Lord Street, Roseville and Coonanbarra Road, Wahroonga.

[1] Registration snapshot report | Transport for NSW

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.

COMMENTS

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.

Installation of the chargers must be completed by 21 May 2026 to successfully acquit the grant. Presently, Council staff are assessing locations to ensure they meet Council's criteria for on-street charging infrastructure. An indicative map of EV charging locations under consideration is shown in Figure 3. Eligible locations for funding under Round 2 of the grant program limited the locations for consideration to Roseville, Roseville Chase, Lindfield, East Lindfield, Killara, East Killara and Gordon.

On 21 August 2025, GMD recommended that site specific community consultation proceed in October with support from Council.

The grant deadline of 21 May 2026 provides a feasible window for completing the relevant stages of assessment and design review, but to minimise the risk of not meeting the due date, the 28-day community consultation should be undertaken at the earliest possible opportunity.

Following community consultation, proposals on the preferred locations will be circulated to members of the Local Transport Forum (formerly Local Traffic Committee) for comment. Following completion of preliminary design reviews and consideration of the community consultation feedback, GMD and Council will be notified of the preferred locations recommended for implementation, subject to final design assessment and commercial negotiations.

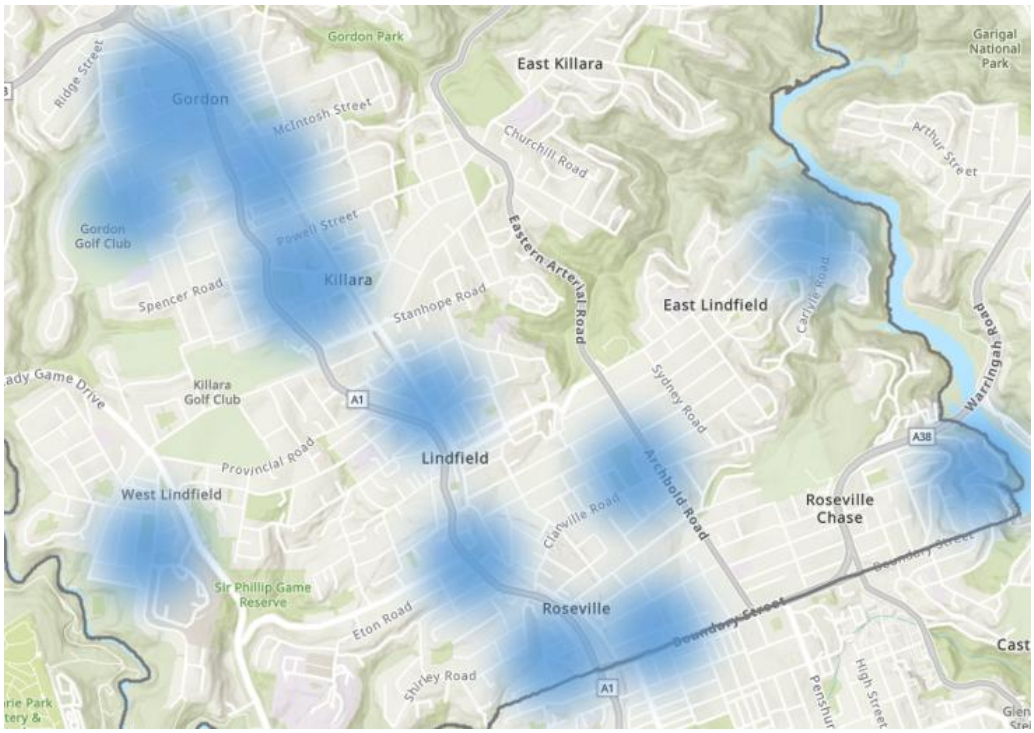


Figure 3 Indicative charger locations. Final location and number subject to community consultation and assessments and approvals.

INTEGRATED PLANNING AND REPORTING

Outcome 1: 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 has been awarded only for site proposals and CPOs that have met the criteria in the NSW Government EV Kerbside Charging Grant guidelines.

Development of site proposals are subject to normal Council assessment processes and reviews 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.

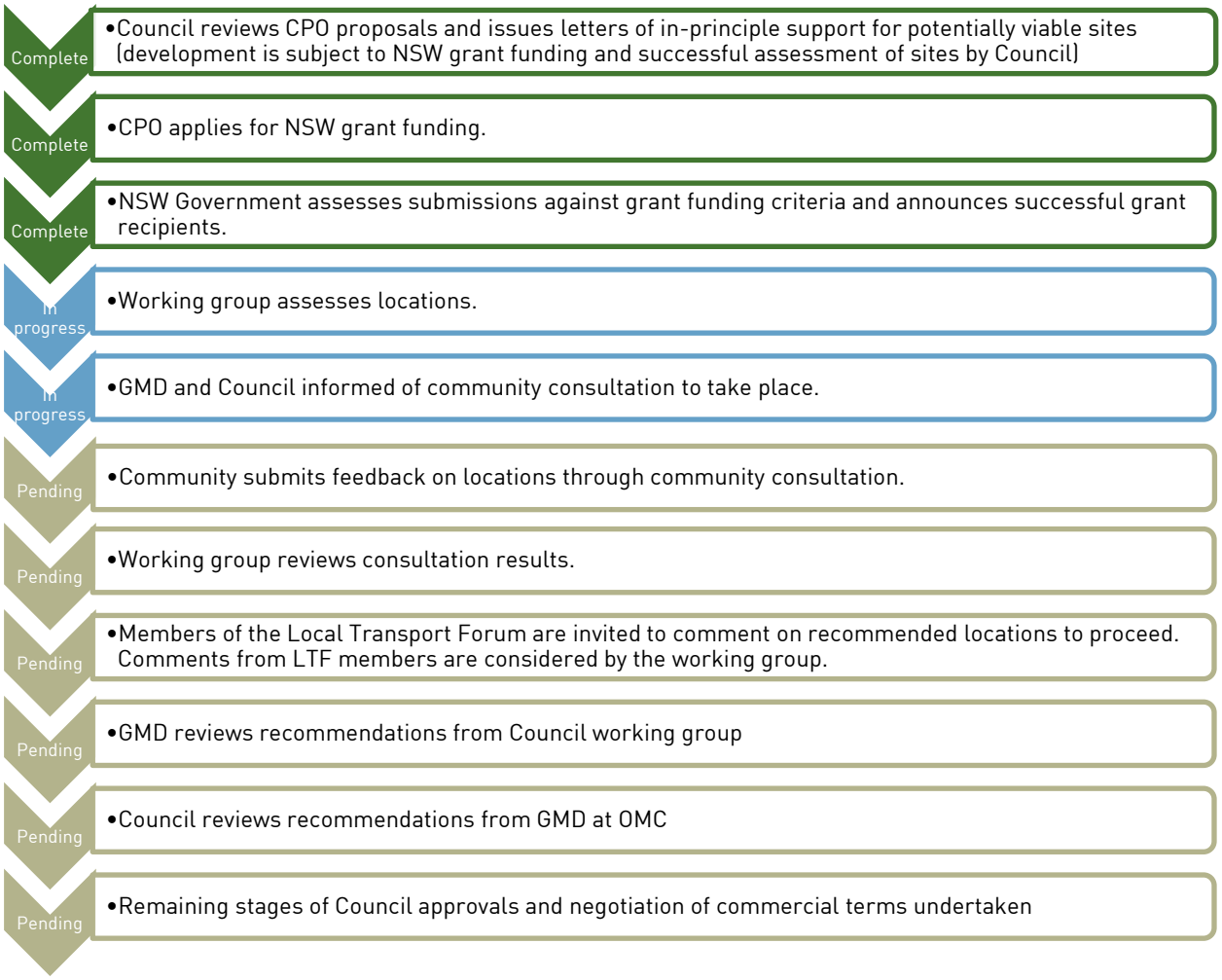


Figure 4 Governance process

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 window for completing the relevant stages of assessment and design review, but to minimise the risk of not meeting the due date, the 28-day community consultation should be undertaken at the earliest possible opportunity.

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

When 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

Community consultation is planned for October of this year.

Members of the Local Traffic Committee will have an opportunity to comment on the preferred sites.

Licencing and traffic changes will go through the appropriate notification processes.

INTERNAL CONSULTATION

Council's Public Electric Vehicle Charging Infrastructure Working Group has been consulted on the recommendations of this report.

SUMMARY

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.

On 21 August 2025, GMD recommended that site specific community consultation proceed in October with support from Council.

The grant deadline of 21 May 2026 provides a feasible window for completing the relevant stages of assessment and design review, but to minimise the risk of not meeting the due date, the 28-day community consultation should be undertaken at the earliest possible opportunity.

Following completion of preliminary design reviews and consideration of the community consultation feedback, GMD and Council will be notified of the preferred locations recommended for implementation, subject to final design assessment and commercial negotiations.

RECOMMENDATION:

A) That this report is received and noted.

B) That Council staff continue to progress the NSW Kerbside EV Charging Grant proposals.

Emily Jiang
Net Zero Program Officer

Peter Vun
Program Leader – Energy Management and Net Zero Strategy

Jacob Sife
Manager Environment and Sustainability

Andrew Watson
Director Strategy & Environment

Attachments: A1⇩ NSW Government EV Charging Profile for Ku-ring-gai 2024/379731

Kerbside electric vehicle (EV) charging in Ku-ring-gai

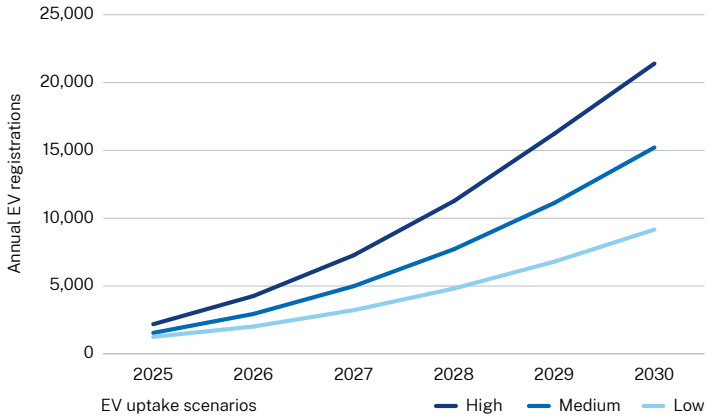
NSW GOVERNMENT

Why it's important for Ku-ring-gai to support EV charging

More EVs on the road results in lower carbon emissions, improved air quality and savings for your community.

The CSIRO projects there to be between **9,162** and **21,404** EVs in your local government area (LGA) by 2030.

Annual EV registration projections in Ku-ring-gai LGA by 2030



Source: CSIRO EV projections 2021

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.

If you have questions, please reach out to the kerbside charging program team for a 1:1 meeting by emailing electric.vehicles@environment.nsw.gov.au

How NSW Government is helping councils

NSW Government is investing $10 million through the EV kerbside charging grants to help make NSW the easiest place in Australia to own and operate an electric vehicle.

Through round 1 of the kerbside charging grants, NSW Government has already committed $4.13M in co-funding to support the installation of 671 charge ports across 16 LGAs.

Round 2 of the program opened in July 2024 and will see a further $4.5M in co-funding made available to charge point operators (CPOs) to expand the rollout of kerbside chargers across 32 LGAs in NSW, including Ku-ring-gai.

Resources for councils

We've made some changes in round 2 to better support councils to plan and understand the EV charging needs in their area. The grants will no longer be open to applications directly from councils, instead councils can participate by enabling CPOs to apply for kerbside charging sites in their area. We are supporting councils by developing resources to help facilitate public charging in their LGA.

Resources for councils can be found on the EV kerbside charging grants website.

Councils' role in public charging

Councils play a pivotal part in supporting public charging options for residents that can't charge at home.

Councils can choose to:

1. Install council owned and managed EV chargers on council land.
2. License council land and parking spaces to EV charge point operators (CPOs).
3. Support CPOs by streamlining assessment and approvals for public EV charging via the NSW Transport and Infrastructure SEPP.
4. Incorporate EV charging requirements into development control plans and other local planning regulations in line with the EV-readiness provisions of the National Construction Code 2022 at a minimum.
5. Develop a public EV charging policy and strategy to provide guidance to CPOs on how to engage with council and navigate the relevant approvals for EV charging within their LGA.

Next steps

- Visit the **EV kerbside charging grants website** for information on round 2 of kerbside charging grants (closing on 9 December 2024)
- Review the **Resources for Council section** on the EV kerbside charging grants website for resources that may help in your EV transition
- Provide **letters of support** to CPOs that are applying for funding under round 2 of the EV kerbside charging grants in your LGA
- If you have questions, please reach out to the kerbside program team for a 1:1 meeting by emailing **electric.vehicles@environment.nsw.gov.au**

Scan to visit NSW Government EV website

DELEGATION FOR ACCEPTANCE OF THE PEERS 3 ELECTRICITY CONTRACT EXTENSION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To seek General Manager delegation for acceptance of the preferred offer for the PEERS 3 electricity extension, facilitated by SSROC.
BACKGROUND:	Council's renewable electricity contract with ZEN Energy was procured as part of the 26 Council buyers group known as PEERS 3 and facilitated by SSROC in 2021. The contract has an initial term from 1 July 2022 to 31 December 2026 and includes an option to extend the contract to December 2030. The existing contract terms give councils the option to consider extension offers from ZEN Energy in the first instance, plus the option to seek proposals from the market if the councils assess that better value could be obtained by doing so. Both pathways would incorporate the novation of the Moree Solar Farm PPA which PEERS councils procured in 2017. SSROC has initiated a procurement process to evaluate contract extension options for the PEERS 3 councils and will soon request pricing and proposals from ZEN Energy.
COMMENTS:	As pricing proposals from ZEN Energy and other providers will have a validity of 24 to 48 hours, General Manager delegation will be required to enable acceptance of any offer received.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council delegates to the General Manager, authority for the acceptance of the preferred offer for the PEERS 3 electricity extension, facilitated by SSROC.

PURPOSE OF REPORT

To seek General Manager delegation for acceptance of the preferred offer for the PEERS 3 electricity extension, facilitated by SSROC.

BACKGROUND

With current annual total electricity supply costs of approximately $1,500,000/year, Council has for many years taken a strategic approach to electricity procurement and energy management.

Council's renewable electricity contract with ZEN Energy was procured as part of the PEERS 3 procurement, consisting of a buyers group with 26 Councils and facilitated by SSROC in 2021. The contract has an initial term from 1 July 2022 to 31 December 2026 and includes an option to extend the contract to December 2030.

The contract extension terms give Councils the option to consider extension offers from ZEN Energy in the first instance, plus the option to seek proposals from the market if the Councils consider better value could be obtained by doing so. Both pathways will incorporate the novation of the Moree Solar Farm PPA which PEERS Councils procured in 2017.

SSROC has initiated a procurement process to evaluate contract extension options for the PEERS 3 Councils and will soon request pricing and proposals from ZEN Energy. The process includes evaluation of contract extension options by a steering group consisting of officers from 8-10 participating councils.

COMMENTS

The PEERS 3 procurement strategy remains consistent with Council's own energy procurement objectives, namely:

- seeking value for money by maximising buying power through aggregation of load with other Councils;
- employing a risk-managed approach; and
- having provision for Council's environmental objectives of procuring 100% renewable energy.

To participate in the PEERS 3 contract extension, Council will need to delegate acceptance of the tender outcome to the General Manager, as best and final offers are expected to require that Council accept the preferred offer within a 48 hour window.

INTEGRATED PLANNING AND REPORTING

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

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
	Lead: Manager Environment and Sustainability	
L 2: Support the long-term financial sustainability of Council through sound financial and asset management.	L 2.1: Council takes action towards financial sustainability	L 2.1.2: Ensure financial performance aligns with strategic plans by managing income and expenditure in line with adopted budget.

GOVERNANCE MATTERS

On behalf of the PEERS 3 Councils, SSROC has initiated a procurement process to evaluate contract extension options. The process includes evaluation of contract extension options by a Steering Group consisting of representatives from 8-10 participating councils. The recommendations from the Steering Group are reviewed by an executive project group consisting of two executives who will be from participating PEERS 3 councils.

To participate in the PEERS 3 contract extension, Council will need to delegate acceptance of the tender outcome to the General Manager, as best and final offers are expected to require that Council accept the preferred offer within a 48 hour window.

RISK IMPLICATION STATEMENT

The key risk associated with the recommendation in this report is outlined below.

Risk description	*Key controls*	*Residual risk rating*	*Risk appetite** *(Within, Threshold or Outside)*	*Action plan*
PEERS 3 steering committee and SSROC select a contract extension option that does not align with Ku-ring-gai Council's strategic energy procurement objectives. Council's strategic energy procurement objectives include long term value pricing, renewable energy generation well matched to Council's load, electricity tariffs that are cost reflective of the solar trough and evening peak, selection of a provider with strong alignment to Council's ESG objectives and with low greenwash risks.	Have the PEERS 3 steering committee incorporate Ku-ring-gai Council's strategic energy procurement objectives to be incorporated into the procurement strategy	8	Within threshold	Council's Energy Management & Net Zero Strategy team engages with SSROC to advocate for Ku-ring-gai Council's strategic energy procurement objectives to be incorporated into the procurement strategy. Council seeks to participate in the PEERS 3 steering group.

FINANCIAL CONSIDERATIONS

The current value of Council's electricity contract is approximately $800,000 / yr for renewable electricity, including large scale generation (LGC) certificates. The total cost of supply including network and other pass through costs is currently around $1,500,000 / yr.

Given the increase in wholesale energy prices since the 2021 PEERS 3 tender, the estimated value for the PEERS 3 extension contract is approximately $1,200,000 / yr.

SOCIAL CONSIDERATIONS

The importance of Council addressing climate change and managing its financial resources is demonstrated in the following long-term objectives of Council's *Community Strategic Plan*:

- Support the community to transition to net zero emissions.
- Support the long-term financial sustainability of Council through sound financial and asset management.

ENVIRONMENTAL CONSIDERATIONS

The PEERS 3 procurement program supports Council's *Climate Change Policy* objectives. This policy includes targets for Council:

- to reach zero greenhouse gas emissions by 2040, or earlier; and
- to reach 100% renewable energy by 2030, whilst pursuing efforts to reach this goal by 2025.

COMMUNITY CONSULTATION

Specific community consultation is not required. The PEERS 3 procurement program is consistent with objectives of Council's *Climate Change Policy* and accompanying, *Towards Zero Emissions - 2030 Action Plan*, and the Net Zero Communities strategy, which have been publicly exhibited.

INTERNAL CONSULTATION

In a 28 August report, GMD were notified of the importance of Council's continuing participation in the PEERS 3 procurement program in terms of pursuing Council's strategic energy procurement objectives that are outlined in this report. GMD have also endorsed the recommendation in this Council report.

SUMMARY

The PEERS 3 procurement strategy remains consistent with Council's strategic energy procurement objectives, namely:

- seeking value for money by maximising buying power through aggregation of load with other Councils;
- employing a risk-managed approach; and
- having provision for Council's environmental objectives of procuring 100% renewable energy.

To participate in the PEERS 3 renewable electricity contract extension, Council will need to delegate acceptance of the preferred offer to the General Manager, as best and final offers are expected to require that Council accept the preferred offer within a 48 hour window.

RECOMMENDATION:

That Council delegates to the General Manager, authority for the acceptance of the preferred offer for the PEERS 3 electricity extension facilitated by SSROC, noting that SSROC will soon request extension offers.

Peter Vun
Program Leader – Energy Management and Net Zero Strategy

Jacob Sife
Manager Environment and Sustainability

Andrew Watson
Director Strategy & Environment

RFT7-2025 – CRICKET NET UPGRADE HASSALL PARK ST IVES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the tenders received for RFT7-2025 Cricket Net Upgrade Hassall Park St Ives and to appoint the preferred tenderer.
BACKGROUND:	It is proposed to upgrade and expand the existing cricket practice nets at Hassall Park St. Ives (corner of Mawson Street and Mona Vale Road) from three (3) to five (5) bays. An appointment of a contractor is required to undertake the construction. Tender documents were released through Tenderlink on 13 May 2025 and closed on the 10 June 2025.
COMMENTS:	Council received eight (8) tender submissions. The tenders were assessed using agreed criteria which identified the best value for money to Council.
RECOMMENDATION:	In accordance with Section 55 of the Local Government Act and Tender Regulation 2021, it is recommended Council accept the Tender submitted by Tenderer A.

PURPOSE OF REPORT

To consider the tenders received for RFT7-2025 Cricket Net Upgrade Hassall Park St Ives and to appoint the preferred tenderer.

BACKGROUND

It is proposed to upgrade and expand the existing cricket practice nets at Hassall Park St. Ives (corner of Mawson Street and Mona Vale Road) from three (3) to five (5) bays. An appointment of a contractor is required to undertake the construction.

Tender documents were released through Tenderlink on 13 May 2025 and closed on the 10 June 2025, in accordance with the tender requirements of the Local Government Act and Regulation 2021.

COMMENTS

Eight (8) tender submissions were received and recorded in accordance with Council's tendering policy. A Tender Evaluation Committee was formed to assess the tenders received.

At the conclusion of the tender evaluation, Tenderer A was identified as providing the best value for money to Council.

INTEGRATED PLANNING AND REPORTING

Outcome 3: Infrastructure and assets meet community needs

Strategy - Community Strategic Plan	Term Achievement	Operational Plan Actions
A2: Provide, upgrade and maintain open space, recreation and sporting facilities to meet the needs of current and future user groups and a growing population.	A2.1: A program is implemented to provide, improve and maintain open space, recreation and sporting facilities including multi-use facilities. .	A2.1.1: Deliver Council's adopted Open Space Capital Works Program on time and within budget.

GOVERNANCE MATTERS

Tender documents were prepared and released through Tenderlink on 13 May 2025 and closed on the 10 June 2025. At the close of tender, eight (8) tenders were received. All submissions were recorded in accordance with Council's tendering policy. A Tender Evaluation Committee was formed to assess the tenders received. The evaluation considered:

- Conformity of submission.
- Lump sum fee.
- Capacity, capability with suitably qualified staff.
- Experience.
- Availability – Start Date, methodology and estimated duration of work.
- Work Health and Safety (WHS) and Risk Management.

- Environmental.
- Performance and Financial Assessment.

Confidential Attachments to this report are:

- Attachment A1 - List of tenders received.
- Attachment A2 - 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 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 work:

- That the construction be carried out by a contractor with the ability to provide a full range of services with suitably qualified staff.

- Work Health and Safety (WHS), Risk Management and Environmental.

- 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 was carried out on the preferred tenderer to ensure that they were trading responsibly and had the financial capacity to undertake the work as detailed within the tender documents.

FINANCIAL CONSIDERATIONS

The proposed work is jointly funded by the CP2010 Plan – Local Parks and Sporting Facilities South and from the Infrastructure and Facilities Reserve. Council has also received a grant (Multi-Sport Community Facility Fund) for this work.

SOCIAL CONSIDERATIONS

On completion, the proposed work will provide a facility which is in line with Council's Community Strategic Plan, Our Ku-ring-gai 2038 and the Plan's long term directions including recreation, sporting and leisure facilities are available to meet the community's diverse and changing needs.

ENVIRONMENTAL CONSIDERATIONS

An Environmental Exempt Development Assessment (EDA) has been undertaken and there were no significant impacts identified.

COMMUNITY CONSULTATION

Council has undertaken extensive community consultation in developing the Masterplan and construction of the cricket nets represents the next stage implementing the Masterplan works.

INTERNAL CONSULTATION

Consultation was undertaken with relevant departments.

SUMMARY

Tender RFT7-2025 Cricket Net Upgrade Hassall Park St Ives was released through Tenderlink on 13 May 2025 and closed on the 10 June 2025. Eight (8) tenders were received. All tenders were recorded in accordance with Council's tendering policy. A Tender Evaluation Committee assessed the submissions.

An independent performance and financial assessment was undertaken of the recommended Tenderer A, and it is recommended that Tenderer A be appointed on the basis of providing the best value for money to Council.

RECOMMENDATION:

That:

A. Council accepts the tender submission from Tenderer A to carry out the Cricket Net Upgrade at Hassall Park St Ives.

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.

Craig Roberts
Acting Head of Projects

Claire Ashby
Manager Project Services

Attachments:	A1	RFT7-2025 Cricket Net Upgrade Hassall Park St Ives - List of Tenders received	*Confidential*
	A2	RFT7-2025 Cricket Net Upgrade Hassall Park St Ives - Tender Evaluation Report	*Confidential*

NOTICE OF MOTION

PROPOSAL TO PERFORM A TRAFFIC STUDY FOR THE LINDFIELD TOWN CENTRE, LEVERAGING PREVIOUS FOUNDATIONAL WORK AND IN LINE WITH THE OTHER TOD STATIONS

Notice of Motion from Councillors Taylor and Ngai dated 5 September 2025

In early June 2025 Ku-ring-gai Council submitted its alternative Transport Oriented Development (TOD) plan to the NSW Department of Planning, Housing and Infrastructure, and is now awaiting its gazettal. The plan was developed through a compressed and comprehensive process of design and community engagement and reflects overall community concerns and preferences. The plan enables the creation of approximately 24,500 new dwellings across the four TOD stations in lower Ku-ring-gai, including 9,400 in Lindfield. TOD planning across the state will also enable thousands of new dwellings 'up-stream' of Lindfield. The State Government has signalled their support for an alternative TOD plan prior to gazettal later in the year.

One of the key community concerns raised through the planning process was the likely impact on traffic and pedestrian safety. Council has commenced new transport impact assessments (TIAs) in Gordon, Killara and Roseville, but is relying on a 2019 TIA for Lindfield performed during assessment of the previous scope of the Lindfield Village Hub Planning Proposal. That study led to planning and in-principle approvals from Transport for NSW for vital 'baseline' infrastructure upgrades on the Pacific Highway between Balfour Street and Grosvenor Road.

A number of other significant changes have impacted traffic in Lindfield since the 2019 study, including the opening of the Chatswood-Sydenham Sydney Metro line, post-COVID business travel practices and delivery of the Lindfield Village Green.

We are recommending a full transport impact assessment for Lindfield, leveraging previous work and particularly the baseline optimisation of the Pacific Highway between Balfour Street and Grosvenor Road.

Lindfield will experience extraordinary growth

New dwellings in Council's alternative TOD plan are concentrated in Lindfield (around 9,400) and Gordon (around 9,000). The new dwellings planned for Lindfield extend across both sides of the train line and Pacific Highway, with some of the highest densities on the western side of the Highway, requiring pedestrian crossing to the station.

Source: Ku-ring-gai Council TOD update 5 June 2025 https://www.krg.nsw.gov.au/files/assets/public/v/1/hptrim/information-management-publications-public-website-ku-ring-gai-council-website-planning-and-development/tod-sepp_lep_maps_250612-lindfield.pdf

Previous traffic studies have created a solid foundation.

The business paper for the March meeting on Council's alternative TOD plan referred to a previous 2019 study in Lindfield:

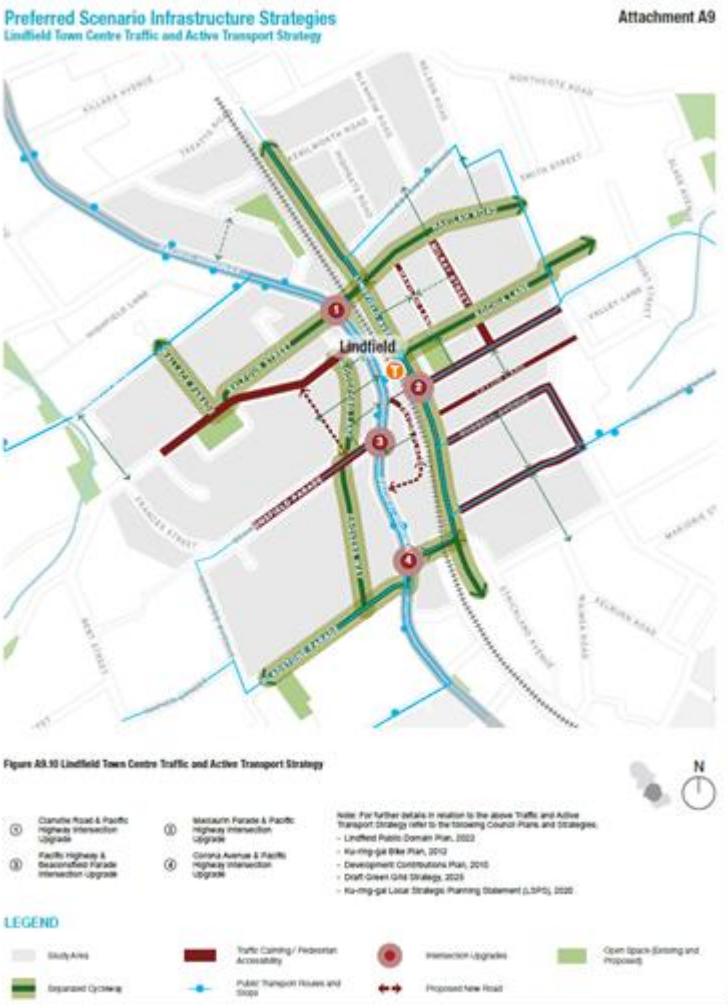
> *"During the development of the Lindfield Village Hub (LVH) Planning Proposal, a Transport Impact Assessment (TIA) was prepared which incorporated study area extents not dissimilar to the Lindfield TOD precinct. The TIA also included a 10-year growth scenario that factored in background growth".*

The LVH TIA was completed in 2019, prior to the completion of the Lindfield Village Green, the Sydney Metro extension from Chatswood to the City, COVID-19, and the State Government's Transport Oriented Development (TOD) program.

The study was based on considerably lower building heights for the Hub and included a limited and fairly broad-brush growth scenario of 2% p.a. vehicle movements through four intersections on the Pacific Highway. The planning led to key works approved in-principle by TfNSW that are in active planning phase:

- New traffic signals at intersection Pacific Highway and Strickland Avenue.
- New traffic signals at intersection Pacific Highway and Beaconsfield Parade and minor relocation of mid-block signals outside station.
- Modifications to existing traffic signals intersection Pacific Highway and Balfour Street/Havilah Road.
- New traffic signals at intersection Lindfield Avenue/Tryon Road.

These works represent vital baseline optimisation within extraordinary geographic constraints, and have been included in Council's alternative TOD plan:



Source: Ku-ring-gai Council TOD update 5 June 2025
https://kuringgai.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/03/OMC_31032025_AGN_AT_EXTRA.PDF

Our community is concerned about traffic and pedestrian safety.

Early in 2025 Council commissioned a community survey on the TOD alternative preferred scenario as part of a comprehensive community engagement program. The results of the community survey highlighted community concerns regarding building heights, transitions, heritage conservation, the tree canopy and environmental considerations.

One of the key themes of the written submissions to Council through the planning process was:

> "Traffic and Parking: Submissions noted the existing traffic congestion on roads and particular the Pacific Highway and raised concern that development arising from the alternative scenarios would result in further negative impacts to the road network, noting that people would drive and not just rely on public transport."

'Other issues' were raised by 517 respondents in written submissions:

> ..."with traffic congestion and safety being the predominant concern by a significant margin. These concerns were consistent across all suburbs and station proximities."

[These concerns] included comments along the following themes:

- "Increased traffic flows/congestion and impacts to pedestrian safety.
- "Additional demand for on-street parking from new dwellings, and impacts to vehicular access/circulation on local streets and on-street parking availability for existing residents; and
- "Limited access to/from Pacific Highway."

Source: Taverner Community Survey Report, Extraordinary Meeting of Council 5 June 2025 business paper https://kuringgai.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/06/OMC_05062025_AGN_AT_EXTRA.PDF

The extraordinary population increase associated with planned TOD development will undoubtedly increase traffic and pedestrian movements in lower Ku-ring-gai, well beyond the modelled assumptions in the LVH TIA study.

RECOMMENDATION:

That Council:

A. Commence a comprehensive Transport Impact Assessment (TIA) for the Lindfield town centre immediately upon gazettal of an alternative TOD plan, including but not limited to the impact of changed context and the alternative TOD plan on vehicle traffic, pedestrian/cycle movements, and parking for residents, commuters and retail customers.
B. Complete and submit the TIAs to Council for consideration within 12 months of TOD gazettal.
C. Consider the key recommendations from these studies when Ku-ring-gai seeks to update its development contributions plan.
D. Complete implementation of the vital foundational improvements across all four TOD centres.

Councillor Alec Taylor
Councillor for Roseville Ward

Councillor Sam Ngai
Councillor for Roseville Ward

NOTICE OF MOTION

NOTICE OF MOTION: RESUMPTION OF MASTER PLANNING FOR ST IVES SHOWGROUND INCLUDING BEST-PRACTICE STORMWATER MANAGEMENT

Notice of Motion from Councillors Taylor and Smith dated 5 September 2025

Council has received several tenders to formalise the main carpark near the entrance of St Ives Showground. The project would protect existing trees by defining buffer and exclusion areas and help to control stormwater flow with a new bio-retention basin.

However, the project has highlighted some inadequacies of the current stormwater management for surrounding assets, and the opportunity to resume broader master-planning for the entire site.

RECOMMENDATION:

That Council resumes master-planning for St Ives Showground this financial year, including comprehensive and integrated plans for drainage to Water Sensitive Urban Design standard.

Councillor Alec Taylor
Councillor for Roseville Ward

Councillor Martin Smith
Councillor for St Ives Ward